

MINUTES

FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS FRIDAY, APRIL 22, 2016 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, April 22, 2016 at 11:00 a.m. in the Donner Room, Event Center, Walnut Creek, California.

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

EXCUSED: None

Staff was represented by Paul Donner, Mutual Operation Director; Doug Hughs, Building Maintenance Manager; Rich Perona, Landscape Manager; Rebecca Pollon, Landscape Manager, and Anne Paone, Administrative Secretary.

Mr. Anderson welcomed the 17 residents in attendance.

APPROVAL OF THE MINUTES

Ms. Turnier moved to approve the minutes of the regular session Board meeting of March 25, 2016 as written and reviewed. Mr. Priebat seconded and the motion carried without dissent.

RESIDENTS' FORUM

Adele Lederman, Golden Rain Rd., Entry 18 – Ms. Lederman reported that sometimes it is hard for residents to stand and she would like 6 benches installed in the quad area. The Board will review this issue later in the meeting.

Margaret King, Pine Knoll Dr., Entry 5 – Ms. King discussed repairs. She had water leaking in the bedroom and it still leaked after it was supposed to be repaired.

Irene Malchaski, Golden Rain Rd., Entry 9 – Ms. Malchaski was concerned about contractors buying units and flipping them. She wanted to know if they pay the \$9,000 membership fee. Ms. Turnier advised that this is really an issue for GRF since it is their membership fee. Mr. Donner stated that because it is a membership fee, a person cannot be charged multiple times to be a member. There are contractor hours, which are M-F from 8-5. Contractors are considered guests of the owner and can park in guest parking.

Leah Lin, Golden Rain Rd., Entry 18 – Ms. Lin was concerned about the lawn strip between 2 parking areas. She thought perhaps the grass was too tall. Mr. Perona will check.

LANDSCAPE REPORT

Mr. Perona reported the following:

LAWN MAINTENANCE: Mowing will occur weekly. Irrigation clocks are back on and watering as weather requires within EBMUD imposed restrictions. All turf areas are being aerated over the next month in order to increase water penetration. Turf fertilization will occur in the first half of May. Weeds in turf areas have been sprayed.

ENTRY MAINTENANCE: Crews are spraying for weeds in shrub areas and edging groundcover beds. Non-flowering shrubs are being pruned and all entries will be detailed every 4-6 weeks throughout the summer. Slope areas are being sprayed with pre-emergent control and post-emergent as necessary beginning this month. Summer annual color has been installed in the color beds and some materials have been amended with water conserving materials. Mulch is also being used to reduce watering requirements.

TREE MAINTENANCE: Tree crews have completed various work orders which included structural pruning, building clearance, safety pruning and removal of dead wood.

TREE REMOVALS: We have applied for permits to remove the following trees: a dead pine in Golden Rain e.1, a dead pine at Oakmont 11 laundry room, a dead pine on the slope across the street from Oakmont e. 11, a dead pine on Golden Rain rd across from e. 6, and a hazardous leanings pine on the slope above Pine Knoll e. 7. We got an emergency permit to remove two pines on the back slope of Oakmont e. 6

LANDSCAPE REHAB: Rehab crews are currently working on landscape rep project requests and turf reduction projects.

Mr. Perona presented a proposal for Valley Crest for work to be done in entry 18. It did not include benches.

Ms. Nordwall moved to approve the proposal from Valley Crest in the amount of \$29,904.94 for work to be done in entry 18. Ms. Haydon seconded and the motion carried without dissent.

Mr. Perona also advised the Board that 6 benches can be purchased in the amount of \$3,066. The benches are strong and will not rust. Mr. Perona reported that there is \$125,000 in reserves for the type of work being done in entry 18.

Mr. Priebat moved to purchase 6 benches in the amount of \$3,066. Ms. Haydon seconded and the motion carried without dissent.

There was some discussion about a liquid amber tree. Mr. Perona reported that the tree is 50 years old. They drop balls. The city won't let them remove the tree unless there are valid reasons. Dropping balls is not considered a valid reason. Valley Crest will blow the balls at least once per week.

Mr. Donner reminded everyone that there is a fee for permits. The Mutual needs to rely on the landscape manager's advice.

Mr. Perona introduced Rebecca Pollon to the Board and the residents. She has a degree in Landscape Design from U.C. Davis. She is doing very well.

Chris Folger, chair of the landscape committee, reported that they meet every other month in the MPR #1. It is on the last Friday of the month at 11:00. There are 5 reps for each district. Some issues are water conservation, plants, trees, and ongoing dog problems. Entry 18 is a huge area and should start with at least 4 benches there.

Ms. Turnier stated that if a resident has a landscape problem they should call their landscape representative first.

The next landscape meeting is scheduled on June 3, 2016 at 11:00 a.m. in MPR #1.

