

MINUTES

FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS FRIDAY, MAY 24, 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, May 24, 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; and Anne Paone, Administrative Secretary.

Ms. Nordwall welcomed the 15 residents in attendance.

APPROVAL OF THE CONSENT CALENDAR

The consent calendar consisted of:

Regular Meeting Minutes – April 26, 2019
Executive Session Meeting – April 26, 2019
Ratifying of Compliance with Section 5500 of Davis-Stirling

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

RESIDENTS' FORUM

The Residents' Forum was held. Topics included comments about smelling smoke in a manor. Resident contacted the Walnut Creek City Inspector.

LANDSCAPE REPORT

Mr. Donner reported that it is still raining in May, so the irrigation is being held back. The rain will create more weeds. The fire abatement is being delayed. The Fire Department has moved the compliance date back, too. MOD is waiting to hear from them on a new date.

Chris Folger reported that they had a meeting on Monday regarding procedures for landscape representatives in the valley.

If you see moles or voles, call the work order desk.

TREASURER'S REPORT

Ms. Donahue reported that she attended the Budget & Finance meeting. She met with Ms. Nordwall and went over the financials. There is no change from last month. There is a deficit in insurance, as expected. The rain has been helping with the water bills. There is a low delinquency rate. It is recommended that you use ACH to avoid any late fees. The operating expenses were better than budget by \$20,000.

Ms. Nordwall stated there is an overage in Professional Services which should be debited to a different line item. It was a coding error.

BUDGET & FINANCE

The next meeting is June 20 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 3449 Golden Rain Road, entry 29 and 3009 Golden Rain Road, entry 23. Will be starting 3033 Golden Rain entry 23 next week.

PAINT- Painters are currently working on 2000 Golden Rain Road, entry 10 and 3001 Golden Rain Road, entry 23.

ASPHALT WORK- Asphalt work was completed on entry 4 Rockledge Lane. Contractor is scheduled to complete entry 8 Rockledge Lane on Tuesday and Pine Knoll Drive entry 7 on Wednesday next week.

ROOFING WORK- Roofers have completed 1443 Rockledge Lane, entry 8 and are now finishing up on 1601 Oakmont Drive, entry 13.

RECYCLE/COMPOSTING

Mr. Moe reported that the Mutual can reduce the size of the landfill bins from 2 cubic yds to 1 cubic yd and save money. If a resident wants a change, contact your Director. Your Director will email Mary Ann Gannon-McCooey. Composting carts are still being rolled out. Signage is up on the enclosures. All signs are removed on Golden Rain Rd.

Ms. Nordwall reported that some bins are not picked up because of cross-contamination. The bin will be picked up late and is placed in landfill. Compost pick up is normally free, but the Mutual is charged for this type of pick-ups.

PRESIDENT'S REPORT

Ms. Nordwall reported there was no Presidents' Forum held this month because there were no items to discuss.

There was a legal seminar held on April 23 for Board Directors. Davis-Stirling keeps changing every year. Two Mutual policies may require updating. Hopefully, this can be done by changing procedures. The attorney will be sent the information.

ORIENTATION – Gerald Priebat

Mr. Priebat reported that only 3 attendees were at the May orientation. The next meeting will be on June 11th at 10:00 a.m. in the Donner Room.

UNFINISHED BUSINESS

None

NEW BUSINESS

Ms. Haydon reported that Vets Move Junk had a successful pick-up day on May 1. Some items were not picked up because they were placed in carports and the resident didn't notify them of the carport number. We will be looking into a way to organize this program to work better.

Some verandas have a lot of items on them. Please let directors know if you see a mess. The Board may need to change the policy regarding verandas.

Ms. Nordwall stated that some 2nd level manors have heavy plants on the veranda. This topic will be added to next month's agenda.

ANNOUNCEMENTS

The next regular Board meeting: Friday, June 28, 2019 at 10:00 a.m. in the Donner Room at the Event Center.

ADJOURNMENT

Having no further business, the meeting adjourned at 10:45 a.m.



Anne Paone, Assistant Secretary
First Walnut Creek Mutual

***The Board of Directors met in executive session on April 26, 2019 at 11:25 a.m. to discuss the following:

1. Member Matters: occupancy, carport storage, items in common areas

Having no further business, the executive session adjourned at 12:18 p.m.