

MINUTES

FIRST WALNUT CREEK MUTUAL
REGULAR MEETING OF THE BOARD OF DIRECTORS
FRIDAY, JULY 22, 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, July 22, 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; Rick Chakoff, Chief Financial Officer; Doug Hughs, Building Maintenance Manager; Rebecca Pollon, Landscape Manager; and Anne Paone, Administrative Secretary.

Mr. Anderson welcomed the 24 residents in attendance.

APPROVAL OF THE MINUTES

Mr. Priebat moved to approve the minutes of the regular session Board meeting of June 24, 2016 as written and reviewed. Ms. Turnier seconded and the motion carried without dissent.

RESIDENTS' FORUM

Allison Carter, Oakmont Dr., Entry 1 – Ms. Carter stated that she would like some parking spaces added where there is currently turf. Mr. Anderson reminded residents that vehicles may only park up to 72 hours. This is not permanent parking. There are no plans at this time to remove the turf for parking spaces.

Ellie Bernard, Golden Rain Rd., Entry 21 – Ms. Bernard reported that her hot water takes too long to get hot. Mr. Hughs reported that a recirculating pump can be very costly and it requires a separate line. This is an owner's cost. There is a unit that is a plug-in insta hot unit. This requires an alteration application.

Judy Lowe, Pine Knoll Dr., Entry 1 – Ms. Lowe wanted to discuss the birdbath ban. She explained that there are things that can be used to prevent mosquitoes from reproducing. She uses "Mosquito Dunks". Mr. Anderson replied that the Mutual cannot count on everyone being as conscientious, but the Board will take it under advisement.

Susan Felthousen, Oakmont Ct., Entry 10 – Ms. Felthousen would like the water turned back on in the rear common area. Mr. Anderson advised her to contact Chris Folger and Rebecca Pollon. Mr. Donner commented that this might be an area that will be rehabbed or it might be an irrigation problem.

LANDSCAPE REPORT

Ms. Pollon reported the following:

LAWN MAINTENANCE: Mowing is as needed, typically every week. Irrigation clocks are watering as weather requires, typically 2-3 days a week. Turf will be fertilized at the end of this month with 39-0-0

ENTRY MAINTENANCE: Crews are on schedule pruning Azaleas, Podocarpus and Leptospermum and spot spraying weeds every 4-6 weeks. Landscaped areas will be sprayed with pre-emergent weed control for fall/winter annual weeds in the beginning of August. Touch up fire abatement work for poison oak, coyote brush and tall weeds will begin in the natural areas around the mutual.

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

TREE REMOVALS: A permit has been granted to remove a dying Liquidambar at 1600 Oakmont, permits for a dying Monterey Pine at 1732 Oakmont and two failing Stone Pines at 1748 Golden Rain are still pending.

LANDSCAPE REHAB: All new landscapes are irrigated with bubblers or MP rotators resulting in more efficient watering and water conservation. Oakmont 11 turf removal and landscape seating area is complete, Pine Knoll 7/8 re-landscaping is currently in progress, Rockledge 1 turf removal has been completed and crews will begin working in Oakmont 14 next week. Contract mulch installation is in progress and will continue throughout August.

Ms. Pollon reminded residents that if they see any brown spots to report it to MOD.

TREASURER'S REPORT

Ms. Nordwall reported that the Mutual is in excellent financial condition. Ms. Nordwall commended residents and the MOD accounting department for their efforts in keeping delinquencies to a minimum. There is \$22,000 in coupon delinquencies with only one needing attention. Accounting and residents are doing an excellent job.

The Mutual received their dividend from MOD. The operating expenses are favorable to budget by \$105,000.

In June, there were 13 sales with a median price of \$367,000, YTD, there were 77 sales with a median price of \$336,500.

Mr. Chakoff reported that the operating summary sheet shows the Mutual is \$170,000 favorable to budget. The Mutual received a refund of \$59,000 from MOD. There is an 18% reduction in water rates from EBMUD as of July 1, 2016.

BUDGET & FINANCE

Mr. Chakoff reported that he reviewed the financials with the committee. The committee was going to discuss their charter and mission statement.

