

MINUTES

FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS FRIDAY, OCTOBER 28, 2022 AT 10:00 A.M. ZOOM

President Jean Autrey called to order the regular meeting of the Board of Directors of First Walnut Creek Mutual on Friday, October 28, 2022 at 10:00 a.m. via Zoom.

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

EXCUSED: None

Staff was represented by: Paul Donner, Mutual Operations; Joel Lesser, Chief Financial Officer; Dave Peakes, Building Maintenance Manager; and John Tawaststjerna, Landscape Manager.

APPROVAL OF THE CONSENT CALENDAR

The consent calendar consisted of:

September 23 Regular Board Meeting
September 23, 2022 Executive Session Meeting

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

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

RESIDENTS' FORUM

Resident stated they would like FWCM to have shared solar.
Resident reported that landscaping was done by a resident on common area.

LANDSCAPE REPORT

Mr. Tawaststjerna gave the following report:

FWCM Landscape Report

Maintenance Report

- Clearing of v-ditches and drainage systems
- Fertilization of trees, shrubs, and ground covers
- Fertilization and overseeding of lawns put on hold

Plant Replacements

- Landscape representatives have supplied lists
- Management is reviewing requests and making plant recommendations

ET Water

- An agreement has been reached with our irrigation controller contractor to update all older model irrigation controllers
- FWCM Cost based off of total controller count (66 in FWCM):
 - September 2022 to March 2023
 - \$4,259.70
 - April 2023 to August 2032
 - \$2,107.09

Reclassing of Proposals

- Mainline repairs completed by Brightview were wrongly classified to Irrigation Operating
- This error will be corrected, and the proposals will now be reclassified to Water Supply Reserves
- \$8,876.59 is being reclassified

Proposals Needing Board Approval

- GR 19 Lawn removal with drought-tolerant planting
 - \$10,738.79 (Reserves)
- GR 23/24 Juniper removal and planting replacement
 - NTE \$6,143.11 (Reserves)

Mr. Moe moved to approve the proposal from BrightView for GR 19 lawn removal with plant replacement in the amount of \$10,738.79 from Reserves; Ms. England seconded and the motion carried without dissent

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

Ms. Copley moved to approve the proposal from BrightView for GR 23/24 juniper removal with plant replacement in the amount not to exceed of \$6,143.11 from Reserves; Mr. Moe seconded and the motion carried without dissent

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

LANDSCAPE COMMITTEE REPORT

Mr. Tawaststjerna reported that the committee's next meeting is to be determined.

TREASURER'S REPORT

Ms. Autrey, Board Treasurer, reported the September financials are preliminary. The ending balance in the operating fund is \$3,895,225, the property fund is \$7,755,479 and the reserve fund balance is \$7,722,700 for a total of \$19,373,404. Accounts receivable is \$392,469. Collections efforts are ongoing. The operating budget is \$27,004 over budget for September; but is under budget \$82,590 for the year to date.

Mr. Lesser reported that refunds from GRF and MOD contributed to the Mutual's overall results as of Sep 30 being favorable to budget by \$1.1 million.

BUDGET & FINANCE COMMITTEE

No report.

MUTUAL OPERATIONS MANAGEMENT REPORT

Mr. Donner reported that GRF CEO search applications close on October 30. Mr. Keefe will stay on board until the end of December. A new CEO may be on board by the end of February?

Mr. Peakes reported as follows:

ELECTRICAL RANGE/SUBPANEL INSPECTIONS- 11 panels have been replaced. Pure Electric has just obtained City permits for 9 more replacements after which I have asked for a hold on this project to ensure that the panels being installed will be sufficient for potential future upgrades. I was told that the panels being put in now, would be 12 space 125 amp panels or larger depending on how many circuits the manor currently has (opposed to like for like). I am working on a proposal (waiting on prices) to show cost per unit of a conversion from gas to electric starting with the water cooled ac's as these units take priority in being replaced and will more than likely be the costliest conversions.

CARPENTRY/PAINT REHAB WORK- Carpentry crews are currently working on 2501 Pine Knoll Drive Entry 5. After that they will head to 2549 Pine Knoll to finish the last scheduled building on this year's list. The painting crew is finishing up on 2333 Pine Knoll Drive entry 5 and will then move to 2200 Pine Knoll Drive entry 4.

