

MINUTES

FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS FRIDAY, OCTOBER 23, 2015 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, October 23, 2015 at 11:00 a.m. in the Donner Room, Event Center, Walnut Creek, California.

PRESENT: Ken Anderson, President, District 4
Shanti Haydon, Second Vice President, District 5
Sally Nordwall, Treasurer, District 1
Jerry Priebatt, Secretary, District 2

EXCUSED: Nancy Turnier, First Vice President, District 3

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

Mr. Anderson welcomed the 14 residents in attendance.

APPROVAL OF THE MINUTES

Mr. Priebatt moved to approve the minutes of the regular session Board meeting of September 25, 2015 as written and reviewed. Ms. Haydon seconded and the motion carried without dissent.

INTRODUCTIONS

Mr. Anderson introduced Jerry Priebatt, who was recently elected to the Board and holds the office of secretary. Mr. Anderson noted that he, himself, was re-elected and holds the office of the President. He announced that Chris Folger is the Landscape Committee chairperson and Barbara Gilbert is the Budget & Finance chairperson.

LANDSCAPE REPORT

Mr. Perona reported the following:

LAWN MAINTENANCE: The crews are mowing every other week now. They are watering twice weekly or sometimes every 4-5 days. Lawns will be fertilized at the end of November.

ENTRY MAINTENANCE: Crews will be doing leaf clean-up at the end of the month. Color beds will be done at the end of next week.

TREE MAINTENANCE: There are 2 dying pine trees and they have applied for permits.

LANDSCAPE REHAB: They are working on the 4 approved projects.

Entry 14 – Golden Rain on the right, west side of the building. They will keep the strip of lawn by the sidewalk. The rest of the lawn will have low-flow bubblers. There will be bark

and some plants. The Lillian Barrett Trust paid \$5, 800 for this project. Valley-wide, there has been a 41% water savings since 2013.

RESIDENTS' FORUM

None

TREASURER'S REPORT

Ms. Nordwall reported that FWCM is in excellent financial condition. The Board and the Budget & Finance Committee were very active in working on the budget for 2016.

Mr. Chakoff reported that the September operating fund YTD is \$26,000 over budget. This is due to building maintenance and fire safety work. There has been \$132,000 in plumbing repairs. Water is over budget. The overages are only three tenths of one percent. The Mutual's cash position is fine.

BUDGET & FINANCE

Ms. Gilbert thanked Sheryl Almon for doing a fantastic job on the committee as the chair. She reminded the membership that if anyone has a project that they are interested in, they should put it in writing and give it to Barbara. The committee will review it.

MUTUAL OPERATIONS REPORT

Mr. Hughs gave the following report:

CARPENTRY-Carpentry crews have pretty much completed the majority of the rehab work for the year. They are now catching up on smaller miscellaneous carpentry projects throughout the Mutual.

PAINTING-Painters are finishing up on the last building of the year at 1857 Golden Rain Road, Entry 9, as well as the carports at Entry 16 Golden Rain Road.

Next year the water-cooled air conditioners in Project 1 will be changed to air-cooled. There are 548 units and they will start on the Sonoma Sequoias. The tests went smoothly and this will save a tremendous amount of water. They are also energy efficient.

Sewer lines are cast iron and are buried 4-5 feet deep under residences. They are rotting. It is a tremendous amount of work to replace or repair a pipe. Mr. Hughs found a company that can replace or repair piping in one day's time. He reported about this process at last month's meeting.

PRESIDENT'S REPORT

Mr. Anderson reported the meeting is this coming Monday so he has nothing to report at this time.

ORIENTATION – Jerry Priebat

Mr. Priebat announced the next meeting date is November 3, 2015 at 10:00 a.m. in the

Donner Room and everyone is welcome. Mr. Anderson thanked him for his tireless efforts in welcoming new residents.

UNFINISHED BUSINESS

None

NEW BUSINESS

Mr. Donner reviewed the budget for 2016. There will be a \$3.36 increase for GRF and a \$.64 increase for the Mutual. This increase includes an extra staff member for the alteration department. The total monthly coupon amount is \$638.00 per manor for 2016.

Ms. Nordwall moved to approve the 2016 budget as presented by Paul Donner with an increase of \$3.36 for GRF and \$.64 for FWCM for a total increase of \$4.00. Mr. Priebat seconded and the motion carried without dissent.

ANNOUNCEMENT

The next regular Board meeting: Friday, November 20, 2015 at 11:00 a.m. in the Donner Room at the Event Center.

ADJOURNMENT

Having no further business, the meeting adjourned at 11:30 a.m.

/s/

Anne Paone, Assistant Secretary
First Walnut Creek Mutual