The next B&F meeting will be on September 15, 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 1108 and 1116 Fairlawn Court, entry 3. They have now converted 96 of the 170 for the year. They will next move onto 1200 and 1216 Fairlawn Court, entry 5 to complete those in the next several weeks.

CARPENTRY- Carpentry crews are working on the Monterey/Carmels in Golden Rain Road, entry 1 and Pine Knoll Drive, entry 8.

PAINTING-Painters are keeping up with the carpentry crews. They are currently working on 3349 & 3401 Golden Rain Road, entries 27 and 28, as well as 1400 Golden Rain Road entry 1.

MONTEREY/CARMEL BRIDGEWAYS-Gauthiers Construction will be starting the last two bridge way conversions for the Mutual next week. They will be doing 1408 and 1432 Golden Rain Road, entry 1. That will complete the bridge conversion program which first started back in 2001.

Ms. Nordwall reported that the Bridgeway project was handled in an excellent manner.

PRESIDENT'S REPORT

Mr. Anderson reported that the Presidents' Forum met for an hour with only the Presidents attending. The second hour included GRF members. Co-occupancy and birdbaths were discussed, especially standing water.

Recycle SMART presented their program. They also talked about their facility. It is open to visits. Styrofoam cannot be placed in the recycle bin.

The golf cart registration deadline is August 31, 2016. Golf carts can then be identified if they are breaking the rules.

Maloa Jenkins is replacing Justin Stebbins as the Securitas Site Manager.

Mr. Donner reported that flushable items can pass through the system, but they do not biodegrade in a timely manner.

ORIENTATION – Gerald Priebat

Mr. Priebat reported that thirteen residents attended the orientation. They were eager to hear about Rossmoor.

The next meeting date is September 13, 2016 at 10:00 a.m. in the Donner Room.

UNFINISHED BUSINESS

Regarding Entry 10 and the common area, Mr. Priebat reported that he received a letter that the windmill has been removed and the signs have been removed. The entry has submitted a proposal/alteration to the Board.

Mr. Priebat moved to approve the extended area in entry 10 common area as presented in the letter of July 13, 2016. Ms. Haydon seconded and the motion carried without dissent.

Mr. Priebat stated that the residents are responsible for cleaning up after using this area. The Board discussed the request from Entry 3 to have a concrete pad installed on the common area so that the residents may place a BBQ on it. The concrete pad would cost \$3,290 and the landscape for the area will cost \$3,377 for a total of \$6,667.

Ms. Turnier wanted to be sure that the BBQ meets the distance requirement from a combustible surface, which is 10 feet.

The Board discussed the request, which included a bolt in the concrete to attach the BBQ. It was decided that there might be some liability so the Board asked Ms. Haydon to check with the attorney, Stephanie Hayes, before making a decision on the matter.

Mr. Priebat moved to table a motion until a legal opinion is obtained. Ms. Turnier seconded and the motion carried without dissent.

Mr. Donner stated that the Mutual would have some liability.

NEW BUSINESS

Mr. Anderson announced the annual meeting will be in October and there is an election coming up.

Anne Paone was appointed as the Inspector of Elections.

The issue of banning birdbaths in the Mutual was discussed. Last month a motion was made for a policy that states: *Birdbaths are not allowed anywhere in First Walnut Creek Mutual because standing water provides a place for mosquitoes to breed. West Nile and Zitka diseases are spread by mosquitoes and are a present danger.*

The Board approved the motion, but before it was acted upon, the Board decided to revisit the issue.

Ms. Haydon amended her motion to the following:

Whereas standing water is a breeding ground for mosquitos, and mosquitoes can spread diseases, such as West Nile and Zitka, bird baths and other sources of standing water are not allowed. Mr. Priebat seconded.

There was further discussion.

It was decided to keep the original motion, which had passed 5-0.

Mr. Anderson confirmed that the Board approved the proposed policy. Once prepared, it will be sent out to the membership for a 30-day comment period.

ANNOUNCEMENT

The next regular Board meeting: Friday, August 26, 2016 at 11:00 a.m. in the Donner Room at the Event Center.

ADJOURNMENT

Having no further business, the meeting adjourned at 12:02 p.m.

/s/ _____
Gerald Priebat, Secretary
First Walnut Creek Mutual