

MINUTES

FIRST WALNUT CREEK MUTUAL
REGULAR MEETING OF THE BOARD OF DIRECTORS
FRIDAY, JANUARY 27, 2017 AT 11:00 A.M.
DONNER ROOM – EVENT CENTER

PRESIDENT Ken Anderson called to order the regular meeting of the Board of Directors of First Walnut Creek Mutual on Friday, January 27, 2017 at 11:00 a.m. in the Donner Room, Event Center, Walnut Creek, California.

PRESENT: Ken Anderson, President, District 4
Gerald Priebat, First Vice President, District 2
Shanti Haydon, Second Vice President, District 5
Sally Nordwall, Treasurer, District 1
Nancy Turnier, Secretary, District 3

EXCUSED: None

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

Mr. Anderson welcomed the 12 residents in attendance.

APPROVAL OF THE MINUTES

The consent calendar consisted of:

Regular Meeting Minutes – November 18, 2016
Executive Session Minutes – November 18, 2016
Regular Meeting Minutes – February 26, 2016

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

RESIDENTS' FORUM

A resident asked for clarification in the Occupancy Agreement, Article 15...not provide insurance on the Member's interest in the Unit or on the Member's personal property. Mr. Anderson reported that the Bylaws supersede the Occupancy Agreement. She commented that there are different versions of the Agreement. Mr. Donner stated she is bound by whichever version of the Occupancy Agreement that she signed.

A resident reported that she had to wait four days for Roto Rooter to clear drains. Mr. Donner reported that the storms were intense. He had staff around the clock. They were very busy and had to prioritize.

Another issue was contractors throwing trash in the bins. Mr. Donner stated that contractors are to haul away trash. If the resident sees this again, she should call MOD and an inspector will go out right away and talk to the contractor.

A resident thanked the Board for their efforts. She had alerted the Board that a neighbor had an illegal cabinet in the carport, which made it difficult for her to park her car. She thought it would be handled by now. The Board is working on the matter and hopes to have it resolved by the end of February.

A resident addressed rat droppings in her carport. There is a section that needs to be closed off. Mr. Donner reported someone will contact her about the matter.

Mr. Priebat reminded the President that the 3-minute limit for Residents' Forum must be observed.

LANDSCAPE REPORT

Ms. Pollon reported the following:

LAWN MAINTENANCE: Mowing is occurring every 3-4 weeks due to slow growth and saturated soil. Irrigation clocks are now OFF except in the case of new plantings.

ENTRY MAINTENANCE: Crews are working on winter rejuvenation pruning of Oleanders, Eleagnus and other large shrubs.

TREE MAINTENANCE: Two pines were removed after falling in Golden Rain 18/23 but the stumps cannot be ground until the soil dries. A third pine with a removal permit pending fell in Golden Rain 4/5 and was promptly removed. Two Ginkgo biloba trees in Oakmont entry 4 were removed, and a removal permit has been submitted for a third at 1216 Oakmont (entry 5) that is attracting rats. A dead Oak that was dangerously leaning towards a building was removed at 2432 Pine Knoll. A removal permit has been submitted for a Monterey Pine near 1600 GR Rd that is crowding out adjacent high value trees, and a permit was granted for removal of a Fig tree planted too close to buildings at 1101 Rockledge lane.

LANDSCAPE REHAB: Estimates are being drawn up for some requested work and I've brought a proposal for consideration to remove, reduce and replace the dilapidated turf behind 1409 and 1417 Oakmont entry 10.

Mr. Priebat reminded the membership that if there is flooding on the weekend, they should call the front gate.

TREASURER'S REPORT

Ms. Nordwall reported that the Mutual ended 2016 in fine financial condition.

There is a process for reviewing information for FWCM. Currently, the Mutual is under \$30,000 in delinquent accounts. If an account is delinquent more than 90 days and over \$4,000, Ms. Nordwall gets involved.

The Board did a thorough job when reviewing and discussing the budget. The Budget & Finance meeting in September is when the committee goes over the budget line-by-line. This meeting is open to the membership.

Mr. Chakoff reported the year-end preliminary financials show a surplus of \$44,000. The operating revenue is \$69,000 to the good, mostly due to the MOD refund.

The operating expenses are \$25,000 over budget. Utilities is over, due to water. He Mutual finances look good.

Mr. Chakoff reminded the membership that they should consider going on ACH for the

monthly coupon payments.

The line item "Other Income" represents income from carports and golf ports.

