

MINUTES

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

President Jean Autrey called to order the special meeting of the Board of Directors of First Walnut Creek Mutual on Friday, December 10, 2021 at 10:00 a.m.

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 Paul Donner, Mutual Operations Director; Doug Hughs, Building Maintenance Manager; Rebecca Pollon, Landscape Manager; and Anne Paone, Administrative Secretary.

Joel Lesser, Chief Financial Officer was excused.

Ms. Autrey welcomed 13 residents in attendance.

Ms. Autrey announced that this meeting was a continuation of the Meeting held on November 19, 2021. The Board had to adjourn that meeting to go into executive session.

RESIDENTS' FORUM

Resident stated he would like shared solar.

Resident reported that the City of Walnut Creek is issuing permits for solar panels.

Resident stated that he appreciates the Board. He has some questions about threshold funding and what happens in 2028 that will drive the reserves down. Ms. Autrey stated the Board provides a lay person's description in the year-end booklet. She also advised him that he can email the Board if he has more questions.

Resident stated that the Mutuals should enforce policies that are already in existence. The committee is looking at the governing documents. The Board should endorse all documents.

Ms. Autrey thanked everyone for their participation.

REPORTS

Recycle – Mr. Moe reported that recycling is still a disaster. He suggested that FWCM consider the community outreach program that SWCM has in place.

Planning Resource Committee – Ms. England reported that they meet the 2nd Tuesday of every month. They had a meeting December 14th at Creekside in the Club Room. They are assessing needs, looking at projects and some options. They will look at demographics, energy, water (drainage and plumbing, etc.) and governance.

Ms. England asked the Board to vote on allowing the committee to have access to FWCM records and MOD files in a read-only format. They would like water main breaks reports.

Mr. Donner reported that they can't access the computer system, but accounting can run a report to send to them. He asked that they send requests for reports to him. The Board should be cc'd on any reports sent. Mr. Hughs said he can provide information to them.

Presidents Forum

Ms. Autrey reported negotiations for the MOD contract are still ongoing. Accounting only has one employee that has been there for 20 years. The others are less than one year. They still need to fill one position. Jo Ann Cooper is leaving. There are new rules regarding debt collection. Joel Lesser is handling this matter. He thinks all Mutua policies should be the same with a 10% charge for late fees and 12% annual. There is a proposal to change categories on the websites at Rossmoor.com. Alterations will modify their system to track individual alterations.

New Resident Orientation

Mr. Priebat reported the November session was well attended. There will be one in January and information will be in the Rossmoor News.

UNFINISHED BUSINESS

Landscape Contract – Ms. Pollon sent out to 3 companies. Irrigation is part of the contract, but it can be involved.

Brightview proposed \$87,682 per month; Gachina proposed \$90,240 per month; and Terra proposed \$95,000 per month.

Ms. Copley would like more details, especially going forward. She stated there should be less lawns.

Ms. Pollon stated the contract can be adjusted as the Mutual moves forward and the scope of work changes. The contract can be cancelled with notice.

Ms. Donahue moved to approve the BrightView contract for 5 years as presented.

Mr. Moe seconded and the motion carried without dissent.

A voice vote was taken: Autrey-yes; Moe-yes, Kaiser-yes, Donahue-yes, Copley-yes.

Subleasing Policy

Ms. Kaiser moved to adopt the subleasing policy as presented. Ms. Copley seconded and the motion carried without dissent.

A voice vote was taken: Autrey-yes; Moe-yes, Kaiser-yes, Donahue-yes, Copley-yes.

Balconies and BBQ Policies

Ms. Copley moved to adopt the Balconies and BBQ policies as presented. Ms. Kaiser seconded. Motion failed.

A voice vote was taken: Autrey-no; Moe-no, Kaiser-no, Donahue-no, Copley-no.

Discussion included Mr. Moe's comments that the BBQ policy should follow the C.C. Fire Code and not be so stringent. Ms. Autrey read from the GRF insurance coordinator's email. This is an underwriting issue. Many companies will not cover insurance due to BBQs. Mutuals were advised to prohibit BBQS. This issue requires further discussion.

EV Charging

Mr. Moe moved to amend the policy to allow people to EV charge when they install a ground fault circuit interrupter. (GFCI)

Discussion followed. Ms. Donahue has a meter to register electric to charge her vehicle. Ms. Copley wondered if GRF could add more stations, for example, at Hillside. Ms. Autrey suggested the Board consult their attorney to see if they can have 2 policies within one policy. Ms. Autrey will get a legal opinion and this will be placed on the January agenda. Motion withdrawn.

Plan to Enforce Policies

Ms. Kaiser would like the Board to think about how to enforce policies.

Electric Fees

Ms. Kaiser stated that the current fees are not realistic. The Board needs to address this matter. Mr. Moe asked her to provide the Board with some figures that would be realistic. Ms. Autrey will check with the other Presidents to see what they do.

NEW BUSINESS

Alteration Reports – Ms. Autrey stated that Ms. Kaiser would like to go to a 6 month report. The Board agreed. Ms. Autrey will notify the Alterations Department.

No Smoking

Ms. Copley would like to see wording added to the policy that smoking is also a fire hazard. She suggested it be added when they do the other policies. Ms. Autrey stated there is no smoking anywhere in FWCM. Ms. Copley will follow up with GRF on their smoking policy.

Article 13 – Bylaws

Ms. Kaiser would like a procedure in place for yearly committee appointments. Ms. Autrey will email the chair of the committees to get lists of members.

Extension Cords

Ms. Kaiser reported that she has seen some cords running into storage closets and feels this is a safety issue. Ms. Autrey suggested that Ms. Kaiser find out what the cords are being used for. If needed, the person can be called to a Hearing.

Battery Chargers

Ms. Kaiser stated that the Mutual has rules for golf cart chargers, but no rules for car batteries. The language should be beefed up. Mr. Hughs stated there is language in the policy already, section 3, #10.

Solar Policy – Mr. Moe stated he would like the Board to consider shared solar again. Ms. Autrey commented that the problem with it is because shared solar lets residents put solar on someone else's roof. Individuals can currently install solar. Ms. Copley stated that carports are the best place to put solar.

Ms. Kaiser stated they she cannot support it at the moment.

Ms. Copley stated that maybe FWCM can do something on the carports for the common area electricity like GRF has done.

Mr. Moe asked Mr. Donner and Mr. Jeff Parr for information and a possible proposal to do shared solar for the Mutual. It couldn't be done earlier due to budget season and Mr. Donner's busy schedule.


Ms. Autrey stated the Board should get an opinion from the attorney on this matter.

Ms. Autrey reported that FWCM will continue to meet on Zoom until the mask mandate is lifted.

The next meeting will be on January 18, 2022.

ADJOURNMENT

Having no further business, the meeting adjourned at 12:05 p.m.



Anne Paone, Assistant Secretary
First Walnut Creek Mutual