

## MINUTES

### FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS FRIDAY, OCTOBER 14, 2022 AT 10:00 A.M. ZOOM

President Mary England called to order the regular meeting of the Board of Directors of First Walnut Creek Mutual on Friday, October 14, 2022 at 10:00 a.m. via Zoom.

PRESENT: Mary England, President, District 5  
Pat Donahue, 1<sup>st</sup> Vice President, District 4  
John Moe, 2<sup>nd</sup> Vice President, District 3  
Jean Autrey, Treasurer, District 1  
Elizabeth Copley, Secretary, District 2

EXCUSED: None

Staff was represented by Anne Paone, Administrative Secretary.

Ms. England welcomed 11 residents in attendance.

## MINUTES

None

## RESIDENTS' FORUM

Resident asked that the Board take another look at the budget for 2023. Social Security will increase by 8.7%, but the proposed budget will increase by 16%.

## UNFINISHED BUSINESS

1. Approve Van Sloten Invoice

*Ms. Donahue moved to approve the increase of \$3,400 for additional work done on the 2021 audit. Ms. Autrey seconded and the motion carried without dissent.*

A voice vote was taken. England-Y, Autrey-Y, Moe-Y, Donahue-Y, Copley-Y

2. Adopt Mission Statement for Social Engagement Committee

Ms. Autrey read the mission statement.

*Ms. Copley moved to approve the revised Mission Statement. Ms. Autrey seconded and the motion carried without dissent.*

A voice vote was taken. England-Y, Autrey-Y, Moe-Y, Donahue-Y, Copley-Y  
John Moe will do a charter for the committee.

3. Zoom License for Budget & Finance Committee

*Ms. Autrey moved to approve \$149.00 to acquire a Zoom license for the committee. Ms. Donahue seconded and the motion carried without dissent.*

A voice vote was taken. England-Y, Autrey-Y, Moe-Y, Donahue-Y, Copley-Y

4. Approve Revised Collection Policy 8.0

Ms. Autrey requested this item be tabled.

5. 10-Year Planning Committee Proposals

A. Expand the Board of Directors

The Board thought about increasing the Board to 9 directors and adding 4

districts. The approximate cost would be \$6,650. The Board did not decide and may go back and revisit this issue at another time. They need a proposal to address how to explore the expansion. Ms. England asked the Planning Committee to come up with the pros and cons with more details. They should also explore what accounting changes would be needed or any member Records changes.

B. Establish a Governance Committee

The Board would like the governing docs reviewed. There needs to be a charter created for a standing Governance Committee. Ms. Copley stated there needs to be a group involved so it doesn't take up all of the Board's time and focus. Ms. England gave this back to the Planning Committee.

### NEW BUSINESS

1. Revisit 2023 Budget

Ms. England stated that Mr. Priebat asked the Board to review the budget. Ms. Donahue went through the budget line-by-line and it is the best that the Board can do. Jack Appleman reported that the PRC will investigate other means of getting insurance.

2. Gary Porter-Reserve Planning Procedure

The Board wants to request a quote. Ms. Autrey will follow up.

3. Discuss Window Frame Color

Ms. Autrey stated that a color had been allowed that is not normally approved. MOD made a mistake by approving it. Mr. Moe reported that brown is approved by the Mutual, but the owner did white. Ms. Autrey stated they need to review the alteration policy.

4. Policy 27-Request for Legal Consult

Ms. Autrey stated that Ms. Ward revised the policy and the policy was sent out for review by the membership. Ms. Autrey asked if the current policy allows for shared solar. Mr. Moe stated that if policy 27 is passed as sent out, shared solar cannot move forward. It requires at least one resident in each carport building that wants to do shared solar. He asked the Board to keep the current solar policy and let shared solar move forward. Ms. England tabled this matter for more information.

5. Memorial Plaques

Mr. Moe reported that a resident passed away and the partner requested a plaque to go in the entry. The landscape manager said if the person wants a plaque, they need to buy the bench. Mr. Moe asked if this is correct. Ms. Autrey stated that they are talking about common area. Someone should check with landscape to see if there is a policy since it is common area. Ms. Copley will check with John Tawaststjerna.

6. Approve 2023 Engagement Letters for Audit and Tax Service

*Ms. Autrey moved to approve Porter and Lasiewicz for the 2022 audit and tax es. Ms. Donahue seconded and the motion carried without dissent.*

A voice vote was taken. England-Y, Autrey-Y, Moe-Y, Donahue-Y, Copley-Y

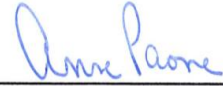
7. All items for #7 were tabled.

### ANNOUNCEMENTS

Ms. Autrey noted the next meeting will be on October 28, 2022 at 10:00 a.m. via Zoom.

ADJOURNMENT

Having no further business, the meeting adjourned at 11:49 a.m.



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Anne Paone, Assistant Secretary  
First Walnut Creek Mutual