

MINUTES

FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS FRIDAY, APRIL 24, 2015 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 24, 2015 at 11:00 a.m. in the Donner Room, Event Center, Walnut Creek, California.

PRESENT: Ken Anderson, President, District 4
Shanti Haydon, First Vice President, District 5
John Nutley, Second Vice President, District 1

EXCUSED: Nancy Turnier, Secretary, District 3
Barbara Gilbert, Treasurer, District 2

Staff was represented by Rich Perona, Landscape Manager; Rick Chakoff, Chief Financial Officer, and Anne Paone, Administrative Secretary.

Mr. Anderson welcomed the 22 residents in attendance.

APPROVAL OF THE MINUTES

Mr. Nutley moved to approve the minutes of the regular session Board meeting of March 27, 2015 as written and reviewed. Ms. Haydon seconded and the motion carried without dissent.

Mr. Nutley moved to approve the minutes of the executive session Board meeting of March 27, 2015 as written and reviewed. Ms. Haydon seconded and the motion carried without dissent.

LANDSCAPE REPORT

Mr. Perona reported the following:

LAWN MAINTENANCE: Mowing will be weekly.

Watering on schedule with weather conditions and will be adjusted to fall within EBMUD guidelines as the season progresses. It is currently 2xs per week, per EBMUD mandate. System checks are underway throughout the Mutual. Areas of irrigated landscape will be evaluated to see how irrigation can be modified to reduce overall water consumption. Lawns have been aerated and treated for crabgrass control. All lawns were sprayed for broadleaf weed control. Lawns have been fertilized with sulfur coated Urea, a slow release fertilizer.

ENTRY MAINTENANCE: Crews are working on spraying for weeds in shrub areas and edging groundcover. The main task for crews has been pruning for non-flowering shrubs and hedges. All entries will be detailed monthly through the summer.

TREE MAINTENANCE: All work orders are taken care of monthly. Trees at the back slope of Pine Knoll entry 3 were recently pruned.

LANDSCAPE REHAB: The landscape crew completed the Oakmont Drive slope project. They are currently working on landscape requests projects for District reps.

Mr. Perona discussed the proposal for the turf removal project at Tice Creek between entries AA and B. FWCM's portion is 19,000 square feet. EBMUD will give a rebate of \$9,531, which will be a credit to the water bill. SWCM has approved their portion of the project. Mr. Perona is going to approach the Lillian Barrett Foundation for a contribution. FWCM's cost will be \$21,407, which includes 2 benches. This project will reduce the monthly maintenance by \$781 and provide \$1,200 in water savings per year.

Mr. Nutley motioned to approve the proposal for the Tice Creek Landscape Project with a NTE of \$21,407. Ms. Haydon seconded and the motion carried without dissent.

Ms. Haydon reported that Entry 6 on Rockledge needs work to be done. Mr. Perona advised that he and Curtis are discussing a plan for this entry.

Ms. Folger reported that she has placed an ad for 2 weeks in the Rossmoor News for a landscape representative in district 1.

The owners at entry 17 want to do some work in the rear of their manor. It won't match other units. Additionally, they want to remove the flagpole. They will pay for the removal of it. The Board needs a plan before they can approve any work.

Ms. Folger reported that she has received a lot of calls regarding dogs soiling in various areas.

RESIDENTS' FORUM

Terry Angus, Pine Knoll Dr. - Ms. Angus asked how dog potty areas are identified. Mr. Perona reported that there are no designated areas. It is best if the dogs go in the bark areas and residents need to pick up after their dogs. She also wanted to know who holds the pest control contact. She was advised that the Mutual does.

Elizabeth Knefel, Golden Rain Rd. – Ms. Knefel is concerned about the water leaks. She called Securitas, but she thinks the ball was dropped. She wants to be sure there is a protocol in place. She is especially concerned about the weekends.

She was also concerned because a neighbor has a caretaker and that caretaker was washing her car. Ms. Knefel removed the hose.

The residents were reminded that EBMUD says car washing is not currently allowed in Rossmoor.

She reported that her neighbor has an oil leak in her carport. Someone will go check the carport.

Judy Bentley, Fairlawn Dr. – Ms. Bentley requested approval to place a BBQ in the entry courtyard. The Board advised her that it would be okay, but they are waiting to speak to Doug and Rich about where to place the pad for it.

