

MINUTES

FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS FRIDAY, OCTOBER 27, 2017 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 27, 2017 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; and Anne Paone, Administrative Secretary.

Mr. Anderson welcomed the 25 residents in attendance.

APPROVAL OF THE CONSENT CALENDAR

The consent calendar consisted of:

Regular Meeting Minutes – September 22, 2017
Executive Session Minutes – September 22, 2017

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

RESIDENTS' FORUM

Various residents spoke about barbecues in FWCM. Some would like to see BBQs remain in the Mutual, perhaps with only a one-pound propane tank. A resident suggested installing concrete pads in entryways for common use of BBQs.

A resident was against BBQs anywhere within the Mutual. Second-hand smoke was also a consideration.

A resident came with a petition that 50 residents signed against open-flame BBQs.

All residents were concerned about safety.

Mr. Anderson explained that the Walnut Creek City did not adopt a fire department policy on BBQs. California did not adopt 308.1.4 rule for open-flamed BBQs. California does not forbid BBQs on balconies. Additionally, the Contra Costa County Fire Department District did not adopt 308.1.4.

A resident was concerned about contractors working on Saturday. She didn't see a permit in the window. She was advised to call the work order desk and they will send someone out to check.

A resident wants the Board to have all entries comply with the policy on guest parking. A resident was concerned about the response time of MOD. She also wants the walkway between Entry 14 and Golden Rain, across from Hillside, to be a paved walkway. Mr. Anderson reported that the Board has studied that path in the past.

Mr. Anderson compared the Bylaws to a constitution creating the basic structure of the Mutual. The Policies are comparable to the legislature establishing day-to-day operations.

LANDSCAPE REPORT

Mr. Donner reported that Ms. Pollon is ill and there is no report.

TREASURER'S REPORT

Ms. Nordwall reported the following:

First Walnut Creek Mutual is in excellent financial condition. Enclosed is the 2018 Budget which controls your monthly coupon amount. The coupon for First Walnut Creek Mutual will increase \$20.00 from \$648.00 to \$668.00.

The Mutual portion of the coupon increase is only \$3.87. That provides for an 8.1% increase for the MOD management fee that will provide capable employees with an increase and the addition of one staff member. Also our reserves will increase by close to half a million dollars.

The GRF portion of the coupon will increase by \$16.13. This will provide employees with an increase, update the common use facilities, and continue to maintain the quality of our community. Most of us continue to enjoy personal cost savings from last year's increase in services provided by Comcast.

Ms. Nordwall reminded the membership to make sure they have arrangements in place in case of their death.

Ms. Nordwall moved to approve the 2018 budget as presented at the annual meeting with an increase of \$20.00 for a monthly coupon of \$668. Mr. Priebat seconded and the motion carried without dissent.

Mr. Anderson thanked Ms. Nordwall and Jo Ann Cooper for their countless hours of work.

Ms. Nordwall moved to have a blank in the Helsing Report be filled in with "N.A." on page 8. Mr. Preibat seconded and the motion carried without dissent.

This is generally left blank because everyone in First Walnut Creek Mutual pays the same amount.

Ms. Nordwall reported that the Budget and Finance Committee is working on unpaid electrical golf charge payments.

BUDGET & FINANCE

Next meeting is November 9, 2017, 10:00 a.m. in the Board Room-Gateway.

MUTUAL OPERATIONS REPORT

Mr. Donner read Mr. Hughs report as follows:

CARPENTRY REHAB-Carpenters have completed the carpentry building rehab work for the year. Painters will be completing the paint work on the last three buildings during the first half of November. These buildings are 1901 Golden Rain Road, entry 11, 2064 and 2016 Golden Rain Road entry 10.

A/C WATER CONVERSIONS-All Bay Heating and Air has completed all of the Sonoma/Sequoia conversions. They have completed 18 of the 36 Mendocino's this month and plan to complete the remaining 18 by the end of November.

