

MINUTES

FIRST WALNUT CREEK MUTUAL
REGULAR MEETING OF THE BOARD OF DIRECTORS
FRIDAY, AUGUST 26, 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, August 26, 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 Operations 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

The consent calendar consisted of:

Regular Meeting Minutes – July 22, 2016
Executive Session Minutes – July 22, 2016
Executive Session Minutes – July 7, 2016
Executive Session Minutes – June 24, 2016

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

GUEST SPEAKER

Mr. Anderson introduced Maloa Jenkins, Securitas Site Manager.

Ms. Jenkins reported that she has been an EMT for 9 years at Rossmoor. Securitas responds to 7,800 calls a year. Twenty-five percent of these are medically related. Nine thousand people enter Rossmoor on a daily basis. Approximately three-and-a-half million people enter each year. One-and-a-quarter million guests are screened each year. There are thirty-four Securitas employees at Rossmoor. Twenty-five are in operations working at the gate and patrolling the area. Three employees work at the Public Safety Office. There are nine EMTs. They work 12 hour shifts. Securitas provides three mobile patrol units that cover twenty-four hours a day.

Ms. Jenkins reminded the membership to call Securitas if they see anything suspicious. If they have an emergency, they should call 911. Securitas will be at the residence, too.

Mr. Priebat asked if anyone watches walk-ins. Ms. Jenkins replied that there are cameras watching all the vehicle lanes and the walkways.

Mr. Anderson stated that if the electricity goes out, you might have power to your phone depending on your provider. Additionally, some phones have a back-up battery.

RESIDENTS' FORUM

Terry Angus, Pine Knoll Dr., Entry 8 – Ms. Angus had a concern about the color her building was painted and the trim color. She would like to have at least some of it repainted. The address numbers blend in with the background paint color. This can make it difficult to find a residence at night, which is really a concern if it is an emergency.

Ms. Turnier said she would arrange a meeting Doug Hughs to look at her building.

LANDSCAPE REPORT

Ms. Pollon reported the following:

LAWN MAINTENANCE: Mowing is occurring weekly. Turf is watering as weather dictates, typically every 2-3 days. All turf has been fertilized this month and treated for broadleaf weeds. Over seeding will begin next month as per contract.

ENTRY MAINTENANCE: Crews are continuing to prune Azaleas, Podocarpus and Leptospermum and spot spraying weeds every 4-6 weeks. Groundcovers are being edged this month.

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

TREE REMOVALS: Permits are pending for a grove of Pines on the slope of Oakmont 16 that are infected with Pine Beetle, as well as a failing liquidambar at 1616 Oakmont, 4 leaning pines at Rockledge entry 1, a Pine on the slope below Rockledge entry 9 infested with beetles, a leaning tree near the laundry room of Golden Rain 26, a tree that lost branches at 1348 Rockledge lane

LANDSCAPE REHAB: Fairlawn entry 3 gathering area will begin within the month and proposals for Oakmont entry 10 are pending.

Ms. Pollon reminded residents it takes 72 hours for mosquito larvae to hatch. There should not be standing water in the Mutual.

Chris Folger reported that Entry 10-Oakmont work is still in progress. They are reviewing lawn plans.

Mr. Pollon reported that if the lawn is free of weeds, it can be irrigated and reseeded.

TREASURER'S REPORT

Ms. Nordwall reported that the Mutual is in excellent financial condition. The Board is approaching the budget planning portion of the year. There will be a meeting on September 15th at 10:00 a.m. in the Board room at Gateway. This will be a working meeting on the 2017 Budget Draft. Members may attend and observe the budgeting process.

MOD and the accounting department have done excellent work for the Mutual. There are two accounts in delinquency that are getting Ms. Nordwall's attention.

Mr. Chakoff reported the there is a surplus to budget in the operating fund of \$89,000. This is due to a refund of \$59,000 from MOD and a surplus of approximately \$19,000 in Building Maintenance. Everything looks good.

BUDGET & FINANCE

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 1200 and 1216 Fairlawn Court, entry 5. They have now converted 112 of the 170 for the year. They will next move onto 1411 and 1427 Rockledge Lane, entry 8 to complete those in the next several weeks.

CARPENTRY- Carpentry crews are currently working on 2533 Pine Knoll Drive, entry 7. Once complete they will then proceed to the four Monterey/Carmels in entry 9 Pine Knoll drive.

PAINTING-Painters are keeping up with the carpentry crews. They are currently working on 1432 Golden Rain Road, entry 1 and 2581 Pine Knoll Drive, entry 7.

MONTEREY/CARMEL BRIDGEWAYS-Gauthiers Construction has completed both of the Monterey/Carmel bridges for the year which concludes this program.

PRESIDENT'S REPORT

Mr. Anderson reported that Securitas will post water line breaks on the Rossmoor website. GRF is looking at Nixel, which is used for emergency broadcasting using text, email or a landline. A resident must opt-in. The resident will then be notified of any emergency. Securitas reported that Rossmoor is a safe place to live. They are looking at having more patrols at night. They currently have two patrols.

Golf cart registration continues. There is a lifetime fee of \$10 for the registered cart.

Last Monday at the Presidents' Forum, co-occupancy was discussed.

The CEO, Tim O'Keefe, went into detail about the new 5-year Comcast contract. It starts on January 1, 2017. There will be a price increase, but there will also be more channels available, free Wi-Fi router and free internet. The equipment is for free.

Mr. Donner pointed out that it's not really for free. There will be a charge of \$55.00 per month.

Mr. Anderson stated that this also includes a free X-Box.

Sue Adams, previous FWCM President and now a Board member on the GRF Board, reported that the landline can be offered for \$20.00 a month if the entire Mutual gets it. The Board will make that decision.

Ms. Adams also reported that there is a new pilot program being offered by Comcast called TeleMedical. With this program, a resident may Skype with their doctor.

More information will be published in the Rossmoor News and Comcast will hold some meetings at Rossmoor to explain the programs offered.

Mr. Priebat stated that he is against the Comcast phone service. There was an outage a few years ago and everything went down, including the phones.

ORIENTATION – Gerald Priebat

Mr. Priebat reported that the next meeting date is September 13, 2016 at 10:00 a.m. in the Donner Room. As always, existing residents are welcome.

UNFINISHED BUSINESS

Mr. Anderson reported that the Board will consider adopting the new Birdbath policy at its September meeting.

Mr. Priebat stated that he heard on the radio that the Zika virus is expanding across the country. He is in favor of getting rid of birdbaths.

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.

Mr. Hughs has a proposal to bolt down the BBQ. It will be attached to the concrete.

Ms. Haydon moved to approve the proposals for the concrete pad at a cost of \$3,290 and for the landscaping at a cost of \$3,377. Mr. Priebat seconded and the motion carried without dissent.

Mr. Anderson stated that the Mutual will look at proposals submitted for entries on an individual basis.

Mr. Priebat mentioned BBQs and the fire code. Mr. Anderson reported that he has spoken to Darcy Maupin. She inspects Rossmoor for Contra Costa County. The Contra Costa County City ordinance states that it is legal to have 20 pound propane tanks on a balcony of a multi-dwelling building.

NEW BUSINESS

None

ANNOUNCEMENT

The next regular Board meeting: Friday, September 23, 2016 at 11:00 a.m. in the Donner Room at the Event Center.

ADJOURNMENT

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

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