FIRE BUILDING – Mark Scott Construction is scheduled to commence the roof and truss project starting this week (10/24). I was told this project would take (2) months. I have met with the Pound Management and 5 different vendors to look at and submit bids for the interiors project. 4 of the vendors have submitted bids and are being reviewed. This part of the rebuild can commence once the roof and truss job is complete.

RECYCLE/COMPOSTING

Mr. Moe requested that residents call him if they have any problems at all with their trash enclosure

PRESIDENT

Ms. England reported that the GRF Management Agreement negotiations have been suspended. The Insurance calendar will remain unchanged.

NEW RESIDENT ORIENTATION

The next New Resident Orientation is scheduled for November 8, 2022 at 10 am at the Echo Room, Event Center.

UNFINISHED BUSINESS

1. Procedure for Approving Memorial Benches and Plaques *Ms. Autrey moved and Ms. Copley seconded the motion to adopt the MOD Landscape Departments process for approving memorial benches and plaques. The motion carried without dissent.*
2. Request to Approve Memorial Bench and Plaque by Maya Kennedy. *Ms. Copley moved and Mr. Moe seconded a motion to approve the installation of a bench and plaque in memory of long-time resident Maria H. Kennedy by her daughter Maya at Golden Rain Entry 19. The motion carried without dissent. A voice vote was taken. England-Y, Donahue-Y, Moe-Y, Autrey-Y, Copley-Y*
3. Approval to send out to membership for comments Policy 8.0 Collection Policy and Policy 23.0 Violation and Fining/Schedule of Fines. *Mr. Moe moved and Ms. England seconded to send out to membership for comments Policy 8.0 Collection Policy. The*

- motion carried without dissent. A voice vote was taken. England-Y, Donahue-Y, Moe-Y, Autrey-Y, Copley-Y. Ms. Autrey moved and Ms. England seconded to send out to membership for comments Policy 23.0 Violation and Fining/Schedule of Fines. The motion carried without dissent. A voice vote was taken. England-Y, Donahue-Y, Moe-Y, Autrey-Y, Copley-Y*
4. Adopt 2023 Proposed Budget. *Ms. Autrey moved and Mr. Moe seconded to adopt the 2023 Budget. The motion carried without dissent. A voice vote was taken. England-Y, Donahue-Y, Moe-Y, Autrey-Y, Copley-Y*
 5. Adopt policies Smoking 7.0, BBQ, Balconies, Porches & Decks 20.0, and Solar 27.0. *Ms. Copley moved and Ms. England seconded the motion to adopt Smoking Policy 7.0. The motion carried without dissent. A voice vote was taken. England-Y, Donahue-Y, Moe-Y, Autrey-Y, Copley-Y. Ms. Autrey made a motion and Ms. England seconded the motion to adopt the BBQ, Balconies, Porches & Decks 20.0. The motion carried without dissent. A voice vote was taken. England-Y, Donahue-Y, Moe-Y, Autrey-Y, Copley-Y. The Solar policy 27.0 was deferred for further discussion.*

NEW BUSINESS

1. 10 Year Planning Committee proposals
 - a. EV Charging Stations
 - b. Alternatives to Water-Cooled A/C
 - c. Assessment of Seismic Risk of G-11 Buildings
 - d. Physical Components not included in the Reserve Study
 - e. Consider Status of 10-Year Planning Committee.

Results of the evaluation of items a-d were presented by committee members with recommendations on next steps, which the Board will continue to discuss, for action at future meetings. The status of the 10-Year Planning Committee was deferred for discussion at a future meeting.
2. Appointment of Changlin Dillingham to Landscape Committee for District 2.

ANNOUNCEMENTS

Ms. England reported on the Rossmoor Fund. The next meeting of the Board will be on November 18, 2022 at 10 am on Zoom.

ADJOURNMENT

Having no further business, the meeting adjourned at 1:00 p.m.



Elizabeth Copley
FWCM Board Secretary

***The Board of Directors met in executive session on October 28, 2022 at 1:03 pm to discuss membership applications associated with the transfer of two FWCM units.

Having no further business, the executive session adjourned at 1:09 p.m.