

MINUTES

FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS FRIDAY, FEBRUARY 23, 2018 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, February 23, 2018 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
John Moe, 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 Rebecca Pollon, Landscape Manager.

Mr. Anderson welcomed the 16 residents in attendance.

APPROVAL OF THE CONSENT CALENDAR

The consent calendar consisted of:

Regular Meeting Minutes – January 26, 2018

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

RESIDENTS' FORUM

A resident was concerned about parking and guest parking in particular.

LANDSCAPE REPORT

Ms. Pollon reported there was no change from the January report. Mr. Anderson raised the issue of the oak tree on Oakmont Way, E8. Mr. Donner reported that it needs to be removed.

Mr. Priebat moved to approve removal of the tree. Ms. Haydon seconded and the motion carried without dissent.

Chris Folger, Landscape Chair, requested that Ms. Pollon add to the Golden Rain tree project proposal that any trees planted on the Golden Rain slope will not block the residents' view and that trees which grow to block their view will be trimmed/topped at the

request of affected residents.

The next Landscape Committee Meeting is on April 6 at 11:00 a.m. in the MPR #1.

TREASURER'S REPORT

Ms. Nordwall reported the Mutual is in excellent financial condition. Based on the budget and adequate reserves, there are no anticipated assessments in 2018. Jean Autry, Budget & Finance Committee Chair, said there was not enough to do and she had trouble retaining members.

BUDGET & FINANCE

The next Budget & Finance Committee meeting is on March 8 at 10:00 a.m. in MPR #1.

MUTUAL OPERATIONS REPORT

Mr. Hughs gave the following report:

CARPENTRY- Since we have been experiencing an extra dry winter we have begun the carpentry and paint reserve rehab work. We are currently working up at Entry 10 Golden Rain Road on buildings 2056 and 2080. From there we will move onto Oakmont Drive entry 8 to work on 1315 and 1323 Golden Rain Road.

ROOFING- We conducted a roofing bid walk on January 31st with our three prime roofing contractors. The detailed numbers have been submitted to the Board of Directors in our memo dated February 15th. As stated in that memo we are seeking approval for two separate contractors to perform the work on five residential buildings and six carports. The total price of the work is \$155,143.00. Our roofing budget for 2018 is \$250,000. The work would be broken up between the two roofing contractors as follows; \$112,467.00 to State Roofing and \$42,676.00 to Frank Fiala Roofing. We are requesting Board approval for these two contracts.

After discussing that the Board already approves expenditures, by using the numbers in the Building and Maintenance report, there is no need to approve the roofing contracts.

Mr. Priebat moved that the Board never approve roofing contracts. Mr. Moe seconded and the motion carried without dissent.

PRESIDENT'S REPORT

No report.

ORIENTATION – Gerald Priebat

The next meeting will be held on March 13th, 2018 at 10:00 a.m. in the Donner Room.

UNFINISHED BUSINESS

Mr. Priebat reported that the work of identifying electric car dedicated circuits and billing

them \$20/month for use was proceeding smoothly.

Ms. Haydon reminded the membership that resident complaints should always include the resident's address, entry, and phone number.

NEW BUSINESS

In discussing the alteration approval process, Ms. Nordwall reported that it would be better if reviewers understood the building process. Mr. Preibat reported that the Mutual used to have an architectural control committee. Mr. Donner stated that we rely on the City of Walnut Creek that plans are correctly engineered and that we approve the aesthetics. Ms. Haydon stated that the unit model should be included in the permit request.

Ms. Nordwall questioned the current division of responsibilities by district, but the rest of the Board supported the current situation.

Ms. Haydon stated that guest parking was 24 hours, open parking was 72 hours, and Securitas could be called for assistance. She requested a review of guest parking by entry. Mr. Anderson said 50% of parking was for guest parking. Mr. Priebat uses a note on car windshields: "If you're a guest, fine. If you're a resident, please park on the street."

ANNOUNCEMENTS

The next regular Board meeting: Friday, March 23, 2018 at 11:00 a.m. in the Donner Room at the Event Center.

ADJOURNMENT

Having no further business, the meeting adjourned at 11:55 a.m.

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

***The Board of Directors met in executive session on February 9, 2018 at 10:00 a.m. to discuss the following:

1. Member issues – Consider termination-Resident given one more chance; Policy Violations-Fines Imposed; Grandfather floors in for member-agreed
2. Payment Plan – Member will be offered a plan

Having no further business, the executive session adjourned at 12:30 p.m.