

## MINUTES

### FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS FRIDAY, JUNE 27, 2014 AT 11:00 A.M. DONNER ROOM – EVENT CENTER

PRESIDENT Sue Adams called to order the regular meeting of the Board of Directors of First Walnut Creek Mutual on Friday, June 27, 2014 at 11:00 a.m. in the Donner Room, Event Center, Walnut Creek, California.

PRESENT: Sue Adams, President, District 3  
Ken Anderson, First Vice President, District 4  
Shanti Haydon, Second Vice President, District 5  
Barbara Gilbert, Treasurer, District 2  
Margaret Woodside, Secretary, District 1

EXCUSED: None

Staff was represented by Doug Hughs, Building Maintenance Manager; Rich Perona, Landscape Manager; and Anne Paone, Administrative Secretary.

Ms. Adams welcomed the 20 residents in attendance.

#### APPROVAL OF THE MINUTES

Mr. Anderson moved to approve the minutes of the regular and executive session Board meetings of May 23, 2014 as written and reviewed. Ms. Haydon seconded and the motion carried without dissent.

Mr. Anderson moved to approve the minutes of the executive session Board meeting of June 9, 2014 as written and reviewed. Ms. Haydon seconded and the motion carried without dissent.

#### LANDSCAPE REPORT

Mr. Perona reported that plants that die will be replaced at a later date once new plants can be watered as needed. He advised the membership that they don't have to wait for a meeting to report a problem. They should call the work order desk.

LAWN MAINTENANCE Mow schedule is weekly. Irrigation systems are on. All landscape irrigation has been reduced by 10%. Lawns were recently fertilized and aerated. Turf areas on Rockledge, Fairlawn, Tice Creek and Oakmont will be treated for broadleaf weeds.

ENTRY MAINTENANCE Crews are working on pruning Viburnum, Leptospermum and

ivy detailing. Weeds will be spot sprayed.

TREE MAINTENANCE A dead Pine tree in Oakmont Drive entry 10 has been removed and the stump will be ground today. A Liquidambar tree in Oakmont Drive entry 14 will be removed.

LANDSCAPE REHAB Landscape rehab crews completed requests from district reps. 400 yards of bark will be spread in July.

### RESIDENTS' FORUM

Lonnie Pannell, Golden Rain Road - Ms. Panell discussed the barrier to the park making it difficult to access. Mr. Perona reported that he can make a bypass so people can walk to the park or he can get a price from Gauthier to move the posts and chain for better access.

Jerry Preibat – Mr. Preibat wanted to know if the new smoking rules addendum that is included in the Occupancy Agreement applies to old as well as new residents. Ms. Adams advised him that new residents are being informed regarding the ordinance and they sign that they have received the information. Old residents have seen it in the Rossmoor News.

Jiayi Zhou, Golden Rain Road – Mr. Zhou suggested that everything be posted to the new Rossmoor website that was on the former website, in particular, the Bylaws. He was advised that once the new Bylaws are approved, they will be posted on the new site. The new site may not accommodate all items from the previous site, but this site will be maintained and updated continuously.

### TREASURERS REPORT

Barbara Gilbert reported that there are 6 outstanding accounts with small amounts. The financials provided to the residents at the meeting have been trimmed down, so only 1 page will be given out. Residents may get full copy if they request it.

Sheryl Almon reported that the Mutual is in the black in the amount of \$77,605. Most of this is due to water credit. The Mutual added \$2.5M for a total of \$4.5M of Mutual funds invested in government-backed investments as per Mutual rules. The Committee is looking at a Comcast package, electric car safety, and they are beginning to plan for next year's budget.

Ms. Almon responded to a question regarding electric car's using Mutual electricity. She reported that the committee made a recommendation to the Board that a formula be used based on the type of car and its consumption. If people don't want to pay a flat-rate fee once they install a dedicated circuit, they can do an electric meter with PG&E and pay that directly.

### MUTUAL OPERATIONS REPORT

Doug Hughs reported the following:

CARPENTRY Carpentry crews have been working in golden Rain Road entry 6 and Oakmont Drive entry 9. They have completed 15 buildings so far. Painters have been keeping up right behind them.

ROOFING We are 40% complete with our roofing program which encompasses 4 building roofs and 6 carport roofs. The remaining carport roofs will be complete in the next 2 months.

ASPHALT Our asphalt work for the year has been completed.

MANOR INSPECTIONS We are currently going through the list of manors that have not been inspected for a number of years. Either no one was living in these manors or the residents living in the units have refused to allow Fuller, our manor inspection company, access. We are taking a very active role in gaining access to these units and performing the inspections.

Ms. Adams reported that Welcome Building Maintenance previously gave a group discount to clean dryer vents (to roof). She reminded membership that that braided hoses must be used for washer and dryers. Inspections are done at resale.

#### PRESIDENT'S REPORT

Ms. Adams reported that the garbage company has been sold. The recycle can will be blue and trash can will be grey.

It has been reported that people that used to live in Rossmoor are coming in and signing up on trip lists. This is causing actual owners to be wait-listed.

#### ORIENTATION – Jerry Priebat

Mr. Priebat announced the date of the next orientation which is on July 8 at 10:00 a.m. Ms. Adams advised the membership that anyone may attend. They don't have to be new residents because Mr. Priebat covers many facets of First Walnut Creek Mutual that members may have simply forgotten or may not be aware of.

#### SAFETY AND DISASTER PREPAREDNESS COMMITTEE

Ms. Woodside reported that there was a safety meeting scheduled, but no one attended. It may be that there was some confusion about dates because the July 23<sup>rd</sup> meeting was cancelled. Ms. Woodside is working with people in her entry on "Map Your Neighborhood".

Mr. Priebat mentioned that entry 18 on Golden Rain is going to have a drill on July 26. They will practice what they would do in a real emergency.

The next Safety and Disaster Preparedness meeting: Wednesday, September 24, 2014 at 9:30 a.m., Board Room (Gateway).

TRUST AGREEMENT REVIEW 7 REVISION MONITORING COMMITTEE

Ms. Adams reported that there is currently no Trust Committee for FWCM.

POLICIES/BYLAWS - Sue Adams

Ms. Adams reported that the new Bylaws have been mailed and she reminded the membership to vote. John Reppart, M.D. has been appointed Inspector of Elections.

NEW BUSINESS

None.

ANNOUNCEMENT

The next regular Board meeting: Friday, July 25, 2014 at 11:00 a.m. in the Donner Room at the Event Center.

ADJOURNMENT

Having no further business, the meeting adjourned at 12:00 p.m.

/s/

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Anne Paone, Assistant Secretary  
First Walnut Creek Mutual