

MINUTES

FIRST WALNUT CREEK MUTUAL
REGULAR MEETING OF THE BOARD OF DIRECTORS
FRIDAY, JANUARY 24, 2014 AT 11:00 A.M.
DONNER ROOM – EVENT CENTER

PRESIDENT Sue Adams called to order the regular meeting of the Board of Directors of First Walnut Creek Mutual on Friday, January 24, 2014 at 11:05 a.m. in the Donner Room, Event Center, Walnut Creek, California.

PRESENT: Sue Adams, President, District 3
Ken Anderson, First Vice President, District 4
Shanti Haydon, Second Vice President, District 5
Barbara Gilbert, Treasurer, District 2
Margaret Woodside, Secretary, District 1

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

Ms. Adams welcomed the 45 residents in attendance.

APPROVAL OF THE MINUTES

Mr. Anderson moved to approve the minutes of the regular Board meeting of November 22, 2013 as written and reviewed. Ms. Gilbert seconded and the motion carried without dissent.

LANDSCAPE REPORT

See Report.

Mr. Donner reported that mowing will be done as necessary during the winter months. Crews will concentrate on leaf clean-up. Irrigation systems are on because of lack of rain. Irrigation will be on for systems checks and repairs. All lawns will be fertilized in mid-February with Turf Supreme, a balanced fertilizer.

Entry Maintenance: Crews are working on spraying for weeds in shrubs areas and edging groundcovers. Pruning will include reduction of oleanders, hypericum, viburnum and eleagnus. Small trees less than 12' are being pruned for structure and form.

Tree Maintenance: Tree crew will be working on pruning Crape Myrtles. We have applied for tree removal permits.

Landscape Rehab: Crew is working on roadside rehabs along golden Rain Road and Oakmont Drive.

RESIDENTS' FORUM

John Nutley, Golden Rain - Mr. Nutley reported path lights that are out. They haven't been replaced properly. Mr. Donner will check on the status.

Judy Foley, Golden Rain Road – Ms. Foley discussed the laundry room floor in entry 14. She reported that it is constantly dirty. She suggested it be changed, but Mr. Hughs advised her that all the laundry room floors will be changed to this same type of flooring. She also discussed solicitation as there have been materials left in the laundry rooms. Mr. Donner will check with Securitas to see if they have any information.

Gloria Price, Golden Rain – Ms. Price inquired about having the steps painted for easier visibility at night. Ms. Adams asked Mr. Hughs to research the initial cost along with the additional cost of maintenance of the steps and report this to the Board at the next meeting.

Jerry Priebat - Mr. Priebat discussed golf port rentals and commented that he pays for electricity, but he noticed golf carts plugged into outlets in carports do not pay anything.

Ms. Adams reminded the membership that a dedicated circuit is needed for electric vehicles to recharge.

TREASURERS REPORT

Ms. Gilbert reported that late fees for coupon payments can be forgiven if the owner uses the automatic payment plan.

The rental charge for a carport has been increased to \$40 per month. Golf port rental charge has been increased to \$20 per month. The new fee will take effect on April 1, 2014. Two-year contracts will be changed to one-year contracts.

Sheryl Almon reported that the Budget & Finance Committee is creating a committee to study possible drought actions and what procedures residents could follow. The next meeting is scheduled for March 26, 11:00 a.m. in the Board room at Gateway.

Mr. Chakoff reported that the preliminary financials indicate the Mutual has a \$173,000 deficit in the operating revenues. The expenses are \$223,000 over budget with water as the biggest factor.

Ms. Adams asked Mr. Chakoff an insurance question regarding damage to a unit. Mr. Chakoff commented that the Mutual will repair damage inside a unit, but the owner is responsible for payment and the owner may then get reimbursed through their own insurance company.

MUTUAL OPERATIONS REPORT

See report.

CARPENTRY- Crews have been working on carports since the weather has been cooperative. They are currently working on Golden Rain, entries 10 and 15.

No Smoking Signs – The signs have been posted on all entry signs throughout the Mutual.

PG&E crews were up above Rockledge, entry 8, replacing a broken power pole. A lot of excavating will be done. There will be follow-up to ensure they repair any landscape damage in order to avoid any potential future landslide problems.

Manor Inspections – William Fuller & Associates has agreed to keep the price the same as last year at \$46.75 per manor.

Ms. Gilbert motioned to approve the proposal from William Fuller & Associates to inspect manors at the price of \$46.75 per manor. Ms. Woodside seconded and the motion carried without dissent.

PRESIDENT'S REPORT

Ms. Adams reported that the President's Forum has not met yet.

Cherry Creek Mortgage Company has recently been approved to offer a loan program to the co-ops in First Walnut Creek Mutual for share loans. This is in addition to the already existing National Cooperative Bank program.

The Board continues to work on the policies and Bylaws. They hope to have a draft prepared by next month.

ORIENTATION – Jerry Priebat

Next session will be on January 29, 2014 at 7:00 p.m., Donner Room, Event Center.

SAFETY AND DISASTER PREPAREDNESS COMMITTEE

Ms. Woodside reported that they had a meeting with a presentation on new smoke detectors. They will continue to investigate what is available. The committee is also checking into the possibility of having a truck come once-a-year to take away recycle items such as paint cans. The committee is looking into restarting the Map Your Neighborhood program.

Ms. Gilbert asked the membership to please report if a resident notices oil in carports on the floor or cardboard boxes in carports.

The next Safety and Disaster Preparedness meeting: Wednesday, March 26, 2014 at 9:30 a.m., Board Room (Gateway).

TRUST AGREEMENT REVIEW 7 REVISION MONITORING COMMITTEE – Mary England

Ms. England reported that various Mutuals have formed Trust Agreement committees. The Mutuals Presidents' Forum has hired an attorney to study all recommendations, as the committees are analyzing the agreement and will offer suggestions. There is a meeting on February 25th in the board room at Gateway.

UNFINISHED BUSINESS

The USPS announced that it will not be offering the new cluster mailboxes. The project will not move forward at this time.

If a resident has any complaints regarding the new smoking ordinance, please contact the City of Walnut Creek.

NEW BUSINESS

The Board is considering linking in with the new Golden Rain website. The Board has requested more information before making a decision.

ANNOUNCEMENT

The next regular Board meeting: Friday, February 28, 2014 at 11:00 a.m. in the Donner Room at the Event Center.

ADJOURNMENT

Having no further business, the meeting adjourned at 12:00 p.m.

/s/ _____
Margaret Woodside, Secretary
First Walnut Creek Mutual