

MINUTES

FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS FRIDAY, NOVEMBER 17, 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, November 17, 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; Doug Hughs, Building Maintenance Manager and Anne Paone, Administrative Secretary.

Tess Haskett, Assistant Controller, was asked to attend by Mr. Chakoff.

Mr. Anderson welcomed the 5 residents in attendance.

APPROVAL OF THE CONSENT CALENDAR

The consent calendar consisted of:

Regular Meeting Minutes – October 27, 2017
Executive Session Minutes – October 27, 2017

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

RESIDENTS' FORUM

A resident discussed neighbors working on their manor. The contractors now keep them informed and give them notice of work to be done.

Mr. Priebat reminded membership to call Alterations or Securitas if contractors are here when they shouldn't be such as weekends and nights.

LANDSCAPE REPORT

Mr. Donner reported that crews are busy with leaf pick up and clearing out drains. The irrigation is now suspended.

TREASURER'S REPORT

Ms. Nordwall reported the accounting department does an excellent job. Ms. Nordwall reported that she has researched other Reserve companies. She concluded that Helsing's fees are comparable. Helsing offered an opportunity for the Board to sign a contract for 3 years, with the condition that if they are not performing the way the Board wants, they will refund 2 years' fees.

Ms. Nordwall moved that the Board accept the proposal from Helsing group in the amount of \$18,630 for a 3-year contract, which includes two funding updates a year for each of the next two years, as well as, a complete Reserve Study in 2020. Ms. Haydon seconded and the motion carried without dissent.

Mr. Chakoff reported that the operating fund has a surplus-to-budget of \$30,000. The Mutual is over in utilities, which is mainly water. The Mutual is under in landscaping. The end-of-the-year will show 3 deductibles. SWCM had the building poles hit. TWCM had the fire and Mutual 68 had the buildings slide. It will be about \$27,000 per occurrence.

BUDGET & FINANCE

Mr. Anderson reported the next Budget & Finance meeting will be held on January 11, 2018, 10:00 a.m. in the Board Room at Gateway.

MUTUAL OPERATIONS REPORT

Mr. Hughs gave the following report:

PAINTING REHAB-Painting crews are still trying to wrap up 1901, 2016 and 2064 Golden Rain Road entries 10 and 11 in between storms. That would then complete the rehab work for the year.

A/C WATER CONVERSIONS-All Bay Heating and Air has completed all of the Sonoma/Sequoia conversions. They have only 4 of the 36 Mendocino's to complete for the year. Should be wrapped up by end of the month.

WINTER PREP WORK- We have started our gutter cleaning even though there still remains many leaves on the trees. We are also concentrating our efforts on storm drains and hillside catch basins to make sure they are functioning properly for the winter season.

PRESIDENT'S REPORT

No report.

ORIENTATION – Gerald Priebat

Mr. Priebat stated about 20 people attended the orientation. It was very successful. The next meeting will be held on January 9, 2018 at 7:00 p.m. in the Donner Room. New and current residents are encouraged to attend.

UNFINISHED BUSINESS

Ms. Nordwall discussed cabinets in carports. Some are painted the same color as the carport. Some were done before MOD took over, so some have no permits. They are not listed as an alteration.

Mr. Donner stated that these can be picked up at resale. He can look at how many would be approved. He will check the report from the carport inspection and then check with Doug Hughs.

Mr. Moe had some questions regarding a mattress that he saw in a carport in his district. Ms. Haydon said she can speak to him later to advise him on a course-of-action.

Ms. Haydon discussed the raccoons in the trash bins. They seem to like the one-yard bins. The enclosures are getting very dirty. Doug Hughs will place a camera in there to confirm exactly what is going on before any action can be taken.

Mr. Anderson reported that the motion regarding the BBQ policy from the previous Board meeting needs to be amended.

Ms. Haydon amended her motion as follows:

Only electric and gas barbecues with a nominal LP-gas capacity of 1 pound are allowed on unenclosed balconies. A fully charged ABC dry chemical fire extinguisher must be available nearby. All charcoal barbecues are forbidden within First Mutual. Mr. Priebat seconded and the motion carried by a vote of 3-2. (Priebat and Moe)

Mr. Priebat is concerned about smoke from barbecues. Ms. Nordwall stated that they cannot control everything.

The Board was advised that it is acceptable to post changes to policies and to place articles in the Rossmoor News. Ms. Nordwall suggested that policy changes be mailed out when the audit report is sent in April.

Mr. Moe stated that it is, perhaps, overkill to forbid charcoal BBQs anywhere in FWCM, but okay to forbid them on balconies.

Mr. Anderson reviewed the proposed increase in fines and stated the Board will vote on the changes in January.

NEW BUSINESS

Mr. Priebat reported that accounting is not billing owners of electric vehicles when using Mutual electricity because they have not been advised to do so.

Mr. Anderson reported that the Board already approved a fee of \$20 per month for electrical usage.

Tess Haskett stated that the accounting department does a yearly billing for electrical usage.

Mr. Anderson suggested that the Board address the policy at a later date because \$20 per month is too low.

Mr. Priebat would like a letter sent to residents that use the electricity that they will receive an invoice in January 2018. Ms. Haskett said her department can do that.

ANNOUNCEMENTS

The next regular Board meeting: Friday, January 26, 2018 at 11:00 a.m. in the Donner Room at the Event Center.

ADJOURNMENT

Having no further business, the meeting adjourned at 11:50 a.m.

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

***The Board of Directors met in executive session on October 27, 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 – Smoking, storage. Board to seek advice from counsel.
2. Lease Extension-Hardship. Board approved 6-month extension.
3. Member issue – Request for partial payment on invoice. Request denied.

Having no further business, the executive session adjourned at 1:05 p.m.