

MINUTES

FIRST WALNUT CREEK MUTUAL
REGULAR MEETING OF THE BOARD OF DIRECTORS
FRIDAY, NOVEMBER 21, 2014 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 21, 2014 at 11:00 a.m. in the Donner Room, Event Center, Walnut Creek, California.

PRESENT: Ken Anderson, President, District 4
John Nutley, Second Vice President, District 1
Barbara Gilbert, Treasurer, District 2
Nancy Turnier, Secretary, District 3

EXCUSED: Shanti Haydon, First Vice President, District 5

Staff was represented by Paul Donner, Mutual Operations Director; Doug Hughs, Building Maintenance Manager; Rich Perona, Landscape Manager; and Anne Paone, Administrative Secretary.

Mr. Anderson welcomed the 11 residents in attendance.

APPROVAL OF THE MINUTES

Mr. Nutley moved to approve the minutes of the regular session Board meeting of October 24, 2014 as written and reviewed. Ms. Gilbert seconded and the motion carried without dissent.

Mr. Nutley moved to approve the minutes of the executive session Board meeting of October 24, 2014 as written and reviewed. Ms. Gilbert seconded and the motion carried without dissent.

Mr. Nutley moved to approve the minutes of the executive session Board meeting of October 30, 2014 as written and reviewed. Ms. Gilbert seconded and the motion carried without dissent.

LANDSCAPE REPORT

Mr. Perona reported that lawns will be mowed as needed.

LAWN MAINTENANCE: As needed for leaf clean up and to keep lawns tidy. Watering through the winter will be suspended. Irrigation will be on for system checks

and as needed for new planting. All lawns will be fertilized for the last time with a balanced fertilizer.

ENTRY MAINTENANCE: Crews are working on pruning various shrubs, ground covers and spot spraying weeds. Crews will concentrate on leaf clean up, concentrating on sidewalks driveways and drain areas. Every entry will have excessive leaves cleaned up at least once a week. Once all the leaves are down, the crews will work on raking them out of the shrub beds.

They will also continue to clean out all the drain ditches (V-ditch) throughout the Mutual. Annual color beds have been replaced with winter annuals, English Primrose.

TREE MAINTENANCE: We have received a permit to remove a dead Monterey Pine at Golden Rain entry 6 by the laundry room.

We have applied to the City of Walnut Creek to remove the following:

Rockledge Lane entry 6; two dead Monterey Pines

Rockledge Lane entry 5; two Monterey Pines causing major hardscape damage at bldg. 1200.

Pine Knoll entry 2; two dying Mulberry

Golden Rain entry 24; one dying Monterey Pine.

LANDSCAPE REHAB: Landscape rehab crews are finishing up work order and landscape committee requests for the year.

Ms. Gilbert reported that District 2 has a new representative, Bev Walker.

RESIDENTS' FORUM

A resident thanked the Board for finishing their yard work. Another resident requested a safety mirror at Oakmont, entry 15, for vehicles making a turn. Ms. Turnier will get together with her to discuss. Ms. Almon spoke against using signs in the carports regarding usage of the electric outlets.

TREASURERS REPORT

Ms. Gilbert reported there is one resident on the aging report. She reminded the membership that there is a \$25 late fee or the resident could sign up for ACH and the first late fee would be waived.

Mr. Donner reported that the operating fund through October 31 has an ending balance of \$198,000 and the reserve fund ending balance is \$3,836,851. The Mutual is currently \$132,000 over budget. \$21,000 is due to building maintenance and public works, \$57,598 is because of insurance deductibles, utilities are \$10,000 over, but should come back close to the budget figures; \$32,000 is in professional services, which would be legal services, and \$27,000 is due to administrative and printing.

Ms. Almon reported that the next Budget and Finance meeting will be on January 21, 2015 at 11:00 a.m. in the Board Room at Gateway. She also advised the membership that they should be prepared for higher taxes. The County will put everyone back to the original price of their home, which in turn, will raise the taxes on that home. The people that had previously received a reduction letter will now receive the increase.

MUTUAL OPERATIONS REPORT

Mr. Hughs reported the following:

CARPENTRY-Carpentry crews are currently working on 1800 Golden Rain Road entry 7 and 2001 Oakmont Drive entry 9. They have completed 26 buildings and 32 carports so far. These are the last two buildings for the year and they are scheduled to wrap up both by early December.

ROOFING- We are scheduling a bid walk with our three prime roofing contractors for next month. We will walk the roofs scheduled for next year's roofing work which entails 33 laundry roofs and five Sonoma/Sequoia roofs which still need the tile sections converted to comp. The flat sections have already been completed.

PRESIDENT'S REPORT

Mr. Anderson reported that water conservation was discussed at the Presidents' Forum. The Trust Agreement was also discussed. Mutuals 68 and 30 refuse to change the section relating to the percentage-of-agreement. They want it to stay at 100%. The TARR committee will meet Monday, December 1, 2014.

ORIENTATION – Jerry Priebat

The next meeting will be on January 20, 2015 at 7:00 p.m. in the Vista Room at Hillside. Everyone is welcome.

POLICIES/BYLAWS – Ken Anderson

Mr. Anderson reported that the policies were approved, but there were a few changes suggested since their approval. These will be sent out and the membership will have until the January meeting to comment on them. The Board will look to adopt them at that meeting.

NEW BUSINESS

Sheryl Almon stated that she objects to additional signs being posted, such as the discussion about placing signs near electrical outlets. She believes this is a financial burden on the Mutual as well as a visual blight.

Mr. Priebat wondered if there would be a need to change signs on the dumpsters since there will be a new trash company or perhaps they may be removed.

ANNOUNCEMENT

The next regular Board meeting: Friday, January 23, 2014 at 11:00 a.m. in the Donner Room at the Event Center.

ADJOURNMENT

Having no further business, the meeting adjourned at 11:20 a.m.

/s/

Nancy Turnier, Secretary
First Walnut Creek Mutual