

MINUTES

FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS FRIDAY, JUNE 26, 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, June 26, 2015 at 11:00 a.m. in the Donner Room, Event Center, Walnut Creek, California.

PRESENT: Ken Anderson, President, District 4
John Nutley, Second Vice President, District 1
Barbara Gilbert, Treasurer, District 2
Nancy Turnier, Secretary, District 3

EXCUSED: Shanti Haydon, First Vice President, District 5

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

Mr. Anderson welcomed the 19 residents in attendance.

APPROVAL OF THE MINUTES

Ms. Gilbert moved to approve the minutes of the regular session Board meeting of May 22, 2015, the executive session minutes of May 13, 2015 and the executive session minutes of June 10, 2015 as written and reviewed. Mr. Nutley seconded and the motion carried without dissent.

LANDSCAPE REPORT

Mr. Donner reported the following:

Routine summer work is now taking place. Landscaping is watered twice weekly. There is a staggered watering schedule, so sprinklers are on each day somewhere in the Mutual. Some areas are stressed.

Ms. Turnier asked about weeds and grass that are popping up through areas that have been barked. Mr. Donner reported that Round-Up can be sprayed to take care of them.

RESIDENTS' FORUM

Judy Foley, Golden Rain Rd., E14 – Ms. Foley discussed issues of parking. She is concerned because vendors and employees violate the Mutual's parking policies. Residents are parking in guest parking. She was also concerned about all the noise created when residents do a remodel of their manor. She was also concerned about the pathway located by E26 and E14. She described it as a major walkway. Mr. Nutley reminded her that there is a sign there that says to enter at your own risk. She would like this pathway

changed. Her final concern was that residents were purchasing a manor, but only living there 6 months of the year. The Board asked her to put her concerns in writing and it will be passed on to her district director.

Mr. Anderson advised the members to call Mod and if they don't get any results they should contact their Board director.

Gloria Price, Golden Rain Rd., E18. – Ms. Price reported that a resident has a mess in front of her entry. Ms. Gilbert reported that a letter has been sent and if she doesn't clean it up, the Mutual will do so. Another concern is that there is a location in front of the trash enclosure that is painted white. People park there and she thinks the curb should be painted red. Mr. Anderson advised that the red curb is usually based on whether emergency personnel can get by with their vehicles. She would like someone to go out and see if in fact it should be painted red.

Ms. Dillingham reported that the new gardeners are not cleaning up after they mow the lawn and perform various other tasks. She has attended landscape committee meetings. She was advised to contact director, Shanti Haydon and report it.

Ms. Turnier reported that she will be passing out notices to her entry. Residents are not breaking down boxes. They also place trash on the ground when the bin is full. She asked that the members please point this out to their neighbors.

Mr. Donner reported that the recycling center on Rockview is for construction debris from contractors' work, but residents may bring carton boxes to this area. Garden clippings are recycled at Rockview Drive. Rossmoor is not set up for kitchen recyclables. There is currently no room for that type of bin.

A resident would like to present plans for landscaping because she is a landscape architect. She was asked to attend the landscape meeting on August 7, and to provide them to the landscape committee.

TREASURERS REPORT

Ms. Gilbert reported that the aging report only has a few outstanding accounts that are big amounts. The attorney is working on them. The Budget & Finance Committee will meet on July 22 and is open to all residents.

Mr. Donner reported the following from the treasurer's report:

Through May 31, 2015, the operating fund balance is \$430,708 and the reserve fund balance is \$3,987,212. The Mutual is under budget by \$144,230. Most of that is from insurance and utilities. Insurance is \$114,000 under budget and utilities is under budget by \$140,000. Building maintenance is over budget due to fire safety and plumbing. Landscape is over budget by \$25,000 due to seasonal tree maintenance and rehab work. Insurance will continue to grow by \$20,500 every month.

MUTUAL OPERATIONS REPORT

Mr. Hughs reported that part of the reason expenses in building maintenance are over

budget is due to expired warranties on smoke detectors. They are replacing them in bedrooms. The warranty is only good for 10 years.

Mr. Hughs gave the following report:

CARPENTRY-Carpentry crews are currently working on 3217 and 3201 Golden Rain Road, entry 25.

PAINTING-Painters are working on 1841 Golden Rain Road, entry 9 and 2041 Golden Rain Road, entry 12.

ROOFING-Roofers are working throughout the Mutual replacing all of the tile laundry room roofs. They will be finishing up on the last 5 laundry rooms located on Oakmont Drive entries 2-5 next month.

ASPHALT- Paving work has been completed for 2015.

MONTEREY/CARMEL BRIDGEWAYS- Gauthiers Construction is currently replacing the bridges located at 1136 Rockledge lane, entry 4. They will complete the bridge replacements by the end of July.

PRESIDENT'S REPORT

Mr. Anderson reported that the Presidents' Forum met and discussed a survey regarding removal of lawns. The choices were as follows: do nothing, remove lawns that are brown, or actively look for areas to remove. Each Mutual made different selections. It was mentioned that Entries AA & B, which are shared with SWCM, had the lawn removed and the area looks very nice. There was discussion about seeing if the contract with Valley Crest Landscaping can be reduced because of all of the lawn removals.

Automatic Gas Shut-Off Valves were discussed. Most Mutuels are against installing them because it is an arduous process to turn everything back on after the valve is installed.

The CEO search continues.

There was discussion on water conservation and consumption. GRF will try to give more accurate numbers when they meet again.

Dennis Bell reported that there has been a doubling of vandalism. Mr. Anderson reminded the membership to report any suspicious activity. There has been keying of vehicles and spray painting on them. Ms. Turnier stated that regardless of rules, people cannot damage vehicles and perpetrate vandalism. Residents should call Securitas right away if they see anything suspicious.

Mr. Dennis Bell reported to the Presidents that the cameras are up and running at the gate and can see cars coming and going. Therefore, the license plate of a car can be captured. The issue of solar panels is still being addressed. Renovation of Del Valle was addressed and diagrams will be on display in various locations from July 8 – August 22.

Regarding FWCM, Mr. Anderson reported that no more than half of the available parking spaces may be guest parking only. People that live in a particular entry may not use guest parking in their entry.

Ms. Gilbert will check entry 18's guest parking and signs.

Directors can decide if additional disabled parking may be installed/created.

ORIENTATION – Jerry Priebat

In Mr. Priebat's absence, Mr. Anderson announced the next meeting date of July 7, 2015 at

10:00 a.m. in the Donner Room.

POLICIES/BYLAWS – Ken Anderson

No report.

UNFINISHED BUSINESS

None

NEW BUSINESS

Ms. Gilbert announced that she will be termed-out in October. She is in district two. If anyone is interested in running for the Board, please contact the Board for more information. Ms. Gilbert will be happy to be a mentor for a year for any new Board member handling her district.

Mr. Anderson reminded the membership that no remodeling debris can be placed in Mutual trash.

ANNOUNCEMENT

The next regular Board meeting: Friday, July 24, 2015 at 11:00 a.m. in the Donner Room at the Event Center.

ADJOURNMENT

Having no further business, the meeting adjourned at 11:55 a.m.

/s/ _____
Nancy Turnier, Secretary
First Walnut Creek Mutual