

MINUTES

FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS FRIDAY, JANUARY 26, 2018 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, January 26, 2018 at 11:00 a.m. in the Donner Room, Event Center, Walnut Creek, California.

PRESENT: Ken Anderson, President, District 4
Gerald Priebat, First Vice President, District 2
Shanti Haydon, Second Vice President, District 5
Sally Nordwall, Treasurer, District 1
John Moe, Secretary, District 3

EXCUSED: None

Staff was represented by Paul Donner, Mutual Operations Director; Rick Chakoff, Chief Financial Officer; Doug Hughs, Building Maintenance Manager and Rebecca Pollon, Landscape Manager.

Mr. Anderson welcomed the 23 residents in attendance.

APPROVAL OF THE CONSENT CALENDAR

The consent calendar consisted of:

Regular Meeting Minutes – November 17, 2017
Executive Session Minutes – November 17, 2017

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

RESIDENTS' FORUM

Several residents spoke about barbecues. Most were in favor of them, but against the one pound gas capacity. Mr. Anderson said he investigated and agreed that the one pounder was not a viable option. One resident suggested an application based on unit configuration. A resident wanted barbecues banned because of the second hand smoke danger.

A resident complained about everyone driving too fast. He also suggested increased security because of an increase in break-ins and people sleeping in the laundry rooms.

A resident complained about the ban on back-in parking citing evidence that it was preferable to front-in parking. Mr. Donner explained the regulation was because of fire danger in the G-11 buildings.

LANDSCAPE REPORT

Ms. Pollon reported as follows:

LAWN MAINTENANCE: Turf is being mowed every 2- 3 weeks, irrigation is running infrequently.

ENTRY MAINTENANCE: Crews are cleaning remaining leaves from beds, then will begin winter pruning of large shrubs including Oleander and Hypericum. Pre-emergent weed control is occurring now

TREE MAINTENANCE: Permit applications have been submitted to the city to remove 3 dying Pine trees in Rockledge entries 2 and 4, as well as a damaged Liquidambar tree in Rockledge 2

LANDSCAPE REHAB: Per our two year plan we will be continuing with plant replacements through the winter. Attached is a proposal for 200 plants, 10 trees and 10 tons of cobble to use throughout the mutual for \$12,670.

For all LANDSCAPE MAINTENANCE REQUESTS including pruning, irrigation and entry cleanup please contact the work order desk for immediate assistance.

WORK ORDER DESK

By phone: 988-7650

By email: WORKORDER@ROSSMOOR.COM

Ms. Pollon submitted a proposal for extra work including plants, cobble, and trees.

Ms. Haydon moved to accept the proposal provided by Rebecca Pollon in the amount of \$12,670 for two hundred 5-gallon shrubs, ten tons of 2-4" Noiyo Cobble and ten 15-gallon trees. Mr. Priebat seconded and the motion carried without dissent.

TREASURER'S REPORT

Ms. Nordwall reported the preliminary 2017 close-out showed no serious problems and that The Mutual was in excellent financial condition.

Mr. Chakoff noted that the insurance deficit of \$80,000 would not affect the 2018 budget.

BUDGET & FINANCE

Mr. Anderson reported the next Budget & Finance meeting will be held on March 8, 2018, 10:00 a.m. in MPR #1 at Gateway.

MUTUAL OPERATIONS REPORT

Mr. Hughs gave the following report:

ROOFING- It's time to start up our re-roofing program once again. We will be addressing those flat roofs that were last done in 1995 with Durolast material. Next week, Wednesday the 31st, we will be looking at five building roofs and six carport roofs for re-roofing. I am having three roofing contractors bid the work. I will have the exact roof addresses at our next Board Meeting along with the proposed prices.

PRESIDENT'S REPORT

Mr. Anderson reported that at the December 4th Presidents' Forum, PG&E offered to install 30 EV Charging Stations covering 90% of the cost. At the January 22nd meeting, the closure of all four lanes of Rossmoor Parkway and the emergency exit because of a near-death accident was discussed. The trash, recycling problems, and the solar farm coming this summer were noted.

ORIENTATION – Gerald Priebat

Mr. Priebat stated about 15 people attended the evening orientation. The next meeting will be held on March 13th, 2018 at 10:00 a.m. in the Donner Room.

UNFINISHED BUSINESS

The Board discussed the barbecue policy. It was amended to read:

Only electric and gas barbecues are allowed on unenclosed balconies, patios, porches, decks, and atriums. A fully charged ABC dry chemical fire extinguisher must be available within 5 feet. All charcoal barbecues are forbidden within First Mutual.

Mr. Priebat moved to adopt the amended policy. Ms. Haydon seconded and the motion carried 4-1. (Moe dissented)

Mr. Anderson asked for a motion on the Violation and Fining Policy.

Ms. Nordwall moved to adopt the policy as presented with the first violation increased to \$100, the second violation increased to \$200 and the third violation of the same nature or subject matter increased to \$300. Ms. Haydon seconded and the motion carried without dissent.

Mr. Anderson called for a motion on the Moving Out/Moving In policy.

Ms. Haydon moved to adopt the policy as presented with an increase from \$75 to \$100. Mr. Priebat seconded and the motion carried without dissent.

Electric vehicle charging was discussed under the President's Report.

NEW BUSINESS

None

ANNOUNCEMENTS

The next regular Board meeting: Friday, February 23, 2018 at 11:00 a.m. in the Donner Room at the Event Center.

ADJOURNMENT

Having no further business, the meeting adjourned at 12:05 p.m.

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

***The Board of Directors met in executive session on November 17, 2017 at 12:00 p.m. in the Donner Room at the Event Center, 1021 Stanley Dollar Dr., Walnut Creek, California to discuss the following:

1. Member issue – Reimbursement. The Board denied the request.
2. Delinquency Matter - Board agreed to meet with resident in executive session.
3. Member issue – Co-occupant compliance. If the Board receives another complaint, they will consider termination of the membership.

Having no further business, the executive session adjourned at 12:55 p.m.