

MINUTES

FIRST WALNUT CREEK MUTUAL
REGULAR MEETING OF THE BOARD OF DIRECTORS
FRIDAY, MARCH 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, March 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; Rebecca Pollon, Landscape Manager and Anne Paone, Administrative Secretary.

Mr. Anderson welcomed the 18 residents in attendance.

APPROVAL OF THE CONSENT CALENDAR

The consent calendar consisted of:

Regular Meeting Minutes – February 23, 2018
Executive Session Minutes – February 9, 2018

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

RESIDENTS' FORUM

Residents' Forum was held. Topics included painting of doors, temperatures inside manors on hot days, "Flippers" remodeling manors, and lifting of sidewalk. Mr. Donner reported that the sidewalk issue is a matter for GRF because they own it.

LANDSCAPE REPORT

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

Rehab

200 Plant replacements and cobble (continuation over earlier proposal)	\$9,825
2001 Pine Knoll Rehab	\$11,977

Compost and Mulching program 2018

\$32,450

The following are necessary tree removals.

Tree:

Remove 2 dead pines and a damaged liquidambar. These are large trees and in hard to reach places which is why they are so expensive to remove. \$17,170

Remove dead pine \$6,120

Mr. Donner reported that these items are all within the budget.

Mr. Moe moved to approve the 5 proposals presented to the Board. Ms. Nordwall seconded and the motion carried without dissent.

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. The new auditor is preparing our audit and the review meeting will be in early April. The accounting department does a great job, especially with collections. There are 5 accounts that require Ms. Nordwall's attention. Three involve deceased members. She is working with attorneys to resolve. The Mutual received \$43,000 from insurance regarding a previous collection matter that was resolved.

Mr. Chakoff reported that YTD the Mutual has a surplus to budget of \$109,000. It is very early in the year. Most of the surplus is due to less water usage. It is time for the draft audit and accounting will be setting up appointments for the Mutual Boards to meet with the auditors.

Ms. Nordwall reported the Budget & Finance meeting was under attended and they feel that other than the audit review they do not have a need to meet until July 12, 2018. The May meeting was cancelled.

BUDGET & FINANCE

Ms. Nordwall asked the administrative secretary to cancel the May Budget & Finance Committee meeting.

MUTUAL OPERATIONS REPORT

Mr. Donner read Mr. Hugh's report as follows:

CARPENTRY- We are currently working up at Entry 8 Oakmont Drive on buildings 1315 and 1323 Golden Rain Road. We are also working on 1316 Rockledge Lane, Entry 6.

PAINTING-Painters will be starting next week on 2056 and 2080 Golden Rain Road entry 10.

ROOFING- Roofers will be starting their roof replacement work next week on 1101 Golden Rain Road, Entry 2 and 1425 and 1433 Oakmont Drive, Entry 10.

PRESIDENT'S REPORT

Mr. Anderson reported that the Presidents' Forum discussed reviews vs audits. There was a presentation of the solar panels being installed at the Waterford parking lot. The Waterford anticipates saving \$6.5 million by using solar. Mr. Donner reported that Mutual 59 has changed its rate from commercial to residential and will be saving money on their PG&E bills. MOD is working on this for the other Mutuals. Mr. Anderson reported that PG&E will be installing 3 banks of 10 electric vehicle charging stations. They will be located at Gateway, Stanley Dollar and Tice Creek. Mr. Priebat reported that GRF had no input on the solar for Waterford.

Mr. Priebat moved to send a letter to Mutual 58 (Waterford) asking if the metal structure facing the streets can be painted in a dark color, perhaps dark green. The GRF Board should be copied on the letter. Ms. Nordwall seconded and the motion carried by a vote of 4-1 (Moe).

Mr. Anderson will compose the letter.

Ms. Nordwall reported that Mr. Anderson will be resigning due to his election to the GRF Board. She would like some candidates to come forward by April 17th.

Mr. Anderson stated that the next meeting will be his last and Mr. Priebat will take over as acting President.

ORIENTATION – Gerald Priebat

There was a large turnout for this meeting. The next meeting will be held on May 8th at 7:00 p.m. in the Donner Room.

UNFINISHED BUSINESS

None

NEW BUSINESS

With time running short and an executive session scheduled, Mr. Moe agreed to defer back-in parking, trash and recycling and entry coordinators to the next Board meeting.

Mr. Anderson reported that it was the past practice of the Alterations Department to have viewable front doors painted the colors of the building.

Mr. Moe stated that he would like to see FWCM begin a trash and recycling program. He would push to get it done.

Ms. Haydon stated that each director could do their own district.

Mr. Priebat would like to hear some specific suggestions.

Ms. Nordwall reported that Back-in Parking is illegal all through Rossmoor, not just in all Mutuals. Trying to make one exception for one type of buildings could prove unnecessary.

ANNOUNCEMENTS

The next regular Board meeting: Friday, April 27, 2018 at 11:00 a.m. in the Donner Room at the Event Center.

Having no further business, the meeting adjourned at 12:05 p.m.

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