

MINUTES

FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS FRIDAY, APRIL 26, 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, April 26, 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
Pat Donahue, Treasurer, District 4 (arrived at 10:26 a.m.)
Shanti Haydon, Secretary, District 5

EXCUSED:

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

Ms. Nordwall welcomed the 14 residents in attendance.

APPROVAL OF THE CONSENT CALENDAR

The consent calendar consisted of:

Regular Meeting Minutes – March 22, 2019
Ratifying of Compliance with Section 5500 of Davis-Stirling

Ms. Haydon moved to approve the Consent Calendar as presented. Mr. Moe seconded and the motion carried without dissent.

RESIDENTS' FORUM

The Residents' Forum was held. Topics included comments about a washing machine not working in laundry room with a request that it be replaced, landscaping for Entry 8 with a proposal to demolish plants-request to keep established plants there. Ms. Pollon reported that they leave long-lived plants. Resident requested power washing in Entry 6, resident discussed landscape project at Entry 8, Rockledge. She doesn't want the area destroyed with boulders and mulch. Ms. Nordwall advised her to speak to the landscape committee.

LANDSCAPE REPORT

Ms. Pollon presented the following report to the Board:

SPRING MAINTENANCE REPORT

As the weather heats up most of our favorite flowers have come into full bloom. Azaleas are at their peak, Santa Barbara Daises have come to life and grass is as green as it will be all

Irrigation will likely begin to water in the next few days if it hasn't already.

LAWN MAINTENANCE Lawns are being mowed weekly now and will be fertilized in the next few weeks.

WATER USE EBMUD bills will begin to spike in April and will continue to rise throughout the year before tapering again in mid-October, depending on weather.

ENTRY MAINTENANCE Entry maintenance crews are busy addressing weeds.

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 The work to remove the remaining portion of a large Stone Pine that partially fell over in Golden Rain 18 has been completed. The price is \$4,850

There is an insect called Pine Bark Beetle that attacks pine trees and is fatal when it colonizes a tree. FWCM has several Canary Island Pine trees which are not the most susceptible Pine species but a few have been lost. A proposal for preventative treatment of 54 trees is attached for \$2,790

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 In process and all Oakmont, Rockledge, Fairlawn and Tice Creek entries will be completed over the next few months.

ENTRY REHABS A meeting with the residents of Rockledge entry 8 buildings 1411 and 1427 was conducted and a proposal has been submitted. The total cost to renovate these two buildings is as follows;

1411

\$8,930

Walkway and area between 1411 and 1427	\$5,075
<u>1427</u>	<u>\$12,526</u>
TOTAL	\$26,533

BOARD APPROVAL REQUIRED TO PROCEED

CAPITAL IMPROVEMENTS Complete FOR 2019

Chris Folger reported that Iris Winogronnd has resigned from the Landscape Committee. Ms. Folger will take over the area, if needed, temporarily.

Ms. Nordwall moved to accept proposals for 1411 and 1427 Rockledge in the amount of \$26,533. Mr. Priebat seconded and the motion carried without dissent.

TREASURER'S REPORT

Ms. Donahue reported that they received the auditor's report for 2017-2018. MOD's accounting documents were very good. No issues needed any further investigation. Ms. Donahue thanked MOD for their work and professionalism. The report will be sent to the membership within the next two weeks. There is a very small amount of delinquencies. They follow up on anything over 90 days.

Mr. Chakoff reported there is a \$93,000 surplus to budget. It is based on some seasonal expenses. Utilities is under by \$118,000. Insurance is over. There was a shared event recently. Mr. Donner reported there was a flood due to a drain issue and the water came through the roof. FWCM share will be about \$12,000-\$13,000. Mr. Chakoff reported that the budget looks good.

BUDGET & FINANCE

Paul Moderacki reported the next meeting is May 16 at 10:30 a.m. in the Board Room at Gateway.

MUTUAL OPERATIONS REPORT

Mr. Hughs' read his report as follows:

CARPENTRY- Carpenters are currently working on the laundry room in Golden Rain Road, Entry 9 as well as 1825 Golden Rain Road. They will then move onto 3449 Golden Rain Road, entry 29.

PAINT- Painters are currently working on 1801 Golden Rain Road, entry 9 and 1900 and 1908 Golden Rain Road, entry 8.

