

MINUTES

FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS FRIDAY, JANUARY 25, 2019 AT 10:00 A.M. DONNER ROOM – EVENT CENTER

President Sally Nordwall called to order the regular meeting of the Board of Directors of First Walnut Creek Mutual on Friday, January 25, 2019 at 10:00 a.m. in the Donner Room, Event Center, Walnut Creek, California.

PRESENT: Sally Nordwall, President, District 1
Gerald Priebat, 1st Vice President, District 2
John Moe, 2nd Vice President, District 3
Pat Donahue, Treasurer, District 4
Shanti Haydon, Secretary, District 5

EXCUSED: None

Staff was represented by Paul Donner, Mutual Operations Director; Rick Chakoff, Chief Financial Officer; Rebecca Pollon, Landscape Manager; and Anne Paone, Administrative Secretary.

Ms. Nordwall welcomed the 15 residents in attendance.

APPROVAL OF THE CONSENT CALENDAR

The consent calendar consisted of:

Regular Meeting Minutes – November 16, 2018
Executive Session Minutes – November 16, 2018

Mr. Priebat 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 comments on laundry dryers-request for more, recycling issue-dumpsters contaminated by residents-enclosures need to be covered, resident concerned about reserve funding, resident thanked Board for adding more information to the website, and a resident reported that she has a poster that can be placed in the trash enclosures to help residents learn where to correctly put trash. She belongs to Trash Talkers.

LANDSCAPE REPORT

Ms. Pollon presented the following report and proposals to the Board for approval:

MAINTENANCE REPORT

Now that most trees are defoliated landscape crews are cleaning up shrub beds of remaining debris. Large shrubs are being pruned for rejuvenation.

Now is the best time to appreciate the sculptural silhouettes of bare Japanese Maples and Valley Oak trees. Manzanita shrubs will begin blooming small, bell-like white flowers.

- LAWN MAINTENANCE** Lawns are only mowed once a month, and only if the ground is dry enough to avoid sinking into muddy soil.
- WATER USE** Irrigation systems will only turn on if we have a dry spell for more than a few weeks.
- ENTRY MAINTENANCE** Entry maintenance crews are cleaning remaining debris from the landscape and hard pruning large shrubs such as Oleander and Eleagnus.

RESIDENT REQUESTS

If you have landscape *maintenance* requests (pruning or irrigation), please direct them to the MOD work order desk. If you have landscape *improvement* requests please contact your mutual landscape representative.

WORK ORDER DESK

By phone: **988-7650**

By email: **WORKORDER@ROSSMOOR.COM**

TREE ITEMS

REMOVAL APPLICATIONS Several trees have been identified as being infested with Pine Bark Beetle but have not yet begun to decline, however we would like to remove them as soon as possible before the beetles can multiply. Permits applications have been submitted to the city of Walnut Creek. As soon as we have a proposal to remove all the trees, I will propose it at a future board meeting.

TREE MAINTENANCE At a future meeting I will be proposing bids for maintenance of trees by district.

LANDSCAPE REHAB ITEMS

PLANT REPLACEMENTS All plant replacement requests that qualified have been completed. Those that were either too large to qualify or did not qualify for other reasons have been added to the resident requests list.

RESIDENT REQUESTS Proposals to complete all remaining resident requests will be brought forth at a future meeting

ANNUAL COMPOST/MULCH This year's compost and mulching project proposals will be brought forth at a future meeting

ENTRY REHABS We plan to resume the entry rehab schedule either in 2019 or 2020. Right now, we are investigating which section of the mutual is in the poorest shape and we will begin there. Once that has been identified a budget for entry renovations will be brought forth at a future meeting, likely in the second half of 2019.

CAPITAL IMPROVEMENTS A revised capital improvement proposal will be brought forth at the next board meeting.

IRRIGATION ITEMS

ET IRRIGATION CONTROLLERS Due to our aggressive controller replacement program all 66 irrigation controllers will be updated by the middle of this year. They last ones were pre-purchased with remaining 2018 funds so no additional cost is required until 2022.

The subscription and warranty is for 5 years and the replacement program started in 2017 so we will not need to contribute any more funds to controllers until 2022 at which point, we will pay a yearly service fee for those controllers installed in 2017.

Ms. Pollon reported that she will bring proposals to the next Board meeting to remove Pines, due to beetle infestation.

Plant replacements are complete.

At the next landscape meeting, the committee will discuss resuming the entry rehab schedule.

Chris Folger, Landscape Chair, reported that all landscape representative reports are positive. The next meeting is February 1 at 11:00 a.m. in MPR #1.

TREASURER'S REPORT

Ms. Donahue reported that the preliminary financials look very good. There are a minimal number of delinquent accounts for coupon payments. She encouraged everyone to use ACH. The Board will waive the first late fee for \$25.00.

Mr. Chakoff reported that YTD the Mutual is \$63,000 deficit to budget. The budget is over in insurance. The insurance is placed in January. Utilities is over by \$24,000.

