

SECOND WALNUT CREEK MUTUAL
SPECIAL MEETING
THURSDAY, DECEMBER 16, 2021 at 10:00 A.M.
ZOOM MEETING

Clay Dunning called to order the special meeting of the Board of Directors of Second Walnut Creek Mutual at 10:00 a.m. on Thursday, December 16, 2021 via ZOOM.

ROLL CALL: Present Clay Dunning, President
 Liz Bradner, Treasurer
 Brendan Schmidt, Secretary
 Loran Shlevin, Director

Absent: Michael Stotter, Vice President

Mutual Operations staff was represented by Paul Donner, Director of Mutual Operations; Rebecca Pollon, Landscape Manager; and Anne Paone, Assistant Secretary.

Mr. Dunning welcomed the twenty-three residents in attendance.

COMMITTEE REPORTS

Solar – Mr. Dunning recapped that the Mutuals looked at opportunities for solar. Table Rock was considered, but it was flawed and not feasible. They also looked at Johnson Controls, but that is off the table because the project is too small for them.

Solar is being considered for the common area.

Ms. Shlevin asked why the rush to have this meeting? Mr. Dunning explained that the Board needs to address the landscape contract and there is a time limit on applying for the solar as there will be a tariff, which will increase after a certain date.

Mr. Cox gave a report. He stated that the solar policy needs to be revised.

Mr. Cox stated that the new tariff-NEM3 (Net Energy Metering) will mean that residents will pay close to \$50 per month to connect to PG&E. They will be compensated less money per hours used. The last stage is for the Board to approve the panels on other roofs, besides where the resident resides. Mr. Schmidt reported there is a possibility that residents can get in under NEM2. Residents will put \$1000 down, but if it doesn't happen, they will only get \$500 back. They need to know if the Board agrees conceptually to shared solar. Mr. Dunning reported that the current policy is not fully aligned with the law.

Mr. Cox stated the resident will take on responsibilities. Mr. Donner reported that Mutual 48 uses an alternate application process. The residents are listed on record along with their insurance. They are documented. They appointed a leader from the group to manage the project regarding who gets what, etc.

A question was asked about how an individual owner can get insurance for a roof that they do not own.

Mr. Donner reported that Mutual 48 placed panels on the roofs to use them to power their homes. The bills go directly to the unit owners. He explained that the insurance is for the panel in case it causes damage. The owner would be covered.

Mr. Schmidt asked if the Board is willing to consider shared solar and to let residents use the roof no matter where they reside.

Ms. Bradner is for it if it can work. Who will manage it?

Mr. Schmidt wondered if the current policy is sufficient or can specifics just be added to the alteration application.

Mr. Donner suggested the Board may want to look at Mutuals 48's solar policy.

Ms. Bradner moved to approve shared solar as a concept and to have a town hall to present it to residents. Mr. Dunning seconded and the motion carried 3-1 (Shlevin)

A voice vote was taken: Dunning-yes; Bradner-yes, Schmidt-yes, Shlevin-no.

Don Davis reported that if an order is signed on 1/27-the PUC says no later than 120 days and it will stop people from being grandfathered in under NEM2.

Ms. Shlevin reported that she is not comfortable with the shared policy. She doesn't understand it.

Mr. Dunning likes the idea of holding a town hall meeting and the suggestion to place an article in the News.

Mr. Cox stated that he will check into the matter of insurance for owners that want to share solar.

UNFINISHED BUSINESS

Landscape Contract – Mr. Dunning reported that the Board liaison for the landscape committee is excused today. The landscape contract expires at the end of the year. They have received 3 bids. The spread between low bidder and 2nd and 3rd bidders was \$60,000 and \$120,000 per year respectively. Terra is the current landscape contractor and is the low bidder. The landscape committee participated along with Rebecca Pollon, Landscape Manager. The new contract begins January 1, 2022. The 3-year contract increases 3% for years 2 and 3. The 5-year contract increases 2% years 2 and 3. There is a zero percent increase in year 4 and 2% increase in the 5th year.

Mr. Dunning moved to approve the contract from Terra Landscape for 5 years with \$48,238 monthly for the first year. Ms. Bradner seconded and the motion passed 3-1 (Shlevin).

A voice vote was taken: Dunning-yes; Bradner-yes, Schmidt-yes, Shlevin-no.

WATER

Low-Flow Toilets – Mr. Dunning asked Paul Donner to comment. He stated that he is not against the pilot project. People are particular about the type of toilets in their home. He is concerned about the quality of toilets. You would need to make sure the toilet fits in the bathroom. The cost for MOD to install would be between \$200-\$250. MOD also changes the angle stop. He recommended that they be cautious about how many they buy. Maintenance would remain the responsibility of the homeowner.

Mr. Dunning stated that Home Depot toilets might not be a good choice. There should be some options to offer people in the pilot program. He was told they use 5 gallons per flush, but he thought it should be 3.8 gallons. Low-flow is in the 1.5 gallon range. Mr. Roundy should re-examine flow and alternatives to the Home Depot toilets. Include a 5% factor with payback in 5 years or less. Ms. Bradner stated that it takes about \$400. \$150 is for the toilet. We can rerun the numbers.

Mr. Dunning reported there will not be a vote today. The program has merit and can be developed further.

Ms. Shlevin asked why the Mutual is fronting the cost. Will they require members to pay it back.

Ms. Bradner stated that the Mutual is paying for the toilet and the installation. The Mutual will receive the benefit in the saving of water.

Mr. Dunning reported there are no individual meters for water. The Mutual could finance or used money from reserves. Ms. Bradner will send the document that she has to the entire Board.

NEW BUSINESS

None

RESIDENTS FORUM

Resident stated that he decided not to install low-flow. He heard there were problems with them not flushing properly.

Resident stated that MOD told 2 people in her building that some low-flow toilets don't work well in some areas of the Mutual. She stated that she has \$1 mil in liability insurance but isn't sure it applies to solar.

Resident asked about delinquent accounts. She wanted to know how many and what the amounts were. Ms. Bradner said the total for September was \$101,262.

Resident said that he saw an article in the paper about shared solar. He signed up for it and is a participant.

Resident stated that he found out about shared solar and is impressed by the work that the committee has done. It is a good idea long-term for the Mutual. He thanked the Board, Rebecca Pollon, and Michael Stotter for all their work on E6 landscaping. Very nice job.

Mr. Dunning read the announcements.

The meeting was adjourned at 12:06 p.m.



Anne Paone, Assistant Secretary
Second Walnut Creek Mutual