

MINUTES

FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS FRIDAY, SEPTEMBER 28, 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, September 28, 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
Vacant, Secretary, District 4

EXCUSED: None

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

Mr. Priebat welcomed the 50 residents in attendance.

APPOINTMENT TO VACANCY

Mr. Priebat announced the Board interviewed two candidates. The Board appointed Patricia Donahue to fill the vacancy left by Glenda Edwards. Ms. Donahue's term ends in 2021.

APPROVAL OF THE CONSENT CALENDAR

The consent calendar consisted of:

Regular Meeting Minutes – August 24, 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 a request for an update on parking for entry 14, landscape matters, request that alteration fees be raised, aging electrical and suggestion that the coupon be raised to address this matter.

LANDSCAPE REPORT

Chris Folger reported that the landscape committee will meet with Ms. Pollon on Tuesday. The committee has started a project called "Tree Replacement Guidelines". They would

like the Board to review and possibly place this item on an agenda. Richard McPherson,

who is a resident and landscape architect, helped with the guidelines. He introduced himself to the Board and membership.

TREASURER'S REPORT

Ms. Nordwall reported FWCM is in excellent financial condition. The budget will be presented at the annual meeting on October 9, 2018. The Board will vote on the budget at the October 26th meeting. Mireya Cruz is doing an excellent job with accounts receivables. Ms. Nordwall reminded members to get their Trusts in order.

Mr. Chakoff reported the Mutual operating fund is \$81,000 surplus to budget. Utilities are under budget. There is an insurance deficit of \$31,000. The Mutual is doing just fine.

BUDGET & FINANCE

Mr. Paul Moderacki, a member of the committee, reported they met a week ago to review the budget. The FWCM coupon is one of the lowest in Rossmoor. The Finance Committee unanimously recommended to the Board that the coupon be raised by \$10. This is an increase of 2.5%. The GRF increase is 1.6%.

Mr. Chakoff reported that there is an increase in insurance. The insurance is placed in December, so the Mutual doesn't know what the actual cost will be at the time of the budget. The insurance increase is due to events this year. Rossmoor did enjoy several years of lower payments.

MUTUAL OPERATIONS REPORT

Mr. Hughs read his report as follows:

CARPENTRY- Carpenters are currently working in entry 12 Golden Rain Road on building 2001 and entry 17 Golden Rain Road, building 2401.

PAINTING-Painting work is happening at 2101 and 2157 Golden Rain Road, entry 14. We have completed 20 buildings so far.

A/C CONVERSIONS-All Bay Heating and Air continues to convert the water cooled A/C units to air cooled units. He is currently doing the Yosemite style buildings on Oakmont Drive entry 4-8 and Rockledge Lane entry 9. They have completed 48 of the 64 for the year so far.

PRESIDENT'S REPORT

Mr. Priebat reported there were two President Forums. There is a new supervisor for Counseling, Penny Reed. She gave a presentation on how to deal with neighbor-to-neighbor conflicts.

Bill Parsons talked about more stringent rules for contractors.

Websites were discussed. It is difficult and expensive for the larger Mutuals to have their own website. FWCM will not do so. Members can find information on the Rossmoor website.

There is a concern regarding flipping of manors and a question as to whether they actually live in the manor. GRF is considering hiring an investigator to confirm that they do live in

the manor. GRF asked if the Mutuals would be interested in participating.

ORIENTATION – Gerald Priebat

Mr. Priebat reported that the meetings will be held monthly now. There will not be a meeting in October due to the annual meeting. The next orientation will be on November 13, 2018.

UNFINISHED BUSINESS

Mr. Priebat explained that in a co-op situation, there may be limited roof space, so the Mutual has developed a solar policy. The draft policy, Policy #27, was mailed out to the members for a 30-day comment period.

Ms. Nordwall reported that having a policy is mandatory. Mutual 70 had the best specifications. The expenses for solar are absorbed by the member.

Ms. Nordwall moved to adopt the Solar policy as mailed to the membership. It will be Policy #27. Mr. Moe seconded and the motion carried without dissent.

The Board did not address any landscape proposals due to Ms. Pollon's absence.

Mr. Moe, Director of District III, reported that there are green carts for Organics. This program has been started in Entries 2, 4, 5, 7, 8, and 9 on Pine Knoll Drive. A resident can get a pail for waste to bring to the trash enclosure to empty. Nine billion tons of plastic have been created and is still here. It doesn't break down. Mr. Moe will post information on the enclosures. Green waste is food, plants, soil and items such as that. No glass, metal or plastic should be placed in Organic containers. Next year, Organics will be rolled out all over Rossmoor. He will knock on doors on Pine Knoll to hand out the buckets/pails for Organics.

Mr. Moe reported that he has requested proposals for sound testing of hard flooring in second story manors. Currently, there must be carpeting in the living room, dining room and bedroom areas of the manor. Mr. Moe received 2 bids for acoustical testing.

Mr. Moe moved that the Board approve the proposal from Charles M. Salter in the amount of \$3,300 for testing. Ms. Nordwall seconded and the motion carried 4-1 (Nordwall).

Mr. Hughs reported that all of the buildings are very similar structurally.

One pair of units will be tested (up and down).

NEW BUSINESS

None

ANNOUNCEMENTS

Ms. Haydon announced that this is the last day to call to have junk removed. Call VetsMoveJunk. The information is in the Rossmoor News. Mr. Priebat thanked Ms. Haydon for bringing this opportunity to FWCM.

The next regular Board meeting: Friday, October 26, 2018 at 11:00 a.m. in the Donner Room at the Event Center.

The Annual Meeting will be held on October 9, 2018 at 10:00 a.m. in the Fireside Room at Gateway.

ADJOURNMENT

Having no further business, the meeting adjourned at 12:10 p.m.

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