BUDGET & FINANCE

Ms. Nordwall reported that the committee asked the Board to review the committee's Mission Statement at the November 28th meeting. The Board has had a chance to review it.

Ms. Nordwall moved to approve and accept the Mission Statement for the Budget & Finance Committee. Ms. Haydon seconded. The motion carried without dissent.

Ms. Nordwall reported that she is the advisor to the committee and presents any new plans and programs to the committee.

The next B&F meeting will be on March 9, 2017 at 10:00 a.m. in the Board Room at Gateway.

MUTUAL OPERATIONS REPORT

Mr. Hughs gave the following report:

STORM CLEAN UP- We survived the storms with no major floods but rather just some typical roof and wall leaks. Also had two small landslides occur on the hillside above Entry 8 Rockledge Lane. Luckily the slide areas are not threatening any structures.

PG & E- PG & E is planning to replace some old electrical lines throughout the Mutual.

Entries to be affected will be:

GOLDEN RAIN ENTRIES 6-8 AND 13, 15 & 16

ROCKLEDGE LANE ENTRIES 8, 9 & 10

The work will probably happen sometime between end of February to early April. Advance notice will of course be given to residents affected if their power will be off for anytime.

ROOFING-looked at two roofs which have had repeated problems this past few storms. I will be getting pricing for replacement in the next few weeks. The roofs are located at 1388 Rockledge Lane entry 7 and 1525 Rockledge lane entry 9.

PRESIDENT'S REPORT

Mr. Anderson reported there was a presentation from Gallagher Insurance at the Presidents' Forum. The Rossmoor properties are insured for a total of \$1.3 billion. There is an average of \$30 on the coupon to cover the property insurance.

There is a new program that is being created to have a single universal access card or I.D. for members. Mr. O'Keefe hopes to have the new program in effect when the Del Valle renovations are completed. The card should have a photo on it.

The Mutuals decide who is a legal owner or occupant. New comers will get one card as part of the \$9,000 membership transfer fee.

Mr. Donner reported that this is just a starting point and needs further discussion. The Golden Rain Board (GRB) will make the final decision. Prior to beginning the program,

everyone will be grandfathered in. Renters will pay \$250 per month to use the facilities, but everything is still being discussed.

ORIENTATION – Gerald Priebat

Mr. Priebat reported that the meeting was cancelled due to flooding in the room. The next meeting date is March 14, 2017 at 10:00 a.m. in the Donner Room. As always, existing residents are invited.

UNFINISHED BUSINESS

None

NEW BUSINESS

Ms. Haydon discussed carport clean-up. Several people in district 5 have spoken to her about their neighbors' carports. Each director will look at the carports in their districts and will issue a citation with a date-to-resolve included. The director will go back and look. If it has not been done, the resident will be called to a Hearing. The Board is working on details for the inspections.

Ms. Turnier reminded the membership that an alteration permit is required for storage cabinets.

Mr. Anderson reported that a car, bicycle and approved built-in cabinets may be in the carport.

Mr. Donner suggested that the Board consider hiring someone to do the inspections. A third party can get this done and will provide photos. This removes the Board from any perceived favoritism or conflicts. The Board's job is to enforce the Mutual's policies.

The Board asked Mr. Donner to get a price for someone to do this task.

Mr. Anderson stated the Board will carry this issue over to the February meeting.

Ms. Turnier reported that if a meeting takes place, such as an ACC meeting, and there are not three directors present, it is not an open meeting.

Mr. Priebat reported that he has been told that other Mutuals have retired architects on their ACC committee.

The Board reviews non-standard alteration applications.

Ms. Nordwall instructed Ms. Paone to remove ACC meetings from the Mutual calendar.

The Board will review this matter.

ANNOUNCEMENTS

Ms. Turnier announced her resignation to the membership. It will be effective on February 10, 2017. She stated that she first went on the Board in 2002 and served for 6 years. She returned to the Board in 2014. She felt that nine years of service is enough. She mentioned some of the challenging problems facing the Board and some of the rewards. She encouraged anyone who is interested to volunteer.

Mr. Donner commented that the Mutual and the Board is losing an outstanding Board member.

Mr. Anderson stated that she will be missed and wished her luck in the future. Everyone agreed.

Mr. Preibat suggested that an article be placed in the Rossmoor News asking for volunteers.

The next regular Board meeting: Friday, February 24, 2017 at 11:00 a.m. in the Donner Room at the Event Center.

ADJOURNMENT

Having no further business, the meeting adjourned at 12:20 p.m.

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