ASPHALT WORK- In our memo to the Board dated March 29th we detailed the entries to be done and the price for the asphalt repair work. The entries are Pine Knoll Drive 7 and Rockledge Lane 4 & 8. This work is going to be done in conjunction with all other Mutuals asphalt work and Trust work throughout the valley. This same contractor is doing all of the work since he came in with the lowest price and has done quality work for us in the past.

That contractor is Silicone Valley paving and the price of their work in FWCM is \$150,270.75. This falls within our budgeted amount of \$200,000.00 for the year. At this

time we are requesting Board approval to contract with Silicone Valley Paving for \$150,270.75.

Ms. Donahue moved to approve the proposal from Silicone Valley paving in the amount of \$150,270.75. Mr. Priebat seconded and the motion carried without dissent.

ROOFING WORK- We conducted a roofing bid walk on February 20th with our two prime roofing contractors. The detailed numbers have been submitted to the Board of Directors in our memo dated April 19th. As stated in that memo we are seeking approval for two separate contractors to perform the work on six residential buildings. The total price of the work is \$200,305.00. Our roofing budget for 2019 is \$250,000. The work would be broken up between the two roofing contractors as follows; \$113,559.00 to State Roofing and \$86,746.00 to Frank Fiala Roofing. We are requesting Board approval for these two contracts.

Ms. Donahue moved to approve the proposal in the amount of \$113,599.00 to State Roofing and \$86,746.00 to Frank Fiala Roofing. Ms. Haydon seconded and the motion carried without dissent.

RECYCLE/COMPOSTING

Ms. Nordwall congratulated Mr. Moe on his article in the Rossmoor News.

Mr. Moe reported that the roll-out has been done. Some residents are not happy about not receiving green composting pails. This is all to be completed by the end of May.

Ms. Haydon reported that signage will need to be changed to reflect the accurate sorting in the trash enclosures.

Ms. Nordwall reported that there is a need for a Recycle and Composting Committee.

Mr. Moe asked that directors try to get entry champions. They should consider downsizing bins in their districts. Two yards can go down to one yard. They should make a note regarding who didn't get a green cart. They can then provide Mary Ann with the entry and carport building number.

Mr. Moe reported he has been working on the policy for trash, #18.0, and would like feedback from the Board. Ms. Donahue offered that people need time to adjust to new composting before the Board changes the policy.

Mr. Moe reported there are some problems with two enclosures that are too small in his district. He would like them enlarged because there is not enough room for the organics bin. He asked Mr. Hughs for a bid. The bid was a NTE of \$4,500 per enclosure for a total of \$9,000.

Ms. Nordwall would like to table this matter so the Board may review. The question would be what the cost might be if others wanted their enclosures enlarged. Ms. Donahue felt that other entries might be affected, so the Board should look at all of the enclosures. The Board agreed to table this for now.

Mr. Moe reported that PG&E has said that the enclosure at Golden Rain, Entry 1 is too close to their transformer. Mr. Hughs called them, but has not heard back. It would be very expensive to rectify this problem. Building Maintenance will handle this matter.

PRESIDENT'S REPORT

Ms. Nordwall reported that during the Presidents' Forum for March the new requirements for

the Board's financial review was discussed. Verification of co-occupants registration had received about half of the 724 inquiries.

The MOD staff handles hundreds of requests daily. If she is made aware of an ongoing issue, she will usually assign it to the District Director. She is proud of the Board Directors and the MOD staff. Ms. Nordwall acknowledged each person for their contribution to improving the community environment.

ORIENTATION – Gerald Priebat

Mr. Priebat reported that all residents are welcome to attend. The next meeting will be on May 14th at 7:00 p.m. in the Donner Room.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

ANNOUNCEMENTS

Ms. Haydon reported that Vets Move Junk has been sold out. We need four trucks for a total of \$2,000.

The next regular Board meeting: Friday, May 24, 2019 at 10:00 a.m. in the Donner Room at the Event Center.

ADJOURNMENT

Having no further business, the meeting adjourned at 11:16 a.m.



Anne Paone, Assistant Secretary
First Walnut Creek Mutual

***The Board of Directors met in executive session on February 12, 2019 at 2:00 p.m. to discuss the following:

1. Request for Lease Extension: The Board agree to a 3-month lease extension.

Having no further business, the executive session adjourned at 2:50 p.m.