

MINUTES

FIRST WALNUT CREEK MUTUAL SPECIAL MEETING OF THE BOARD OF DIRECTORS FRIDAY, FEBRUARY 11, 2022 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, February 11, 2022 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 Anne Paone, Administrative Secretary.

Ms. Autrey welcomed 11 residents in attendance.

Ms. Autrey announced that this meeting was scheduled to address a few matters regarding policies, Town Hall Meeting and PRC recommendations.

RESIDENTS' FORUM

Resident wished Ms. Pollon the best and asked who hires the new manager.

Resident commented on electrical issues regarding an article that was in the News.

Resident pleased to see Town Hall Meeting on the agenda.

Resident expressed his position that BBQs should be banned. Concrete pads can be provided in various locations for barbecuing. He wondered if the Mutual could get a grant to install EV charging stations in the Mutual.

POLICIES

Ms. Autrey discussed BBQs in the Mutual. She suggested 3 choices. Allow them, but define what types, allow them where there are no overhangs/roofs, or ban them everywhere, except for areas with the concrete pads. There was a discussion regarding the fire code. They can be electric or have a one pound tank for propane. Mr. Moe stated the Mutual should be in compliance with the fire code. Ms. Copley stated the Mutual should ban anything that has an open flame. Ms. Autrey reported the insurance coordinator at Rossmoor suggested the more the Mutual does, the more insurance may be reduced. Ms. Autrey stated insurance companies are not looking at this.

Ms. Kaiser stated that if they have a BBQ fire, it could impact the ability to get insured in the future with a higher amount. She believes that they cannot have a BBQ with a propane tank stored on a balcony. She also suggested that the member has the appropriate outlet to use for an electric BBQ.

Ms. Donahue asked how the Mutual could monitor and police this policy. She does not think there should be any cooking with an overhang/roof so close.

Ms. Kaiser suggested making BBQs part of the manor inspection. Neighbors will also report them.

Ms. Copley stated it has to be electric. No open flame.

Ms. Autrey, Mr. Moe, and Ms. Donahue agreed it should be one pound tank.

Ms. Kaiser agreed with one pound tank and if electric, member would need an alteration application to support that the outlet/circuit is sufficient.

The Board agreed that Mr. Hughs can advise them regarding the electric outlet and its safety.

Ms. Donahue moved to have a new policy drafted that allows for a one pound propane tank in compliance with the state fire code and electric BBQs. They should not be allowed under any overhangs/roofs. Mr. Moe seconded and the motion carried without dissent.

A voice vote was taken.

Jean-yes, Peggy-yes, John-yes, Elizabeth-yes, and Pat-yes.

(Anne Paone left for another meeting.)

SMOKING

The Board reviewed the draft policy on smoking that Ms. Copley prepared. After discussion, she agreed to submit another draft for consideration.

EV CHARGING

Tabled to a later meeting.

TOWN HALL MEETING

The Board reviewed the draft proposal and all directors were in favor of continuing to plan. More information will be presented at the February 25th Board meeting.

PRC RECOMMENDATIONS

Tabled to a later date.

The next meeting will be on February 25, 2022.

ADJOURNMENT

Having no further business, the meeting adjourned at 11:15 a.m.



Anne Paone, Assistant Secretary
First Walnut Creek Mutual