

MINUTES

FIRST WALNUT CREEK MUTUAL
REGULAR MEETING OF THE BOARD OF DIRECTORS
FRIDAY, JUNE 23, 2017 AT 11:00 A.M.
DONNER ROOM – EVENT CENTER

VICE PRESIDENT Jerry Priebat called to order the regular meeting of the Board of Directors of First Walnut Creek Mutual on Friday, June 23, 2017 at 11:00 a.m. in the Donner Room, Event Center, Walnut Creek, California.

PRESENT: Ken Anderson, President, District 4 (arrived at 11:18 a.m.)
Gerald Priebat, First Vice President, District 2
Shanti Haydon, Second Vice President, District 5
Sally Nordwall, Treasurer, District 1
Chris Folger, Secretary, District 3

EXCUSED: None

Staff was represented by Paul Donner, Mutual Operations Director; Rick Chakoff, Chief Financial Officer; Doug Hughs, Building Maintenance Manager; and Anne Paone, Administrative Secretary.

Mr. Priebat welcomed the 14 residents in attendance.

APPROVAL OF THE MINUTES

The consent calendar consisted of:

Regular Meeting Minutes – May 26, 2017
Executive Session Minutes – June 7, 2017

Ms. Haydon moved to approve the consent calendar as presented. Ms. Nordwall seconded and the motion carried without dissent.

RESIDENTS' FORUM

Sally Nordwall conducted the forum in Mr. Anderson's absence.

A resident asked about having wood chips near her building because there is lots of dust. There is a tree that might have limb issues. Chris Folger will check.

A resident suggested that an article be published in the Rossmoor News advising residents how to report violations to the Board.

A resident discussed mud swallow nests and bird mite bites. Resident was advised that pest control calls should go to the work order desk, including power-washing of decks.

A resident thanked the Board for being attentive to her issue.

A resident had questions about what she may leave in her carport.

A resident stated that path lights were being replaced with florescent light bulbs. It is up to the Board to decide to switch to LED lights. The Budget & Finance Committee is doing research on this and reviewing the cost.

The meeting was turned over to Mr. Anderson at 11:18 a.m. He thanked Mr. Priebat and the Board for conducting the meeting in his absence.

LANDSCAPE REPORT

Mr. Donner reported the following:

LAWN MAINTENANCE: Turf mowing is being done weekly and edged every other week. Irrigation is on and suspected malfunctions should be reported to the work order desk.

ENTRY MAINTENANCE: Entry maintenance crews are on summer schedule pruning for size control.

TREE MAINTENANCE: No information at this time.

LANDSCAPE REHAB: The mulch project is almost done and has gone farther than we expected which is good news.

Residents should contact their district representatives with landscape requests that go beyond maintenance.

Ms. Folger reported the next meeting is on August 4th at 11:00 a.m. in MPR #1. A committee member from district 5 has asked the Board to find a replacement.

TREASURER'S REPORT

Ms. Nordwall reported that First Walnut Creek Mutual is in excellent financial condition. Mireya Cruz in accounting has done an excellent job of managing delinquent accounts. There are 4 or 5 significant delinquencies. Ms. Nordwall is working on them. She stated that there should be an article in the Rossmoor News reminding owners to clarify what they want to happen to their manor when they die. Owners should address this issue.

Ms. Nordwall reported that she gave Tess Haskett permission to request bids for an auditor for next year.

Mr. Chakoff reported that the operating fund has a surplus to budget of \$194,000. MOD is not-for-profit. When there is a surplus, refunds are given to the Mutuals on a door-to-door basis. First Walnut Creek Mutual will receive \$41,000.

BUDGET & FINANCE

Ms. Nordwall reported that there is no Budget & Finance meeting for June. The next meeting is July 13. They will discuss the budget process.

MUTUAL OPERATIONS REPORT

Mr. Hughs gave the following report:

CARPENTRY REHAB-Carpenters are currently working on 2000 and 2016 Oakmont Way entry 8 and 1935 Golden Rain Road entry 11.

PAINTING-Painters are working in entry 11 Golden Rain Road on buildings 1971 and 1959.

A/C WATER CONVERSIONS-All Bay Heating and Air has completed 64 of the 116

conversions for the year which equates to 55%. They are currently working in entries 4 and 6 Oakmont Drive.

PG & E- PG & E has been working throughout the Mutual doing electrical line replacement and gas leak repairs. Currently they are now going through and doing the concrete and asphalt repair work where the lines were dug up. Most of this work is in the area between Rockledge lane entry 6 and corner of Rockledge lane and Oakmont Drive.

CARPORT INSPECTIONS- The inspections have been completed and violation notices have been sent out. The total number of violation notices sent out are somewhere in the 400 range.

Mr. Anderson reported that the carport inspections were long overdue.

PRESIDENT'S REPORT

Mr. Anderson reported the meeting is next Monday.

ORIENTATION – Gerald Priebat

Mr. Priebat reported that the next orientation will be held on July 11th at 10:00 a.m. in the Donner Room. Everyone is welcome.

UNFINISHED BUSINESS

Ms. Haydon reported that everyone has until July 22nd to remove items in carports if they are not approved to be there. If this is not done, the Mutual will proceed with a violation hearing. She would like another article in the News.

Ms. Folger would like some feedback from the Board on the Landscape Mission and Charter Statement.

NEW BUSINESS

Mr. Anderson wanted to discuss owl boxes. Mr. Donner reported that there is an owl box in the open space area. Ms. Pollon can address this when she returns.

ANNOUNCEMENTS

The next regular Board meeting: Friday, July 28, 2017 at 11:00 a.m. in the Donner Room at the Event Center.

Mr. Donner reminded everyone that the drought, then rain and heat has brought out a lot of critters.

ADJOURNMENT

Having no further business, the meeting adjourned at 11:40 a.m.

/s/ Anne Paone, Assistant Secretary
First Walnut Creek Mutual

***The Board of Directors met in executive session on June 7, 2017 at 10:00 a.m. in the Board Room at Gateway to discuss the following:

1. Resident Matter: Harassment of resident. Fine imposed.
2. Sale of Manor: The Mutual owns the manor and the Board agreed to sell it.

Having no further business, the executive session adjourned at 11:50 a.m.