Mr. Donner reported that the Board and all involved did a great job on the budget. The

insurance came in \$200,000 over budget. Property insurance came in at 55% greater than the previous year.

BUDGET & FINANCE

Mr. Moderacki announced the new meeting date, time, and location for the committee. They will meet on February 21 at 10:30 in the Board Room at Gateway. Due to the insurance increase, the committee will watch the money very closely. They will be working closely with Helsing and their reports.

Ms. Nordwall reported that money is being invested in CDARs. She is happy with the year-end budget outcome.

MUTUAL OPERATIONS REPORT

Mr. Donner reported that Curbside has quit doing business at Rossmoor. MOD has reached out to four other vendors, but there is no resolution yet. In the meantime, residents will need to find other ways to dispose of electronics and other items. There are some county locations that take these items.

There will be a roof walk next week. They climb the roofs to create a bid package. Mr. Hughs is working with Gauthier to produce a list of manors that haven't had inspections. There are about 85 outstanding.

The Mutual has saved about \$26,000 in trash pick up due to right-sizing of the bins.

PRESIDENT'S REPORT

Ms. Nordwall reported she attended the Presidents' Forum on December 3rd.

The Presidents wanted to acknowledge the GRF staff with a page in the Rossmoor News.

Mr. Donner spoke about open space areas and wildlife maintenance. They also talked about how to deal with abatement issues. FWCM has a lot of open space.

Solar Energy providers and the designated occupant form were also discussed. FWCM will continue as they have in the past regarding designated occupants.

Gallagher gave an insurance presentation. They didn't have any solid numbers yet. Some insurance carriers didn't want to offer insurance at any price. Co-occupant residency proof is required. Member Records is processing changes.

Dennis Bell gave an update on the Nixle notification system.

ORIENTATION – Gerald Priebat

Mr. Priebat reported that a nice group attended the last meeting. The next meeting will be on March 12th at 10:00 a.m. in the Donner Room.

UNFINISHED BUSINESS

Update on Recycling and Composting:

Mr. Moe reported that he is disappointed in the participation of residents. Not a lot of people are taking advantage of the composting. He believes that people don't seem to care about the rules of recycling. Right-sizing is working well. The bins have been downsized from 2 yards to 1 yard.

Mr. Donner mentioned again that the Mutual is \$26,000 better than budget because of the

down-sizing.

Mr. Moe reported that many people participated in the trial for composting. Organics will be rolled out in all of Rossmoor in late April, 2019.

NEW BUSINESS

Junk Pick Up: Ms. Haydon reported that the next pick up will be on May 1st. She will be more proactive in letting residents know about it. Junk is anything under 20 lbs. Small appliances are okay, too. No hazardous waste will be picked up. A sign will be posted in the trash areas that Vets Move Junk will be back on May 1st.

Emergency Accidents in Home: Ms. Haydon announced that she has invited Molly Ayres of Securitas to speak at the Board meeting next month. It would be wise for residents to give one or two neighbors a key to their manor for emergency purposes.

Parking Violations: Ms. Nordwall reported that the roads within Rossmoor are private roads. Roads in entries are the Mutuals' responsibility. Mr. Priebat suggested that if you are not using your carport, you might rent it out to someone else. Be sure to check with the Mutual. Mr. Priebat stated that when he sees a car violating parking rules, he places a note on the car. A personal visit could be the next action. Towing can be very expensive for the owner.

Landscape Issues-Master Plan: Ms. Pollon reported that she had introduced a capital improvement plan last year. It was proposed that some short trees be planted to soften up the ivy and the view from homes. These trees would provide some shade to people walking on the sidewalk. Residents worried that their views would be blocked.

Trees will be pruned and maintained. A resident suggested that they be removed. There are 21 trees planted, but the Board might not want them all removed.

Chris Folger reported that when the plan was submitted, the trees were listed as TBD. (To be determined) No one was notified when the trees were selected. She thinks trees that will grow up to 40 feet should be removed.

Ms. Nordwall moved to proceed as directed by Rebecca Pollon, Landscape Manager. Mr. Priebat seconded and the motion carried 4-1. (Moe)

Close Out of 2018: Ms. Nordwall reported that she is pleased with 2018. She commended the accounting department and Doug Hughs for their work, especially regarding the water main break. Mr. Donner reported it was a 6" clay pipe under asphalt. About 106 units were affected.

ANNOUNCEMENTS

The next regular Board meeting: Friday, February 22, 2019 at 10:00 a.m. in the Donner Room at the Event Center.

ADJOURNMENT

Having no further business, the meeting adjourned at 11:35 a.m.



Anne Paone, Assistant Secretary
First Walnut Creek Mutual

***The Board of Directors met in executive session on November 16, 2018 at 12:20 p.m. to discuss the following:

1. Member Compliance: 1. Noise matter-problem resolved, no fines imposed; 2. possible termination of membership-membership will not be terminated

Having no further business, the executive session adjourned at 1:37 p.m.