

MINUTES

FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS FRIDAY, SEPTEMBER 24, 2021 AT 10:00 A.M. ZOOM

President John Moe called to order the regular meeting of the Board of Directors of First Walnut Creek Mutual on Friday, September 24, 2021 at 10:00 a.m.

PRESENT: John Moe, President, District 3
 Jean Autrey, 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; Doug Hughs, Building Maintenance Manager; Rebecca Pollon, Landscape Manager and Anne Paone, Administrative Secretary.

Melissa Ward, Counsel (arrived as requested at 10:40 a.m.)

Joel Lesser, Chief Financial Officer - Excused

Mr. Moe welcomed 27 residents in attendance.

APPROVAL OF THE CONSENT CALENDAR

The consent calendar consisted of:

August 27, 2021 Regular Session Board Meeting
August 27, 2021 Executive Session Meeting
July 23, 2021 Executive Session Meeting
July 30, 2021 ACC Meeting

Certify compliance with Civil Code #5500.

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

RESIDENTS' FORUM

Resident asked Board to review parking policies.

Resident asked that the Board exert some influence to call for the creation of the picnic/arboretum area as a park with no further development at Stanley Dollar.

Resident reported that there was digging in front of her co-op for a retaining wall and the equipment is still there. Ms. Pollon reported there was a gas leak and she will follow up with the contractor.

LANDSCAPE REPORT

Ms. Pollon reported that for the Batch II rehabs, they met with the residents and it is going

very well. After meeting with them, the scope of work changed somewhat and created a \$1,476.00 price increase from the original proposed project at 3217 Golden Rain. The new price is \$8,014.00.

Ms. Autrey moved to approve the increase in the amount of \$1,476.00 for 3217 Golden Rain and it to have the money come from the reserve account. Mr. Moe seconded and the motion carried without dissent.

Mr. Moe asked that, when possible, notify residents affected. Ms. Pollon reported that residents are notified when the permit process starts for tree removals.

LANDSCAPE COMMITTEE REPORT

Ms. Kaiser reported that the committee will meet on Friday, October 1 at 11 a.m. in the MPR #1. Vax and masks are required. Any District 2 resident interest in landscaping should contact Sandra Crinnion at 510.482.1202.

TREASURER'S REPORT

Ms. Donahue reported the August budget looks good. Building Maintenance, Plumbing, and Utilities (water) are over budget. The Mutual collects \$1,912,000 per month in member coupons. There is a small group of delinquencies. We are following up and have made some progress. Less than 10 residents over 50% of the delinquency amount. The Board is working on the budget for 2022.

BUDGET & FINANCE COMMITTEE

Mr. Moderacki reported there was a joint meeting with the Board and the committee to go over the budget. Overall, there won't be an increase like last year. The Mutual is in better shape this year. The Budget & Finance Committee makes recommendations to the Board. The next meeting will be on Oct. 19th at 3 p.m. on Zoom.

Ms. Autrey reported that Carol Sund had joined the Budget & Finance Committee.

MUTUAL OPERATIONS REPORT

Mr. Hughs reported as follows:

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CARPENTRY AND PAINT- Carpenters have been working on 1300 Oakmont Drive, entry 7 and 2557 Golden Rain Road, entry 18. Painters are currently at 1316 Oakmont Drive, entry 7 and 1457 Oakmont Drive, entry 11.

FIRE BUILDING- (2925 Golden Rain) We are focusing on getting two of the partially damaged units completed first. We're trying to get the resident in manor #1 moved back in next Friday and then complete Manor #7 shortly thereafter. Along with this I am working with our Project Manager, insurance adjusters and architects to start on weatherproofing the damaged roof areas for this winter while also getting new replacement roof trusses designed and built so that they can be installed next spring. This would give us a huge advantage in completing

the remaining 4 damaged units.

STOVE CONNECTIONS- Pure Electric should be starting on the oven and stove top electrical inspections next month.

Mr. Hughs reported that curbs and parking spaces should be marked for parking. Guest parking should not be more than half of the spaces in the entry. The Board director approves, not Mr. Hughs.

RECYCLE/COMPOSTING

Mr. Moe reported there are still ongoing problems. They need to educate residents about how to sort their trash.

