

MINUTES

FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS FRIDAY, SEPTEMBER 9, 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, September 9, 2022 at 10:00 a.m. via Zoom.

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

EXCUSED: None

Staff was represented by Anne Paone, Administrative Secretary.

Ms. Autrey welcomed 9 residents in attendance.

MINUTES

None

RESIDENTS' FORUM

Resident commented that motion sensors for lighting are not really needed because things happen when no one is around.

UNFINISHED BUSINESS

1. Death of Member Form
The Board has not received an opinion from the attorney yet, so this has been tabled for the next Board meeting.
2. Security Lights-Motion Sensor Type
Ms. Kaiser reported that Dave Peakes stated these should be done via alterations. Ms. Autrey stated that when the alterations policy is reviewed, this can be added.
3. Contractor issues
Ms. Autrey asked if alterations can fine a contractor for violating the contractor work rules. She will speak to the alterations department.
4. Landscape Proposals
Ms. Kaiser reported this was covered in the August 26th meeting.
5. Process/Guidelines used by Alterations/Landscape Department
Ms. Kaiser stated there is an inspection list that advises what landscape looks for. Citrus trees were not addressed regarding a resident's exclusive-use area. Mr. Moe stated that a tree cannot touch the roof line or be past a certain height. Realtors meet every Tuesday at Hillside at 9:00 a.m. Ms. Autrey and Ms. Kaiser will put together a list. Sue Adams volunteered to tell the realtors.
6. Electric Golf Cart Rates
Ms. Kaiser explained the proposed charging fees.
Ms. Kaiser moved to raise the electric usage fee for golf carts to \$25 per month

*beginning January 1, 2023 and are to be reviewed by October of next year.
Ms. Autrey seconded and the motion carried 5-0.*

A Voice vote was taken: Autrey-y, Moe-y, Donahue-y, Kaiser-y, Copley-y

NEW BUSINESS

1. Proposal to Authorize the Formation of a Social Engagement Task Force
Ms. Autrey stated that if the Mutual needs to raise money for something, it is good to have residents on board. Jack Appleman suggested that a committee should be established to provide information to residents. No decision was made, but Ms. Autrey thinks the Board should establish a task force.
2. Water-cooled air conditioners
Ms. Copley stated that the Board should consider replacing with a heat pump. Ms. Kaiser stated that Dave Peakes and Doug Hughs said they can't replace with heat pumps because there are not enough amps. Ms. Copley stated they are looking further into this.

ANNOUNCEMENTS

Ms. Autrey noted the next meeting will be on September 23, 2022 at 10:00 a.m. via Zoom. The next Budget Meeting will be on September 20 at 3:00 p.m. on Zoom.

ADJOURNMENT

Having no further business, the meeting adjourned at 11:09 a.m.



Anne Paone, Assistant Secretary
First Walnut Creek Mutual