

MINUTES

FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS FRIDAY, MARCH 22, 2019 AT 10:00 A.M. DONNER ROOM – EVENT CENTER

President Sally Nordwall called to order the regular meeting of the Board of Directors of First Walnut Creek Mutual on Friday, March 22, 2019 at 10:00 a.m. in the Donner Room, Event Center, Walnut Creek, California.

PRESENT: Sally Nordwall, President, District 1
Gerald Priebat, 1st Vice President, District 2
John Moe, 2nd Vice President, District 3
Shanti Haydon, Secretary, District 5

EXCUSED: Pat Donahue, Treasurer, District 4
Doug Hughs, Building Maintenance Manager

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

Ms. Nordwall welcomed the 13 residents in attendance.

APPROVAL OF THE CONSENT CALENDAR

The consent calendar consisted of:

Regular Meeting Minutes – February 22, 2019
Executive Meeting Minutes – February 12, 2019

Ms. Haydon moved to approve the Consent Calendar as presented. Mr. Moe seconded and the motion carried 3-0. (Mr. Priebat abstained because he had not read the minutes.)

RESIDENTS' FORUM

The Residents' Forum was held. Topics included comments on landscaping that had been repaired. Resident was pleased. Resident reported that the GRF presentation was very informative. It can be watched on YouTube. Resident reported that neighbor's manor was broken into and ransacked. Mr. Priebat reported that security is a GRF responsibility. Mr. Donner stated that window locks can be installed on kitchen windows.

LANDSCAPE REPORT

Ms. Pollon presented the following report and proposals to the Board for approval:

WINTER/EARLY SPRING MAINTENANCE REPORT

Perennials and grasses are being hard-pruned to prepare for spring growth now that the threat of frost has passed.

Residents can look out for the magenta/white flowers on the Magnolia trees as well as flowering plums finishing their magenta blooms followed by deep purple new leaves.

- LAWN MAINTENANCE** Lawn mowing will become more frequent as the weather warms and growth begins.
- WATER USE** Irrigation systems will come on as soon as there is no rain in the immediate forecast. It's likely that irrigation will resume in the beginning of April.
- ENTRY MAINTENANCE** Entry maintenance crews are addressing spring weeds and hard pruning perennials and grasses.

RESIDENT REQUESTS

If you have landscape *maintenance* requests (pruning or irrigation), please direct them to the MOD work order desk. If you have landscape *improvement* requests please contact your mutual landscape representative.

WORK ORDER DESK

By phone: **988-7650**

By email: **WORKORDER@ROSSMOOR.COM**

TREE ITEMS

- TREE MAINTENANCE** No proposals for March

LANDSCAPE REHAB ITEMS

- PLANT REPLACEMENTS** Complete for the season.
- RESIDENT REQUESTS** In process, will be addressed on an individual basis throughout the year.
- ANNUAL COMPOST/MULCH** The proposal attached is to complete the compost/mulching project begun in 2017. The total is **\$42,500** which is about 10% more expensive than 2017 price because of a slightly different allocation of materials (higher mulch to compost ratio and mulch is more expensive) and significantly higher product cost over previous years. In future years we may be able to use the new mulch that is being produced using our own material which is more nutrient rich and significantly less expensive.
- ENTRY REHABS** **No updates;** We plan to resume the entry rehab schedule either in 2019 or 2020. Right now, we are investigating which section of the mutual is in the poorest shape and we will begin there. Once that has been identified a budget for entry renovations will be brought forth at a future meeting, likely in the second half of 2019.

CAPITAL IMPROVEMENTS

Complete

IRRIGATION ITEMS

ET IRRIGATION CONTROLLERS Only three outdated clocks remain and will be replaced this year.

Ms. Pollon presented a proposal from BrightView for compost/mulching in the amount of \$42,500.

Mr. Priebat moved to approve the proposal from BrightView for compost and mulching in the amount of \$42,500. Ms. Haydon seconded and the motion carried without dissent.

