

## MINUTES

FIRST WALNUT CREEK MUTUAL  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
FRIDAY, MAY 27, 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, May 27, 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; Rebecca Pollon, Landscape Manager; and Anne Paone, Administrative Secretary.

Guest: Carl Brown, Director on the GRF Board (District B)

Mr. Anderson welcomed the 20 residents in attendance.

### APPROVAL OF THE MINUTES

Ms. Turnier moved to approve the minutes of the regular session Board meeting of April 22, 2016 as written and reviewed. Ms. Haydon seconded and the motion carried without dissent.

Ms. Turnier moved to approve the minutes of the executive session Board meeting of April 22, 2016 as written and reviewed. Ms. Haydon seconded and the motion carried without dissent.

### RESIDENTS' FORUM

Leah Lin, Golden Rain Rd., Entry 18 – Ms. Lin was concerned about rodents. They have chewed wiring on her vehicle. Mr. Donner reported that they will put down bait stations. They don't use traps because they trap other critters unintentionally. Ms. Pollon will follow up on this issue.

Adele Lederman, Golden Rain Rd., Entry 18 – Ms. Lederman thanked Mr. Perona for his work in their quad and would like to dedicate the quad to him. They would have a small ceremony when everything is done. She advised the Board that the residents took a vote and most would like to see six benches placed in the quad. She wondered about the cost and Mr. Priebat explained that the cost was what the Board approved at the last meeting when presented with the proposal. It was approximately \$29,000 plus the cost of the benches.

Marcia Karasoff, Golden Rain Rd., Entry 24 – Ms. Karasoff would like to have a tree planted so that she would have some privacy by her living room. Mr. Anderson advised her that the Board will take it under advisement. The normal procedure is to go through the landscape committee. Mr. Donner stated that Ms. Pollon can come up with an appropriate tree. The Board must approve, but the work will be done by the contractor. Ms. Turnier suggested that Ms. Pollon present a proposal at the next meeting. Ms. Nordwall explained to the resident that the tree belongs to the Mutual as it would be on common area and the Mutual, if approved, will pay for the tree.

Mr. Priebat introduced Mr. Carl Brown. He was recently elected to the Golden Rain Board.

Mr. Brown stated that he was glad to be here. He thinks that there needs to be better communication between residents and the Board. There should be more participation. Additionally, the coupon needs to be watched carefully. He represents District B-E16, which is the end of Golden Rain, the last entry on Pine Knoll and all of Skycrest.

### LANDSCAPE REPORT

Ms. Pollon reported the following:

**LAWN MAINTENANCE:** Mowing is occurring weekly. Irrigation clocks are watering as weather requires. All lawns were fertilized and aerated this month. Broadleaf weeds are continuing to be sprayed.

**ENTRY MAINTENANCE:** Crews are on schedule pruning shrubs and spot spraying weeds every 4-6 weeks. Irrigation checks are ongoing.

Ms. Pollon advised the membership that if they see a broken sprinkler, they should call the work order desk.

**TREE MAINTENANCE:** Tree crews are working on work orders and resident requests.

**TREE REMOVALS:** We have applied for permits to remove the following trees: a dying Liquidambar at 1600 Oakmont, a dying Monterey Pine at 1732 Oakmont, and two failing Stone Pines at 1748 Golden Rain.

**LANDSCAPE REHAB:** Rehab crews are currently working on Golden Rain 18 and will be completing approved landscape requests throughout the mutual when Rehab is complete. In June bark spreading will begin as per contract.

There was some discussion regarding liquid amber trees and the balls that they drop. Ms. Pollon reported that they are blown off the sidewalk to the side. It is costly to have someone pick them up.

Mr. Donner suggested that the mutual might consider having them picked up monthly.

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

### TREASURER'S REPORT

Ms. Nordwall reported that the Mutual is in excellent financial condition. There were some overages such as gutter repairs. Ms. Nordwall explained that MOD is a nonprofit and they

get paid through the monthly coupon. When there is an end of the year surplus, a recommendation is presented to the GRF Board that the surplus be credited back to the Mutuals. This is done on a per manor basis. First Walnut Creek Mutual will be credited approximately \$59,000.

