

## MINUTES

### FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS FRIDAY, SEPTEMBER 23, 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, September 23, 2016 at 11:00 a.m. in the Donner Room, Event Center, Walnut Creek, California.

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

EXCUSED: Nancy Turnier, First vice president, District 3

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 10 residents in attendance.

#### APPROVAL OF THE MINUTES

The consent calendar consisted of:

Regular Meeting Minutes – August 26, 2016

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

#### RESIDENTS' FORUM

Alice Krajewski, Rockledge Lane, Entry 9 – Ms. Krajewski reported that a vehicle in a G-11 building was parking behind another vehicle in the carport. The car sticks out.

Mr. Anderson advised that Securitas be called first, then a Board member, if she doesn't receive any help. Ms. Krajewski asked about the Board placing an article in the Rossmoor News. Mr. Anderson responded that the Board will take it under advisement.

Jody Barker, Oakmont, Entry 15 – Ms. Barker reported that leaves fill the ditches. When she opens her door, leaves are blown inside. Ms. Pollon stated that the landscapers come to do blowing every 4-6 weeks. She will take a look. Ms. Barker also reported that the wood chips are turning black and are blowing away. She would like more wood chips and more wood chips by the black wood chips. Ms. Pollon reported that this entry is on the list to be done.

Alice King, Oakmont, Entry 15 – Ms. King reported that she and a lot of other residents hope the Board will accept the DVR offer from Comcast. Mr. Anderson reported that the Board has the option to add DVR and a landline. The Board wants input from the membership. December 2017 is the deadline for a decision.

Ms. Nordwall reported that the decision about service will not be made prior to December 2017.

### LANDSCAPE REPORT

Ms. Pollon reported the following:

**LAWN MAINTENANCE:** Mowing is occurring weekly. Turf is watering as weather dictates, typically every 2-3 days. Over-seeding will begin next month as per contract.

**ENTRY MAINTENANCE:** Crews are currently pruning Coleonema, Garlic and Podocarpus and spot spraying weeds every 4-6 weeks.

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

**TREE REMOVALS:** Removals have begun for a grove of Pines on the slope of Oakmont 16 that are infected with Pine Beetle, a permit is still pending on a failing liquidambar at 1616 Oakmont, 4 leaning pines between Rockledge entry 1 and Fairlawn entry 1 have been removed, a Pine on the slope below Rockledge entry 9 infested with beetles has been removed, and the Pine behind 1348 Rockledge has been removed.

**LANDSCAPE REHAB:** Projects beginning this month are on Golden Rain 16, Rockledge 9 and Golden Rain 23.

Ms. Pollon reminded residents that moles and gophers are an issue. Residents should call MOD if they see these critters.

### TREASURER'S REPORT

Ms. Nordwall reported that the Mutual is in excellent financial condition. Delinquencies are less than \$30,000 and this is mostly due to people neglecting to pay late fees and penalties. FWCM is in the budget planning process. The MOD draft of the 2017 Budget was reviewed by the board and the Budget and Finance Committee at the Budget and Finance Committee meeting on September 15, 2016.

The recommendation will be presented at the Annual Meeting. Ms. Nordwall encouraged everyone to attend.

Mr. Chakoff reported that as of August, the operating fund was \$60,000 better than budget. This was mostly due to the refund from MOD in the amount of \$59,000. Building maintenance is ahead of budget. Utilities is over budget by \$55,000, but that should change once it begins to rain. Everything is fine.

### BUDGET & FINANCE

The next B&F meeting will be on November 17, 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 is in the process of completing the A/C conversions in Entry 8 Rockledge Lane. They have completed 136 of the 170 for the year. They will next move onto 1500 and 1426 Rockledge Lane, entry 10 to

complete those in the next several weeks.

CARPENTRY- Carpentry crews are currently working on the laundry room/trash area fence on 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 2533 Pine Knoll Drive, entry 7.

### PRESIDENT'S REPORT

Mr. Anderson reported the Presidents' Forum will meet on Monday.

### ORIENTATION – Gerald Priebat

Mr. Priebat reported that the next meeting date is November 17, 2016 at 10:00 a.m. in the Donner Room. As always, all residents are welcome.

### UNFINISHED BUSINESS

Mr. Anderson called for a motion regarding the new Birdbath Policy.

*Mr. Priebat moved to adopt the new Birdbath Policy as written and presented.  
Ms. Nordwall seconded and the motion carried without dissent.*

### NEW BUSINESS

None

### ANNOUNCEMENT

The next meeting is the Annual Meeting: Tuesday, October 11, 2016 at 10:00 a.m. in the Fireside Room at Gateway.

The next regular Board meeting: Friday, October 28, 2016 at 11:00 a.m. in the Donner Room at the Event Center.

### ADJOURNMENT

Having no further business, the meeting adjourned at 11:40 a.m.

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