

MINUTES

FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS FRIDAY, JULY 24, 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, July 24, 2015 at 11:00 a.m. in the Donner Room, Event Center, Walnut Creek, California.

PRESENT: Ken Anderson, President, District 4
Shanti Haydon, First Vice President, District 5
John Nutley, Second Vice President, District 1
Barbara Gilbert, Treasurer, District 2
Nancy Turnier, Secretary, District 3

EXCUSED:

Staff was represented by Paul Donner, Mutual Operation Director; Rick Chakoff, Chief Financial Officer; Doug Hughs, Building Maintenance Manager; Rich Perona, Landscape Manager and Anne Paone, Administrative Secretary.

Mr. Anderson welcomed the 23 residents in attendance.

APPROVAL OF THE MINUTES

Ms. Gilbert moved to approve the minutes of the regular session Board meeting of June 26, 2015 as written and reviewed. Ms. Turnier seconded and the motion carried without dissent.

LANDSCAPE REPORT

Mr. Perona reported the following:

LAWN MAINTENANCE: Mowing will be weekly.

Watering on schedule with weather conditions and will be adjusted to fall within EBMUD guidelines, twice weekly, as the season progresses. System checks are underway throughout the Mutual. All turf areas were sprayed for broadleaf weeds as needed and will be fertilized in mid-August with sulfur coated urea, a slow release fertilizer.

ENTRY MAINTENANCE: Crews are working on spraying for weeds in shrub areas and edging groundcover. The main task for crews has been pruning for non-flowering shrubs and hedges. All entries will be detailed monthly through the summer.

200 yds of bark will be installed throughout the Mutual in June; this is included in VCL contract.

We will begin touch-up fire abatement work for the control of coyote brush, poison oak and other undesirable volunteer growth.

TREE MAINTENANCE: All work orders are taken care of monthly. The tree crew is working on Rockledge and Fairlawn this month on selected trees.

LANDSCAPE REHAB: Landscape rehab projects include turf removal in selected areas.

New planting is minimal; all new irrigation is low flow bubblers or low flow spray heads (MP Rotators).

The large turf removal project on Tice Creek between entry 'AA' & 'B' has been completed with the installation of a pathway, benches, native Oak trees and water wise perennials and shrubs.

Mr. Perona asked the membership to report anything that they see to MOD, especially running water. Once a month, the irrigation is tested.

Mr. Perona reported that Ms. Gilbert received a letter asking for a bench to be installed between Entry 19 and 20. The Board will discuss this at their next meeting.

RESIDENTS' FORUM

Nettie Pazos, Pine Knoll Rd., E2 – Ms. Pazos wondered if someone that doesn't live here can dictate landscaping work. Ms. Turnier responded they cannot.

Ms. Pazos had a parking comment regarding residents needing to park in their carports.

Lonnie Pannell, Golden Rain Rd., E6 – Ms. Pannell said there is a problem with dumping on the lot because the chain is down. Mr. Hughs reported that he had dirt dumped there. Mr. Perona reported that Valley Crest's contract states that bark should be spread there. It will be gone soon.

Susan Ostrom, Oakmont Dr., E 4 – Ms. Ostrom reported that the air conditioning water shut-off valve doesn't shut-off. Water is running all day. Mr. Hughs will make sure the filter is changed. He reported that the first 4 air conditioners were just changed from water-cooling to air-cooling.

Hannelore Heizer, Oakmont Dr., E 4 – Ms. Heizer reported that there is a huge drainage problem. Water gets under the house and there is moisture all over the house. She thinks it needs a French drain. Mr. Hughs reported that there is moisture in the soil. Mr. Perona will check the watering of the ivy. If necessary, Valley Crest can adjust it. He will also check if a French drain should be installed.

Jerry Priebat, Golden Rain Rd., E18 – Mr. Priebat suggested that Betsy Hocking and Warren Salmons be invited to the FWCM annual meeting. The Mutual can then thank them for their service to Rossmoor.

Judy Foley, Golden Rain Rd., E14 – Ms. Foley would like to see the Board increase in size. She asked that they consider doing so. She is also concerned about FWCM liability for the path between Entries 14 and 26. Mr. Anderson reported that this will be discussed during the meeting. It is already on the agenda. Ms. Foley asked about the Sr. Housing Policy, section 51.3. She is concerned that a lot of people are leasing or subleasing. Ms. Gilbert reported that it is hard to control because people do it without reporting that they are leasing out their manor.

TREASURERS REPORT

Ms. Gilbert reported that the aging report only has 1 large outstanding account. The amount is \$40,065. Executors are holding up the sale of the property. The Mutual is in good financial condition. If anyone has a late fee, the Mutual will forgive the first \$25 if the member signs up for ACH.

Mr. Chakoff reported that the operating fund is \$182,000 under budget. Building maintenance is \$82,000 over budget. \$45,000 of it is due to smoke alarms that need to be replaced. The insurance is placed at the end of the year, but the budget is done in September. It came in under budget. The insurance is currently \$135,000 under budget and this number will continue to increase by \$20,000 each month.

Utilities are under by \$145,000, mostly due to water.

Mr. Donner reported that EBMUD will impose a 9% increase in July. There will also be a 25% drought surcharge as long as EBMUD has to pump water from the reservoirs.

The Mutual opened accounts with City National to provide FDIC protection. The rest of the banking will be moved there, too. There will be new coupons for the membership. City National Bank will not charge any bank fees.

BUDGET & FINANCE

Ms. Gilbert reported that John Hindenauch has been doing an extensive study on water conservation. The Mutual is doing quite well.

MUTUAL OPERATIONS REPORT

Mr. Donner reported that budget season is here. He will have a draft budget prepared soon.

Mr. Hughs gave the following report:

CARPENTRY-Carpentry crews are currently working on 1109 Rockledge Lane, entry 3. Will wrap up next week then move on to 1108 Fairlawn Court, entry 3.

PAINTING-Painters are working on 3201 Golden Rain Road, entry 25.

ROOFING- We have had the roofers go through and replace the last of the older undersized downspouts on the back of nine Sonoma/Sequoia buildings throughout the Mutual. They will also be completing the last five laundry room tile roof conversions in the next month.

MONTEREY/CARMEL BRIDGEWAYS- Gauthiers Construction has completed the Bridge replacements for this year.

PRESIDENT'S REPORT

No report. The forum will be held on July 27.

ORIENTATION – Jerry Priebat

Mr. Priebat announced the next meeting date of September 8, 2015 at 10:00 a.m. in the Donner Room.

UNFINISHED BUSINESS

None

NEW BUSINESS

Mr. Anderson discussed the asphalt path between Entries 14 and 26. The options are to bring it up to code, remove it, or something in between. The Board is in the process of getting bids.

ANNOUNCEMENT

The next regular Board meeting: Friday, August 28, 2015 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/

Nancy Turnier, Secretary
First Walnut Creek Mutual