

## MINUTES

### FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS FRIDAY, AUGUST 24, 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, August 24, 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  
Vacant, Secretary, District 4

EXCUSED: Sally Nordwall, Treasurer, District 1

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

Mr. Priebat welcomed the 22 residents in attendance.

He announced Ms. Edwards resigned from the Board. Under the Bylaws, the remaining Board directors may appoint someone to fill the vacancy. This person will complete the term which ends in 2021.

#### APPROVAL OF THE CONSENT CALENDAR

The consent calendar consisted of:

Regular Meeting Minutes – July 27, 2018

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

Mr. Priebat addressed the first item under unfinished business because there was a special guest attending the meeting.

Ms. Haydon introduced Mike Bloemen of VetsMoveJunk. He told the membership that they hire as many veterans as possible.

Ms. Haydon reported that the Mutual will have a free pick-up day on October 1<sup>st</sup> between 10a.m.-1p.m. Residents must call by September 28<sup>th</sup> to sign up. The items cannot weigh more than 20 pounds. They do not collect hazardous waste, but they will take electronics.

#### RESIDENTS' FORUM

The Residents' Forum was held. Topics included contractor guidelines and contractor violations, posting of minutes regarding the timing, landscaping, Mud Bird nests, parking,



- 1917 Golden Rain building 1 Pine tree too close to building

### **LANDSCAPE REHAB ITEMS**

#### **PLANT REPLACEMENTS, ENTRY REHABS AND RESIDENT REQUESTS**

The Landscape Department posted a call for plant requests in the Rossmoor News with a closing date of September 3<sup>rd</sup>. After the request period is closed all requests will be reviewed with the Landscape Manager and Landscape Representatives.

#### **CAPITAL IMPROVEMENTS**

As part of our 2018 plan we are enhancing 'focal point' areas and street side landscapes. The following have been proposed under this line item;

- Improvements at corner of Oakmont 2/ Tice Creek/Golden Rain rd  
\$3,712
- Removal of poor performing lawn at entrance to Oakmont 1, replace with landscaping \$5,619
- Rehab of area where several trees were removed at corner of GR 29  
\$8,875
- Rehab of entrance corner of GR 1 \$6,911

Several more improvements will be proposed at the next meeting. Please see map for locations.

In addition to these proposals there is one for Rockledge entry 6 which is a lawn removal/relandscaping project as part of both our 'resident requests' and lawn removal/water conservation projects. This area will be converted from lawn to a drought tolerant/California native garden setting. \$11,475

Ms. Pollon reported that residents may email plant requests until September 3<sup>rd</sup>, 2018.

The issue of a resident's private garden was briefly discussed. One question was why the gravel that was installed had to be removed. Ms. Pollon responded that they don't know if it has been graded properly. The Board will take the entire matter under consideration.

Ms. Folger, Chair of the Landscape Committee, reported the committee would like to send out notices (not on Mutual letterhead) to people in violation of landscaping policies. They would be advised items must be removed or they will be fined. The landscape representatives will follow-up to see if items have been removed. Ms. Pollon will be copied on all letters.

Ms. Folger suggested that the proposals from Ms. Pollon be postponed until they know

exactly what will be planted. Ms. Pollon said that is fine. It will just take longer to get the proposals. The committee has been working on a tree planting guideline. Ms. Pollon has

been involved and providing them with information. Ms. Pollon will provide a list of plant requests to the committee.

Per Mr. Priebat, Ms. Pollon's proposals are tabled until next month.

### TREASURER'S REPORT

Ms. Haydon read Ms. Nordwall's report as follows: First Walnut Creek Mutual is in fine condition primarily due to the excellent work of the staff in the accounting department. Delinquencies in coupon payments are below \$46,000.00. Only \$15,388 is over 90 days delinquent and that is a tribute to our members and our accounts receivable representative, Mireya Cruz. I am actively working with attorneys on two accounts. It is time to remind our residents that if they have an overdue fine we will waive it if they sign up for automatic deduction. For active people, and those who travel this is the way to go.

I continue to be pleased with the progress on the water-cooled air conditioner replacement program and can see water savings already.

Activity has been centered around review of the Draft Budget for 2019. I understand that our Budget and Finance Review meeting needs to be rescheduled due to GRF Budget meetings.

Rick Chakoff will review the Operating Account Report.

Mr. Chakoff reported the Mutual has \$184,000 surplus to budget. Building Maintenance and Utilities are better than budget. The insurance policies are higher than anticipated due to events in Rossmoor.

### BUDGET & FINANCE

Mr. Priebat reported that Jean Autry is continuing as chair. Paul Moderacki has joined the committee and Peggy Kaiser is remaining. Other members have resigned. The September Budget & Finance meeting has been rescheduled to September 21, 2018 at 2:00 p.m in the Board Room at Gateway.

### MUTUAL OPERATIONS REPORT

Mr. Hughs read his report as follows:

CARPENTRY- Carpenters are currently working in entry 14 Golden Rain Road on building 2101 and entry 4 Rockledge Lane, building 1136.

PAINTING-Painting work is happening at 2133 Golden Rain Road, entry 14 and 1557 Rockledge Lane, entry 9. We have completed 18 buildings so far.

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 32 of the 64 for the year so far.

### PRESIDENT'S REPORT

No report. The meeting is next Monday.

ORIENTATION – Gerald Priebat

Mr. Priebat reported that the meetings will be held monthly now. The next meeting will be held on September 11<sup>th</sup> at 10:00 a.m. in the Donner Room.

### UNFINISHED BUSINESS

Status of Solar Panel Policy: Mr. Priebat reported a draft of the new policy has been mailed to all residents for comments. The Board will then review the comments and may adopt the policy at the September Board meeting.

Recycling: Mr. Moe reported that he is still trying to move forward with the downsizing of trash bins. He is also researching organic waste.

Call for Volunteers: Mr. Moe will place an article in the Rossmoor News requesting volunteers for this project.

### NEW BUSINESS

None

### ANNOUNCEMENTS

The next regular Board meeting: Friday, September 28, 2018 at 11:00 a.m. in the Donner Room at the Event Center.

### ADJOURNMENT

Having no further business, the meeting adjourned at 12:20 p.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.