Mr. Chakoff reported that the operating summary sheet shows a surplus to budget of \$130,000. This is due to some seasonal items such as building maintenance gutter cleaning and rain leaks. Utilities, especially water, has a big surplus. The 25% surcharge that EBMUD charged will no longer be assessed as of July 1. There will be a raise from EBMUD of 7% on July 1. There is a surplus of \$15,000 in insurance.

The Mutual has money in CDARS whereby City National distributes the money to other institutions so the account does not exceed the FDIC amount for insurance. The FDIC limit is \$250,000.

Mr. Chakoff reported that there is a new product that City National Bank is offering. It is a Money Market Account. Similar to CDARS, the money is deposited in other banks through City National Bank. The interest tracks close to a 4-week CD. The Mutual can have access to this money quickly, if need be.

*Ms. Nordwall moved to authorize and direct the accounting department to open an account for the Mutual under the Money Market Program of City National Bank. Ms. Turnier seconded and the motion carried without dissent.*

Ms. Turnier advised the membership that the audit that was recently mailed out was missing 2 pages. The missing pages were mailed out.

## BUDGET & FINANCE

Joan Leonard reported that delinquent accounts are under control. The air conditioning replacements are going well. The committee is working on electric car charging stations. Charge Point will come out to assess the situation for charging stations.

Mr. Priebat announced that District 2 still has a vacancy on the Budget & Finance Committee. Ms. Turnier will include this in an article for the Rossmoor News.

The next B&F meeting will be on July 14, 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 1112 Rockledge Lane, entry 4. They have now converted 64 of the 170 for the year. They will next move onto 1109 Rockledge Lane, entry 3 to complete those in the next couple of weeks. Scheduling with Residents still remains the greatest challenge with these conversions. Goal is to have all completed by end of September.

**CARPENTRY-** Carpentry crews are completing the work up on Golden Rain Road, entries 26, 27 & 28. This involves buildings 3301, 3317, 3349 and 3401.

**PAINTING-**Painters are keeping up with the carpentry crews. They are currently working on 2625 Golden Rain Road, entry 18 and 2901 and 2925 Golden Rain Road, entries 21 & 22.

ASPHALT WORK- The Mutual's asphalt work for the year has been completed as of last week.

When air conditioning work is being done, All Bay leaves a note for the day they want to do work. Residents may call them. If there is a conflict, upstairs and downstairs are done at the same time.

Mr. Hughs reported that the new A/C unit has the compressor in front of the bedroom windows. Project 1 is the only project that needs air- cooled systems.

### PRESIDENT'S REPORT

Mr. Anderson reported that the legalities of the word co-occupant were discussed at the Forum.

There will be a golf cart registration. There will be a one-time fee of \$10.

Marin Clean Energy was discussed.

There is a problem with the installation of the solar panels on Rockview. The topsoil is not deep enough. Further investigation is required.

### ORIENTATION – Gerald Priebat

Mr. Priebat reported that everyone is welcome to attend the orientation. Residents may attend and get a refresher course.

The next meeting date is July 12, 2016 at 10:00 a.m. in the Donner Room.

### UNFINISHED BUSINESS

Mr. Priebat reported that the Mutual purchased six benches and the Board needs to decide how many will go in the quad of entry 18.

Ms. Turnier explained that while six benches were purchased, they were not all for entry 18. The Board needs to spread out the assets and do things for other entries.

*Mr. Priebat moved to install four benches in entry 18. Ms. Haydon seconded and the motion carried without dissent.*

### NEW BUSINESS

Ms. Turnier discussed barking dogs in Rossmoor. There have been more complaints. Dogs are not to be left on the balcony unattended. A resident may call Securitas to report a barking dog. If the problem persists, contact your Board director.

Ms. Nordwall asked what defines unattended. Ms. Turnier explained that a dog that has been left alone or the owner doesn't stop it from barking. Directors try to make sure the rules are being enforced.

### ANNOUNCEMENT

The next regular Board meeting: Friday, June 24, 2016 at 11:00 a.m. in the Donner Room at the Event Center.

### ADJOURNMENT

Having no further business, the meeting adjourned at 11:50 a.m.

/s/ \_\_\_\_\_  
Gerald Priebat, Secretary  
First Walnut Creek Mutual