

MINUTES

FIRST WALNUT CREEK MUTUAL
REGULAR MEETING OF THE BOARD OF DIRECTORS
FRIDAY, FEBRUARY 28, 2014 AT 11:00 A.M.
DONNER ROOM – EVENT CENTER

VICE PRESIDENT Ken Anderson called to order the regular meeting of the Board of Directors of First Walnut Creek Mutual on Friday, February 28, 2014 at 11:00 a.m. in the Donner Room, Event Center, Walnut Creek, California.

PRESENT: Ken Anderson, First Vice President, District 4
Shanti Haydon, Second Vice President, District 5
Barbara Gilbert, Treasurer, District 2
Margaret Woodside, Secretary, District 1

EXCUSED: Sue Adams, President, District 3

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

Mr. Anderson welcomed the 21 residents in attendance.

APPROVAL OF THE MINUTES

Mr. Anderson moved to approve the minutes of the regular Board meeting of January 24, 2014, the Executive Session minutes prior to the meeting and the Executive Session minutes immediately following the regular Board meeting as written and reviewed. Ms. Gilbert seconded and the motion carried without dissent.

LANDSCAPE REPORT

Mr. Donner reported on Rich Perona's behalf.

LAWN MAINTENANCE: Mowing will be as needed until spring. Lawns will be fertilized the first of March with Turf Supreme, a balanced fertilizer. Also in March lawn areas will be sprayed/treated for crabgrass control.

Irrigation controllers are turned off and will only water as needed. Irrigation tech's are performing system checks and evaluating the landscape to see how irrigation can be modified to reduce overall consumption.

ENTRY MAINTENANCE: Crews are performing winter pruning on Hypericum and Oleander shrubs. Selected areas of groundcover will be mowed and small trees under 12' will be pruned.

TREE MAINTENANCE: Three trees on Pine Knoll entry 8 were removed with city permit. We have also received a permit to remove a dying Pine tree between Entry 4 & 6 on Pine Knoll.

LANDSCAPE REHAB: Crew has completed several small projects on roadsides along Golden Rain Road and Oakmont Drive. The next project will be selected areas in Rockledge Lane entry 7.

A question was asked as to who determines if grass should be changed if there are drought conditions. Mr. Donner commented that it is a Mutual's Board decision.

RESIDENTS' FORUM

Judy Foley, Golden Rain - Ms. Foley thanked Doug Hughs for starting the laundry room cleaning process. She stated that the floors need to be cleaned more deeply. There are 53 laundry rooms in FWCM. Mr. Hughs suggested that power washing of the floors be done on a cycle.

Christina Bollinger, Golden Rain Road – Ms. Bollinger asked about the process for reporting a bathroom leak. She was advised to call MOD. They will know whether it is the responsibility of the resident or not.

A homeowner came forward at the end of the meeting and had a question about her floor. It is disintegrating and she is concerned about asbestos. Mr. Hughs commented that the resident has the original tile flooring and it has exceeded its life. Maintenance of the floor is a resident responsibility. The homeowner was not satisfied with that response and the Board advised her that they will take it under consideration.

TREASURERS REPORT

Ms. Gilbert reported that there are thirty-five residents overdue \$25.00 on their payments. She reminded the membership that late fees for coupon payments can be forgiven if the owner uses the automatic payment plan.

Mr. Chakoff reported that the Mutual operating fund has a surplus of approximately \$47,000. The Mutual is under budget in utilities, mostly water, in the amount of \$48,000. He cautioned that it is very early in the year.

Sheryl Almon reported that the Budget & Finance Committee is doing research on how to cope with a potential drought. She discussed capturing running faucet water in order to re-use it.

MUTUAL OPERATIONS REPORT

Doug Hughs reports the following:

ROOFING – We had our 2014 roof walk with our three prime roofing contractors on

Tuesday the 25th. They are bidding on 34 carport roofs, four laundry rooms and four tile to comp roof conversions on Mutual buildings. He expects to have bid results by next month's Board meeting.

CARPENTRY- Crews have been working on carports since the weather has been cooperative. They are currently working on Golden Rain, entries 10 and 15 Golden Rain Road and Pine Knoll Drive entries 6 and 7. They will be starting various other Mutual buildings throughout Golden Rain Road and Oakmont Drive next month.

Mr. Hughs discussed the foundation issues with one section of the building at 2101 Tice Creek Drive, #1. Mr. Hughs is recommending that the Board approve the contract with Acustruct for the foundation repair work.

Ms. Gilbert motioned to approve the contract with Acustruct in the amount of \$28,350. Ms. Woodside seconded and the motion carried without dissent.

PRESIDENT'S REPORT

No report

ORIENTATION – Jerry Priebat

Next session will be on March 11, 2014 at 10:00 a.m., Donner Room, Event Center.

SAFETY AND DISASTER PREPAREDNESS COMMITTEE

No report.

The next Safety and Disaster Preparedness meeting: Wednesday, March 26, 2014 at 9:30 a.m., Board Room (Gateway).

TRUST AGREEMENT REVIEW 7 REVISION MONITORING COMMITTEE – Mary England

Mary England presented a resolution passed by Second Walnut Creek Mutual (SWCM) Board of Directors. It would eliminate the current requirement of agreement of all of the Beneficiaries (Mutuals) and instead would permit amendment or modification of the Trust Agreement by agreement of a specified percentage of the Beneficiaries (Mutuals) representing a specified percentage of the total number of manors in Rossmoor. The specified percentages would be no less than 55% and no more than 75%. Ms. England is requesting that the Board review the resolution and take action in March. (See Agreement)

Dick Locke presented his computations showing how different percentages and different Mutuals' approval or disapproval would affect the outcome of any vote. Mr. Locke commented on various scenarios. Examples show a particular percentage and how many Mutuals and residences would be required to approve any changes.

POLICIES/BYLAWS - Sue Adams

Ms. Gilbert reported they are in progress.

NEW BUSINESS

None.

ANNOUNCEMENT

The next regular Board meeting: Friday, March 28, 2014 at 11:00 a.m. in the Donner Room at the Event Center.

ADJOURNMENT

Having no further business, the meeting adjourned at 12:00 p.m.

/s/ _____
Margaret Woodside, Secretary
First Walnut Creek Mutual