Mr. Moe asked Ms. Pollon the status of the use of Round-Up in the Mutual. Ms. Pollon reported they are trying to control weeds so they can reduce the use of Round-Up. FWCM is not organic. There is a 10-25% increase in cost to go organic.

TREASURER'S REPORT

Ms. Nordwall reported for Ms. Donahue. The Mutual has a very low number of delinquent accounts.

Mr. Chakoff reported the operating fund has a surplus to budget of \$100,000. This is seasonal in nature. The Mutual is under in Utilities mainly due to less water usage. The Mutual is over in insurance. The policy came in over budget.

Sandra Crinnion, who lives in Ms. Haydon's district, is a new member on the Finance Committee.

BUDGET & FINANCE

Paul Moderacki reported that rain leaks are running a bit over in the budget. Tree removal is over budget, too. The next meeting is April 18 at 10:30 a.m. in the Board Room at Gateway.

MUTUAL OPERATIONS REPORT

Mr. Donner read Mr. Hughs' report as follows:

ROOFING- Roofing bids have been delayed due to the rains. Should have them finalized for next month's Board Meeting.

CARPENTRY-We have started the carpentry/paint rehab program for the year. Carpenters are currently working on 1908 Golden Rain Road, Entry 8. Once complete they will move onto 3073 and 3081 Golden Rain Road, Entry 24.

PAINT-Painting work will start once the rains subside.

Ms. Nordwall reported that she met with Mr. Hughs regarding the laundry room equipment. There are 331 washer/dryers in the Mutual. Mr. Hughs is trying to find another company.

The machines would need to be replaced and the Mutual would have to collect the money from the machines. The Mutual will stay with the current company for now.

Mr. Donner reported that the machines have been repaired. The company did not respond to calls that were placed because they had an internal problem and those calls were not reaching the correct people.

PRESIDENT'S REPORT

Ms. Nordwall reported that during the Presidents' Forum recycling and composting was discussed. Davis-Stirling has amended civil code §5500 and added §5501. Mr. Chakoff explained that prior to the change, Boards were required to review documents every quarter. They are now required to review them every month with some additional documents added. The entire Board may review them or the Board can create a committee consisting of the Treasurer and one additional Board member.

Mr. Priebat moved to create a committee consisting of the Treasurer and the Board President to review documents as required by Davis-Stirling civil code §5500 and §5501. Ms. Haydon seconded and the motion carried.

ORIENTATION – Gerald Priebat

Mr. Priebat reported that there was low attendance at the March meeting. The next meeting will be on April 9th at 10:00 a.m. in the Donner Room.

UNFINISHED BUSINESS

Laundry room discussion was reported earlier in the meeting.

Mr. Moe reported that Republic Services will roll out composting to all of Rossmoor next month. He would like his fellow Directors to take part. They should down-size their landfill bins. It would be helpful if Directors could recruit an entry "champion" to educate everyone about recycling, etc. Republic will have three workshops next month. Two will be held in Fireside and one will be at Hillside.

Mr. Moe has rewritten the Mutual's Policy 18.0. The Board will continue to review the policy and make a decision at a later Board meeting regarding approval and sending it out to the membership for comment.

Mr. Donner reported that some items may be taken up to MOD. Large cardboard boxes, paper and very small pieces of furniture, if they are recyclable, such as a wooden end table. Carts and pails will be placed in the trash enclosures on April 15th. Residents may also pick up pails at MOD. Organic recycling begins on April 22nd.

NEW BUSINESS

None

ANNOUNCEMENTS

Ms. Haydon reminded the membership that Vets Move Junk will pick up items on May 1st, but residents must call them to schedule.

The next regular Board meeting: Friday, April 26, 2019 at 10:00 a.m. in the Donner Room at the Event Center.

ADJOURNMENT

Having no further business, the meeting adjourned at 10:55 a.m.



Anne Paone, Assistant Secretary
First Walnut Creek Mutual