Mary England, Fairlawn Dr. – Ms. England wanted to know what action the Board will take on the Draft Restated Trust Agreement. The deadline to approve/disapprove is May 31st. Mr. Anderson advised her that the Board believes it is dead in the water, so they feel they

have no reason to discuss. Ms. England thinks it would be advantageous for the Board to go on record regarding their position as it might help the people who address the Trust at a later date.

Irene Malchaski, Golden Rain Rd. – Ms. Malchaski is not happy with the new dumpsters. People are throwing trash in the bins when they shouldn't be doing so. Mr. Anderson advised her there is a \$75 fine for anyone using the bins for moving-in, moving-out, or remodeling debris. If she catches them and can give the office their name or address, there is a \$75 fine. New owners all get a copy of the policies.

Carol Peletere, Golden Rain Rd. – Ms. Peletere reported that there is a car in a carport that has expired license plates and 4 flat tires. The owner can no longer drive and has a caregiver. Mr. Anderson will speak to her after the meeting.

Jerry Priebat, Golden Rain Rd. - Mr. Priebat thinks the Board should send letters to Mutual residents about water usage and have the entire Board sign it.

John Nutley, Golden Rain Rd. – Mr. Nutley thinks that the Trust Agreement should have amendments so there is a chance that at least some of them might be approved and the 1964 Trust Agreement would be brought up-to-date. He read a proposal that he thinks the Board should approve. Mr. Anderson said it should be on next month's agenda.

TREASURERS REPORT

Mr. Anderson reported the following from the treasurer's report provided by Barbara Gilbert:

The aging report is under control. One resident is in the process of paying back her back coupon payments. One manor is being sold. Forty-four residents owe late fees of \$25. One month's late fees may be forgiven if the resident sets up ACH. We are required by Davis-Stirling to have a report on the expected age of everything in FWCM. Doug and Chris Preminger will be working with people from Helsing on the report when Doug returns from vacation. Then it will be given to the Board to review. The report is valuable when we work on the budget for next year. The cost for this report is the same as it has been for the past 3 years. We need 2 more residents on the Budget & Finance Committee. Please see the article in Wednesday's Rossmoor News. If you are interested, contact Sheryl Almon.

Mr. Chakoff reported that the Mutual has a YTD surplus in the operating fund of \$137,000. It's all in operating expenses. Building maintenance is over budget by \$50,000. This is due to timing. Smoke detector work was done earlier in the year. Utilities are under budget mostly due to water. Insurance is under budget by \$62,000. If there are no insured events, it will grow at about \$40,000 per month through the remainder of the year because the policies came in lower than was anticipated.

Ms. Knefel was to play a voice mail message from Sheryl Almon, Budget & Finance chair, but she could not get it to play. This has been tabled.

MUTUAL OPERATIONS REPORT

Mr. Anderson reported that Doug Hughs asked the Board to approve a proposal for asphalt work. It is within budget.

Mr. Nutley motioned to approve the proposal from Silicon Valley Paving in the amount of \$129,880 for work to be done in entries 4, 5, 6, and 9 on Pine Knoll Drive. Ms. Haydon seconded and the motion carried without dissent.

PRESIDENT'S REPORT

Mr. Anderson reported that the Presidents' Forum meets next Monday.

ORIENTATION – Jerry Priebat

Mr. Priebat reported the next meeting will be held on May 12, 2015 at 7:00 p.m. in the Donner Room.

POLICIES/BYLAWS – Ken Anderson

No report.

NEW BUSINESS

Mr. Anderson reported that the Board has been considering charges for electric vehicle charging. They have entertained charging a fee of \$20.00 which may be changed by the Board at any time. He explained to the residents that this is new territory and FWCM are the leaders in this issue.

Mr. Nutley motioned to allow charging \$20.00 to residents of plug-in hybrids and electric cars proactive to January 1, 2015. They must use a dedicated circuit that has been approved by the alterations department. Ms. Haydon seconded and the motion carried without dissent.

ANNOUNCEMENT

The next regular Board meeting: Friday, May 22, 2015 at 11:00 a.m. in the Donner Room at the Event Center.

ADJOURNMENT

Having no further business, the meeting adjourned at 12:20 p.m.

/s/

Anne Paone, Assistant Secretary
First Walnut Creek Mutual