SOLAR TECH COMMITTEE

Mr. Moderacki reported the following:

Mutuals 3, 8, and 70 met with Sage Energy. TWCM could only have about 40% of energy produced. Sage and Table Rock have pulled out. Mutual 8 might have continued, but they needed a larger group. They are now doing a shared solar initiative whereby residents and owners would invest for their solar panels. They could get better pricing. They can have panels on the roofs or parking structures. They would like to qualify 3 installers.

Ms. Autrey moved to disband FWCM Solar Tech Committee as Sustainable Rossmoor is working on solar. Mr. Priebat seconded and the motion carried 4-0 (Moe).

At the request of Jeff Parr of Solar Technologies (MOD PPA, solar farm on Rockview Drive), Mr. Moe talked to Paul Donner asking him to arrange access to FWCM PG&E bills for a possible PPA.

Mr. Moe stated there are lower electrical cost with a PPA (Power Purchase Agreement) for FWCM. Ms. Autrey reminded everyone that the Mutual now has a master Sustainable Committee.

Mr. Moe moved to appoint Ms. Autrey as the Board liaison to the Master Sustainable Committee. Ms. Donahue seconded and the motion carried without dissent.

The volunteers for this committee are:

- Beverly Fryberg
- Dick Locke
- Paul Wright
- Sue DiMaggio Adams
- Young Chun
- Steve Batill
- Judy Foley
- Paul Moderacki
- Sharon Meckenstock
- Shelly Peacock
- Mike Sund

Mr. Priebat will volunteer for this committee when he is no longer on the Board of Directors.

PRESIDENT'S REPORT

Mr. Moe reported the Presidents will meet on Monday.

ORIENTATION – Gerald Priebat

The next meeting will be on November 9th at 10:00 am.

UNFINISHED BUSINESS

None

NEW BUSINESS

1. Pots in Common Area/Lillian Barrett Garden

Ms. Autry reported her understanding of the arrangement for the Golden Rain Rd Entry 14 Lillian Barrett Garden as follows:

1. Pots in the areas where they could be trip hazards (i.e., around the base of the Redwood, seating areas, and other flat areas) must be removed.
2. Resident succulents/agaves/cactus will be used by landscaping to create a xeriscape garden, but without the pots. The area will be mounded and amended with perlite to improve the long standing issue with drainage.
3. Hanging plants in the redwood may stay but nothing new is to be added.
4. Because of the special status of the garden, and as an exception to policy, the collections of pots in the hillside areas may stay but nothing new is to be added.

Dennis Chermak has agreed to be the steward and contact person for the area so we can address issues if and when they come up. When Dennis leaves, it will be up to the Board at the time to make other arrangements.

Other than the Lillian Barrett Garden, nothing is to be placed in common areas.

2. Rental Policy

Ms. Autrey moved to approve the proposed rental policy to be sent to the members for a 28-day comment period and to be adopted at the next regular Board meeting.

Ms. Donahue seconded and the motion carried without dissent.

3. BBQ Policy

The Board discussed including the BBQ Policy as part of the Balconies, Porches, Decks, Fences and Gates Policy - #20.0.

#1-6 would remain the same. #7 would exclude all BBQs in FWCM. Mr. Priebat thinks it should remain a separate policy. Ms. Ward stated that any dedicated areas such as Fairlawn E3 and E5, or any others that the Board approves, should be noted in the policy.

Ms. Autrey moved to approve the proposed Balconies, #20 Policy, as discussed at this meeting to be sent out for a 28-day comment period of the membership. Ms. Donahue seconded and the motion carried without dissent.

Items 2, 3, and 6 on the agenda have been tabled to the next regular Board meeting. (Enlargement of the Board, Laundry Room Dryer Inspections and Review Rossmoor Landscape Policies)

ANNOUNCEMENTS

The next meeting will be the Annual Meeting of the Membership: Tuesday, October 12, 2021 at 10:00 a.m. via Zoom.

ADJOURNMENT

Having no further business, the meeting adjourned at 11:31 a.m.



Anne Paone, Assistant Secretary
First Walnut Creek Mutual

***The Board of Directors met in executive session on July 23, 2021 at 11:45 a.m. to discuss the following:

1. Member Matters – Delinquencies- 1 paid, letters to be sent

Having no further business, the executive session adjourned at 12:02 p.m.

***The Board of Directors met in executive session on August 27, 2021 at 11:32 a.m. to discuss the following:

1. Member Matters – No fine imposed; Delinquencies – One paid in full, 3 Terminations; Smoking-no more complaints

Having no further business, the executive session adjourned at 1:05 p.m.