

MINUTES

FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS FRIDAY, NOVEMBER 20, 2020 AT 10:00 A.M. ZOOM MEETING

President John Moe called to order the regular meeting of the Board of Directors of First Walnut Creek Mutual on Friday, November 20, 2020 at 10:12 a.m. (Zoom Meeting)

PRESENT: John Moe, President, District 3
Tom Hansen, 1st Vice President, District 1
Gerald Priebat, 2nd Vice President, District 2
Pat Donahue, Treasurer, District 4
Peggy Kaiser, Secretary, District 5

EXCUSED: None

Staff was represented by Paul Donner, Mutual Operations Director; Rick Chakoff, Chief Financial Officer; Doug Hughs, Building Maintenance Manager; Jo Ann Cooper, Financial Analyst; Tess Haskett, Assistant Controller, and Anne Paone, Administrative Secretary. Rebecca Pollon, Landscape Manager-Excused

Mr. Moe welcomed the 28 residents in attendance.

APPROVAL OF THE CONSENT CALENDAR

The consent calendar consisted of:

Regular Meeting Minutes – October 23, 2020
Annual Meeting and Organizational Meeting – October 13, 2020

Mr. Priebat moved to approve the consent calendar as presented. Ms. Kaiser seconded and the motion carried without dissent.

RESIDENTS' FORUM

Resident asked budget increase.
Resident acknowledged MOD and the wonderful way they handled COVID-19 restrictions.
Resident had concern about the increase in the coupon.
Resident reported resident working in carport against the Mutual policies.
Residents asked if coupon amount can be reduced.

LANDSCAPE REPORT

Ms. Kaiser reported for Ms. Pollon. Plant replacement started and will continue through January, depending on rain, until completed.

Landscape Committee

No report.

TREASURER'S REPORT

Ms. Donahue reported the certification for compliance with #5500 will be tabled until the next meeting.

Ms. Donahue stated that Ms. Kaiser looked at invoices for Republic regarding trash. The Mutual should end up okay.

Gas valve work was listed as \$6,800. Ms. Kaiser thought it would be \$5,000. Mr. Donner reported that the \$5,000 was a best estimate. The invoice is correct.

Ms. Donahue reported that she only received the financials yesterday, but they are consistent with last month's financials

Ms. Donahue stated that the Board explored every avenue to try to decrease the amount of the coupon. Insurance was a huge increase.

Mr. Donner reminded the membership that the budget is presented in open meetings and residents have time to comment. The coupon has to be paid to cover the Mutual's expenses. If someone cannot pay, it places a burden on the rest of the members. Without raising the coupon, the Board would have had to raise the coupon by 20% and then there would be a need for a special assessment. Working capital needs to have excess cash to cover bills with variances in expenses.

BUDGET & FINANCE COMMITTEE

Ms. Autrey reported the following:

1. No financials were available so a review was skipped. Pat pointed out that the same problems (insurance & water) continue with their negative impact.
2. The water project is completed and on track to be updated on a regular basis. Copies of the schedule go to Sandra Crinnion for the landscaping committee and Doug Hughs. If anyone else would like to be copied, please let me know.
3. Jerry briefly described the process for eviction. This has happened rarely.
4. We agreed to do a detailed review of the reserve study components early next year (probably March or April)
5. We briefly discussed what we could do to notify those residents who don't attend finance committee or board meetings that an unanticipated series of events might result in increased cost to the mutual which would ultimately impact the coupon. The board Secretary writes an article for the Rossmoor News after each board meeting which is one source of information. An additional article by the Treasurer might be in order if there is a significant negative change.
6. The majority of the meeting was spent in discussing the impact of the coupon increase and what might be done in future to mitigate increases that are within our control. The choices seem to be changes in level or service and/or landscaping. As a member of the Rossmoor Fund board, just a reminder that although the Fund will not reimburse coupon costs, they are available as a source for people who might be having financial difficulties. Counseling services can help in this regard.

The next meeting is Thursday, December 17th at 10:30 via Zoom. All residents are welcome to attend.

MUTUAL OPERATIONS REPORT

Mr. Donner thanked Ms. Nordwall for recognizing the work of the staff during COVID-19.

People are depressed. They should consider safely getting outside and looking at the fall colors.

Mr. Hughs' read his report as follows:

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CARPENTRY/PAINT WORK- We have completed the carpentry and painting work on all 30 buildings for the year.

GUTTER CLEANING- We have started the gutter cleanings this past week. We have pushed it back later in the year in order to allow more leaves to drop so we don't have to go back twice on the same roof. The cold weather seemed to come later this year.

ACUSTRUCT CONSTRUCTION CONTRACT- In my memo to the Board dated November 10th, I detailed the work needed and the estimated costs for two structural foundation jobs in the Mutual. The first proposal is for the replacement of a 10' section of foundation located at 1608 Golden Rain Road and the total cost is \$14,225. The second one involves the placement of a 15' deep pier to stabilize an existing cement column located at 2224 Pine Knoll Drive and that cost total is \$12,515. We will receive a \$2000 break off the total cost of the two jobs combined if we decide to do both at the same time.

At this time, we are requesting Board approval for Acustruct Construction to complete one or both of these jobs for the above specified amounts.

Ms. Kaiser moved that the Board approve both proposals from Acustruct Construction. One in the amount of \$14,255 and the other for \$12,515. Ms. Donahue seconded and the motion carried without dissent.

RECYCLE/COMPOSTING

Mr. Moe reported everything is basically the same. He thanked Peggy for looking at the trash costs. The mutual continues to have the same problems regarding trash. Make sure the landfill bins are not overflowing and that the bin lid is closed. If not, the Mutual gets charged extra. There has been a change. No more plastic bags can be recycled. Hard plastics are okay such as laundry containers.

PRESIDENT'S REPORT

Mr. Moe reported he attended the Presidents Forum on October 26th. They was some discussion on feral pigs. This is not affecting FWCM. It is sometimes difficult to determine who is living in a unit.

There is a new law regarding rentals. The attorney has been authorized to look at FWCM documents to make sure they follow the rules. There are new laws regarding elections. Rossmoor News will put candidate statements in as inserts, but will no longer imbed them into the paper.

ORIENTATION – Gerald Priebat

On hold due to shelter-in-place.

UNFINISHED BUSINESS

1. Electric Fees and Consequences for not Paying

There was some discussion, but the Board agreed they need more information, so this was tabled to the January meeting.

NEW BUSINESS

1. Increase Size of the Board – Tabled for more discussion.

2. Solar-Micro Grids - Mt. Moe stated that he would like to see solar panels for an entire building, along with generators. If the Mutual could use this technology, they will have sustainable energy and not have to worry about power outages. He would like the Board to consider this action. Mr. Priebat recommended that the Board appoint a technical committee to investigate. Mr. Moe will talk with Mr. Priebat about the particulars for such a committee.

3. Building Community – Mr. Moe urged residents to build community and to help each other out when possible.

ANNOUNCEMENTS

The next regular Board meeting: Friday, January 22, 2021 at 10:00 a.m. (ZOOM Meeting)
Budget & Finance meetings are on the third Thursday of the month.

ADJOURNMENT

Having no further business, the meeting adjourned at 11:32 a.m.



Anne Paone, Assistant Secretary
First Walnut Creek Mutual