Chris Folger thanked Rich Perona for all of his work. Mr. Anderson also thanked Mr. Perona for his dedication and his foresight in planning ahead for water conservation. He has really beautified Rossmoor.

TREASURER'S REPORT

Ms. Nordwall reported that the Mutual is in excellent financial condition. The annual audit was held in March and Jean Autry and Gerald Priebat attended. There was nothing to report.

Ms. Nordwall suggested that residents look at the final notes when they receive the audit packet. The accountants have found nothing out-of-order.

There is \$38,000 in delinquencies. Most of these are in small amounts. Three accounts have made arrangements to pay and are doing so. The Mutual is \$70,000 favorable to budget.

With the Budget & Finance chair absent from this meeting, Ms. Nordwall reported that the committee divides the work into subcommittees. The B&F committee will meet with PG&E to inquire about electric use for charging cars. It is the owner's responsibility to pay for the usage. The B&F committee will be tracking savings on the switch from water cooled air conditioners. The vacancy on the B & F committee has not yet been filled.

Ms. Turnier reported that per the policy, the director of the district in which there is a vacancy appoints the representative on the Budget & Finance committee.

Ms. Hayes, the Mutual's attorney was in attendance and reported that article 13 of the Bylaws states that the Board annually appoints the Budget and Landscape committees. Each director appoints from his/her district. The appointee must come from the Board member's district.

Mr. Donner reported that MOD is not-for-profit. There is a \$200,000 surplus. MOD recommends to GRF that the surplus be returned to the Mutuals. If approved, First Mutual should receive about \$56,000 to its operating fund. This amount is calculated on a manor-by-manor basis.

BUDGET & FINANCE

The next B&F meeting will be on May 12, 2016 at 10:00 a.m. in the Board Room at Gateway.

MUTUAL OPERATIONS REPORT

Mr. Hughs gave the following report:

WATER COOLED A/C CONVERSIONS- All Bay Heating and Air has just completed the A/C conversions on 1160 Rockledge Lane, entry 5. They have now converted 44 of the 170 for the year. They will next move onto 1184 and 1112 Rockledge Lane to complete those in the next couple of weeks. Scheduling with Residents still remains the greatest challenge

with these conversions.

CARPENTRY- Carpentry crews are completing the work up on Golden Rain Road, Entry 13. This involved buildings 2100, 2116, 2132 and 2148. They will now move onto entry 21-22 Golden Rain Road and work on buildings 2901 and 2925.

PAINTING-Painters are keeping up with the carpentry crews. They are currently wrapping up on 2100 and 2601 Golden Rain Road. Will be moving onto 2116 and 2132 Golden Rain Road, E13, next week.

ASPHALT WORK- The Mutual's asphalt work will be going on next week. The entries affected are Pine Knoll Drive entry 1, Rockledge Lane entry 10, Oakmont Drive entries 9, 12, 13, 15 & 16, and Golden Rain Road entries 10, 16, 19 & 20. This has been detailed in the Rossmoor news. Notices have also been posted in the affected entries detailing the exact days they will be affected.

PRESIDENT'S REPORT

Mr. Anderson reported that the Forum has no legal authority, but they discuss common problems among the Mutuals. Solar panels on rooftops in the Mutuals were discussed.

There is a solar array that will be installed on Rockview through GRF.

Mutuals need a policy before they can grant exclusive use of a common area. The solar panels would be approved on a first come basis.

Ms. Folger stated that the owner is responsible for the installation of the panels and if any roof repairs are needed, the owner pays for the removal of panels and might also be responsible for repairs.

Mr. Anderson also reported that the joint liaison committee with GRF and the Presidents was discussed.

The \$9,000 membership fee was discussed as it relates to contractors' flipping homes.

GRF agreed to work on a golf cart registration program.

There was discussion regarding GRF providing a charging station for electric vehicles.

Tesla might install some for free. Mr. Anderson is pursuing this item.

The Contra Costa County Sanitary District did a presentation. The take away was that certain paper products clog the drains.

ORIENTATION – Gerald Priebat

Mr. Priebat reported that the evening orientation usually attracts a larger audience than the daytime meeting.

The next meeting date is May 10, 2016 at 7:00 p.m. in the Donner Room.

UNFINISHED BUSINESS

None

NEW BUSINESS

Previously discussed during meeting.

ANNOUNCEMENT

The next regular Board meeting: Friday, May 27, 2016 at 11:00 a.m. in the Donner Room at the Event Center.

ADJOURNMENT

Having no further business, the meeting adjourned at 12:10 a.m.

/s/ _____
Gerald Priebat, Secretary
First Walnut Creek Mutual

The Board met in executive session at 12:15 p.m. following adjournment of the open Board meeting to address a member issue regarding co-occupancy. The issue was resolved.

The executive session adjourned at 1:15 p.m.