

MINUTES

FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS FRIDAY, JULY 27, 2018 AT 11:00 A.M. DONNER ROOM – EVENT CENTER

President Gerald Priebat called to order the regular meeting of the Board of Directors of First Walnut Creek Mutual on Friday, July 27, 2018 at 11:00 a.m. in the Donner Room, Event Center, Walnut Creek, California.

PRESENT: Gerald Priebat, President, District 2
Shanti Haydon, First Vice President, District 5
John Moe, Second Vice President, District 3
Sally Nordwall, Treasurer, District 1
Glenda Edwards, Secretary, District 4

EXCUSED: None

Staff was represented by Paul Donner, Mutual Operations Director; Rick Chakoff, Chief Financial Officer; Rebecca Pollon, Landscape Manager and Anne Paone, Administrative Secretary.

Mr. Priebat welcomed the 17 residents in attendance.

APPROVAL OF THE CONSENT CALENDAR

The consent calendar consisted of:

Regular Meeting Minutes – June 22, 2018
Executive Meeting Minutes – June 22, 2018

Mr. Moe moved to approve the consent calendar as presented. Ms. Haydon seconded and the motion carried without dissent.

RESIDENTS' FORUM

The Residents' Forum was held. Topics included vehicles speeding-wanted curb painted red. This is a GRF issue. Flooring for upper units; flippers selling units; and alteration rules for contractors.

LANDSCAPE REPORT

Ms. Pollon reported that the irrigation and maintenance has not changed. There are 8 permits for tree removals pending.

If you have landscape *maintenance* requests (pruning or irrigation), please direct them to the MOD work order desk. If you have landscape *improvement* requests, please contact your mutual landscape representative.

WORK ORDER DESK

By phone: 988-7650
By email: WORKORDER@ROSSMOOR.COM

TREASURER'S REPORT

Ms. Nordwall reported First Walnut Creek Mutual is doing very well. She is working on two delinquencies with the attorney. She is also working on structuring the 2019 budget.

Mr. Chakoff reported Building Maintenance, Landscape and Utilities are all under budget. Insurance is over budget by \$23,000. Insurance is placed after the budget is done. The unforeseen increase is due to the fires.

Mr. Chakoff stated that regarding the fire that was caused by a resident smoking, there is no way to know right now if the Mutual's insurance will subrogate to the owner's insurance.

BUDGET & FINANCE

Mr. Priebat reported that Jean Autry is continuing as chair. Members have dropped off of the committee. Directors should ask if people are willing to continue on the committee or find new volunteers.

Ms. Nordwall reported the Budget Review Meeting is September 13th at 10:00 am in the MPR #1 at Gateway. Residents may attend and make comments on the draft budget.

MUTUAL OPERATIONS REPORT

Mr. Donner reported that they are already starting to build the budget for 2019. Contractual issues will come up such as landscape and insurance.

Mr. Donner read Mr. Hughs' report as follows:

CARPENTRY- Carpenters are currently working in entry 9 Rockledge Lane on building 1557 and entry 4 Rockledge Lane, building 1136.

PAINTING-Painters are currently working on 2665 Pine Knoll Drive, entry 8 and 1332 Rockledge Lane, entry 6. They will soon be starting 1232 Fairlawn Court, entry 5.

A/C CONVERSIONS-All Bay Heating and Air continues to convert water cooled A/C units to air cooled units. He is currently doing all of the Yosemite style buildings on Tice Creek Drive, Rockledge Lane and Oakmont Drive entries 4-8. He has completed 28 of the 64 for the year.

P G & E- P G and E will be shutting down power for a brief period on August 1st between the hours of 12:00 noon to 4:00pm for several buildings located on Oakmont Drive entries 15 and 16 and Pine Knoll Drive entries 6 and 7. Residents affected have been contacted directly by PG and E.

Mr. Donner reported that Golden Gates, Montereys, Carmels, and San Francians have too tight of a space to convert the air conditioners. They will not be done at this time.

PRESIDENT'S REPORT

Mr. Priebat reported on the Presidents' Forum. Defensible space was addressed by Rebecca Pollon. Ms. Pollon stated there are 2 types of abatement: weed eating and lifting

large tree limbs up 10 feet above the ground. Flammable shrubs should be eliminated. Mr. Priebat reported that the Fire Department makes surprise inspections.