STORM DRAIN WORK- Second Walnut Creek Mutual has done extensive work on the storm drain inlet above Entry 5 Fairlawn Court to try and prevent flooding overflow from the inlet located up the hill on their property. This work should be complete next week. They have installed masonry retaining walls along the lower sides above the inlet as well as laying a bed of river rock along the bottom of the dirt surface. This should prevent the build-up of silt at the inlet clogging the drain.

We are also completing work on the storm inlet at Entry 12 Oakmont Drive above 1549 Oakmont to prevent flooding at this area from clogged drain inlets. This work is scheduled to be complete by middle of November.

PRESIDENT'S REPORT

Mr. Anderson reported that the Presidents' Forum last Monday discussed BBQs, the definition of Occupancy and Designated Occupant, and the new law for solar panels. A PG&E representative discussed a program that they offer at no cost to the resident. They will come out and assess your home and can do some replacements at no charge.

Dennis Bell did a presentation on how Rossmoor is prepared in case of a fire. Residents should buy an ABC chemical fire extinguisher.

Nixle is an emergency notification system. Residents may go to Rossmoor.com to sign up. They may also go to Securitas to sign up.

Mr. Preibat added that residents can go to channel 28 and see Dennis Bell's presentation.

Mr. Anderson reported that the presidents also discussed BBQs, hoarders, and security cameras on manors.

The Del Valle swimming pool is open.

ORIENTATION – Gerald Priebat

Mr. Priebat stated the next meeting will be held on November 14, 2017 at 10:00 a.m. in the Donner Room. New and current residents are encouraged to attend.

UNFINISHED BUSINESS

Mr. Anderson reminded the membership that the Board is considering increasing the fines for violations, including the policy for moving in and out.

Ms. Nordwall wanted to discuss a policy regarding wooden cabinets in carports. Mr. Anderson asked Ms. Paone to place wooden cabinets in carports on the agenda for the

next meeting.

NEW BUSINESS

Mr. Priebat moved to revise the BBQ policy. The motion failed for lack-of-a-second.

Mr. Moe moved that only electric barbecues and gas barbecues with a nominal LP-gas capacity of 1 pound are allowed on balconies or within 10 feet of combustible construction. An ABC dry chemical fire extinguisher must be available and nearby. Charcoal and hibachis are strictly forbidden on any balcony, deck, porch, patio, or within 10 feet of any combustible construction, including walls, ceilings, floors, railings, and eaves. Ms. Nordwall seconded. The motion failed with a vote of 1-4.

Mr. Priebat stated that smoke is also a major issue. Mr. Anderson stated that what the law permits is not necessarily the best policy. Boards may make changes to Mutual policies. Ms. Haydon reiterated that the Board considered having Gauthiers include inspecting for BBQs and fire extinguishers in the annual inspection.

Ms. Haydon moved that only electric barbecues and gas barbecues with a nominal LP-gas capacity of 1 pound are allowed on balconies or within 10 feet of combustible construction. An ABC dry chemical fire extinguisher must be available and nearby. The motion failed for lack-of-a-second.

Ms. Haydon moved that only electric barbecues and gas barbecues with a nominal LP-gas capacity of 1 pound are allowed on balconies or within 10 feet of combustible construction. An ABC dry chemical fire extinguisher must be available and nearby. Charcoal barbecues are strictly forbidden anywhere in First Mutual. Mr. Priebat seconded and the motion carried by a vote of 3-2. (Priebat and Moe)

The Board will consider adopting this policy after the 30-day comment period.

ANNOUNCEMENTS

Mr. Anderson announced that Chris Folger is appointed as the chair of the Landscape Committee.

Mr. Anderson announced that Jean Autrey is appointed as the chair of the Budget & Finance Committee.

Mr. Anderson welcomed John Moe as secretary on the Board of Directors representing District 3.

The next regular Board meeting: Friday, November 17, 2017 at 11:00 a.m. in the Donner Room at the Event Center.

ADJOURNMENT

Having no further business, the meeting adjourned at 12:20 p.m.

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

***The Board of Directors met in executive session on September 22, 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. Interview a perspective candidate for the Board vacancy for District 3.

Having no further business, the executive session adjourned at 12:30 p.m.