

## MINUTES

### FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS FRIDAY, AUGUST 25, 2017 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, August 25, 2017 at 11:00 a.m. in the Donner Room, Event Center, Walnut Creek, California.

PRESENT: Ken Anderson, President, District 4  
Gerald Priebat, First Vice President, District 2  
Shanti Haydon, Second Vice President, District 5  
Sally Nordwall, Treasurer, District 1  
Chris Folger, Secretary, District 3

EXCUSED: None

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

Mr. Anderson welcomed the 18 residents in attendance.

#### APPROVAL OF THE CONSENT CALENDAR

The consent calendar consisted of:

Regular Meeting Minutes – July 28, 2017  
Executive Session Minutes – July 28, 2017

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

#### GUEST SPEAKER

Ms. Haydon introduced Carol Weed as the Mutual's guest speaker. She is on the committee, TrashTalkers, and works with Sustainable Rossmoor. They are involved in updating Rossmoor's use of recycling bins.

Ms. Weed remarked that if the Mutual can downsize their bins, they can save \$1,000 per bin yearly. Cardboard boxes are always a problem. Residents should flatten and fold them before placing them in the bin or take them down to MOD. Pick-ups are free for recycle bins. Ms. Weed displayed a tote bag for recycle use. It has handles and a handle on the bottom to make it easier to dump the items into the recycle bin. It has a picture on it to help residents understand what items can go into the recycle bins. There will be a meeting on Friday, September 22<sup>nd</sup> at 9:00 a.m. and 5:30 p.m. and on Saturday, September 23<sup>rd</sup> at 9:00 a.m. on Rockledge Entry 6 near the trash enclosure. All are welcome to attend.

The Board thanked Ms. Weed for coming and sharing her information with the members.

## RESIDENTS' FORUM

A resident noted that contractors and their trucks need to be identified. Residents also need more notice when work is to be done.

A resident thanked the Board for approving having the posters on the bins to show where the items go. She thanked Ms. Haydon for right-sizing and contacting Republic Services.

A resident wanted to know if someone that is renovating their unit and causes damage to another unit is responsible for the problems. Mr. Anderson replied yes. If a resident is unsure, they should call MOD when they have a problem.

A resident asked if an owner is responsible for having shelves in the storage unit in the carports. The resident may choose to have or not have shelving.

A resident was concerned that there is a traffic hazard by Entry 2 because cars parking can block the visibility. He asked about mirrors being placed there. Mr. Hughs stated that they can be installed, but they may not be very effective. Mr. Priebat suggested the resident speak to Dennis Bell about increasing the red zone, even one more vehicle length. The resident will contact him as it is a GRF street.

A resident asked about smooth floors for upper units. Ms. Haydon suggested that the resident bring information to Bill Parsons in the alteration department. He can then inform the Board.

A resident didn't want open-flame barbecues on G11 balconies. She would like wood chips and propane prohibited. Mr. Priebat asked her to provide specific cases.

## LANDSCAPE REPORT

Mr. Donner reported for Ms. Pollon as follows:

Landscaping will be cutting back on watering. Mowing is still done weekly. Large shrubs are being pruned weekly. Late summer maintenance is being done. There are a lot of moles and voles this year, probably due to the heavy rains.

Ms. Folger announced that the next landscape meeting is scheduled for October 4<sup>th</sup>. There are articles in the Rossmoor News about the moles, voles and dog walking.

## TREASURER'S REPORT

Ms. Nordwall reported that First Walnut Creek Mutual is in excellent financial condition. She commended the accounting department for keeping current with coupon payments. She also advised members to use ACH, the automatic system for paying the monthly coupon. Two accounts are delinquent and should be cleared up over the next eight months. The Budget & Finance meeting is open to members. The next meeting will be held on September 14<sup>th</sup> at 10:00 a.m. in the Board Room at Gateway. She thanked Mr. Hughs for keeping up with the water-cooled air conditioning conversions.

Mr. Chakoff reported the operating fund has a surplus-to-budget of \$134,000. Some of these funds will be temporary. Forty-one thousand is from the MOD refund, landscaping is \$44,000 favorable, utilities, mostly water, is favorable by \$14,000 and \$15,000 is from insurance. The Mutual picks up \$2,000 a month because the insurance is lower than was anticipated. Insurance is placed after the budget is adopted, so it can come in lower than budgeted.

Ms. Nordwall reported that there were 84 YTD sales at a median price of \$343,500.

### BUDGET & FINANCE

Next meeting is September 14, 2017, 10:00 a.m. in the Board Room-Gateway.

### MUTUAL OPERATIONS REPORT

Mr. Hughs gave the following report:

CARPENTRY REHAB-Carpenters are currently working on 2408 Golden Rain Road entry 16 and 1917 Golden Rain Road entry 11.

PAINTING-Painters are finishing up on 1516 Golden Rain Road entry 2 and 1935 Golden Rain Road entry 11.

A/C WATER CONVERSIONS-All Bay Heating and Air has completed 84 of the 116 conversions for the year which equates to 72%. They are currently working in entry 3 Rockledge Lane.

### PRESIDENT'S REPORT

Mr. Anderson stated that the meeting is on next Monday, so he will have a report at the next September meeting.

### ORIENTATION – Gerald Priebat

Mr. Priebat announced the next meeting will be held on September 12, 2017 at 10:00 a.m. in the Donner Room.

### UNFINISHED BUSINESS

Ms. Haydon thanked everyone for heeding the rules and cleaning their carports. She also reported on a device that can be installed in your vehicle that deters rats from getting under the hood. It is called Rid-A-Rat. It is powered by the car's battery, but works when the car is off.

### NEW BUSINESS

Ms. Haydon discussed the possibility of increasing the fines for violations. It was proposed that they be raised to \$100 for a first violation. Mr. Priebat was concerned that some people don't pay the current \$25 fine, so they wouldn't pay \$100. The Board discussed the matter and explained that the money would still be on the resident's account and at the very least, the Mutual would receive it when the manor was sold.

*Ms. Haydon moved to increase the fines to \$100, \$200, and \$300 based on the current fine system and to send or post the changes for a 30-day comment period. Mr. Priebat seconded and the motion carried without dissent.*

Mr. Anderson will create the new policy changes. The Board will consider adopting the new changes at the regular October Board meeting.

## ANNOUNCEMENTS

The next regular Board meeting: Friday, September 22, 2017 at 11:00 a.m. in the Donner Room at the Event Center.

## ADJOURNMENT

Having no further business, the meeting adjourned at 11:45 a.m.

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

\*\*\*The Board of Directors met in executive session on July 28, 2017 at 11:50 a.m. in the Donner Room at the Event Center, 1021 Stanley Dollar Dr., Walnut Creek, California to discuss the following:

1. Member Issue-Smoking – Resident will monitor that no smoking is done in or near her manor.

Having no further business, the executive session adjourned at 12:05 p.m.