Collection of delinquencies was addressed. Some Mutuals have Hearings to try to get payment. First will collect any monies owed once the manor is sold.

Websites were discussed. Maureen O'Rourke presented information. Her department only has a part-time worker to maintain the websites. Minutes must be approved before they are posted. Some Mutuals have private websites. They should be password-protected. It is a complicated matter.

ORIENTATION – Gerald Priebat

Mr. Priebat reported that the meetings have been every other month. He has decided to hold the meetings every month, except for October and December. The next meeting will be held on August 14th at 10:00 a.m. in the Donner Room.

UNFINISHED BUSINESS

Second story flooring: Mr. Moe reported that with new, modern materials available, the Board should revisit the policy on flooring. It mostly affects lower levels. Cork is supposed to be a great underlayment.

Mr. Donner reported that Bill Parsons can explain if the transmission is sufficient for new products such as cork.

Ms. Nordwall stated the floor covering should have a specific ICC rating for sound transmission.

Mr. Donner suggested that the Board take its time investigating and deciding on any changes. It is not only a consideration for walking, but also items dropping, chairs dragging across the floor, etc.

Ms. Edwards reported that Rossmoor needs to be more current on these products. They need to move forward.

Landfill: Mr. Moe is trying to move forward on this issue. He would like to reduce the landfill and increase the recycling in First Walnut Creek Mutual. He is working on right-sizing to reduce the landfill bin size. Everyone needs to do a better job of recycling. He would also like to have composting for First Mutual. There is a pilot program in SWCM and parts of TWCM.

Mr. Donner explained that organic food waste equals composting. There are pails available with a liner inside. This pail can be taken to the bin and dumped. Then simply place a new liner in the pail.

Mr. Moe would like to have the FWCM article announce that District III is looking for volunteers to help with this project.

Mr. Priebat stated that everyone can make requests that bins get sized for their entry.

Mr. Donner elaborated that residents should contact their director and the director can contact Mary Ann Gannon-McCooey. Directors can also contact Jency James of Republic Services on their own. When they are ready to make a switch, Mary Ann can help.

NEW BUSINESS

Solar: Mr. Priebat reported that he asked the attorney to draft a solar policy. It is very complicated and can be expensive to install. He has given the Board the draft policy for their review. He asked the Board to send their comments to Anne Paone in the Board

office. Once the Board agrees on the policy, it will be mailed to the membership for a 30-day comment period. The Board will then consider all comments and vote to adopt or not to adopt the policy at a noticed Board meeting.

Ms. Nordwall reported that the attorney commented that some people are concerned about the \$1,000,000 insurance required. Ms. Nordwall would like that to be a requirement. Ms. Nordwall moved to accept the policy as written. The motion failed as the other Board members have not had the chance to review the policy.

Semi-Annual Junk Pick-Up: Ms. Haydon reported that many members have items that don't fit in the bins. She suggested that the Mutual have a company come in twice a year to pick up a maximum of three items per manor. Ideally, residents could leave them at their door and they would get picked up from there. Ms. Haydon made some calls and a company called Vets Move Junk would send 2 trucks for a total cost of approximately \$1,000-\$1,200. The resident can call and give them their address and they would go to the manor and remove the items.

Mr. Donner reported that this is an awesome idea. MOD can't handle all of those items. He asked Ms. Haydon to arrange a meeting with the representative of the company for him and Ms. Haydon.

ANNOUNCEMENTS

The next regular Board meeting: Friday, August 24, 2018 at 11:00 a.m. in the Donner Room at the Event Center.

ADJOURNMENT

Having no further business, the meeting adjourned at 11:15 a.m.

/s/ _____
Anne Paone, Assistant Secretary
First Walnut Creek Mutual

***The Board of Directors met in executive session on June 22, 2018 at 11:25 a.m. to discuss the following:

1. Member Compliance: Abusive to residents. Fines imposed.
2. Smoking. Fines imposed.

Having no further business, the executive session adjourned at 1:55 p.m.