

MINUTES

FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS FRIDAY, MARCH 25, 2016 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, March 25, 2016 at 11:00 a.m. in the Donner Room, Event Center, Walnut Creek, California.

PRESENT: Ken Anderson, President, District 4
Nancy Turnier, First Vice President, District 3
Shanti Haydon, Second Vice President, District 5
Gerald Priebat, Secretary, District 2

EXCUSED: Sally Nordwall, Treasurer, District 1

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 12 residents in attendance.

APPROVAL OF THE MINUTES

Ms. Turnier moved to approve the minutes of the regular session Board meeting of February 26, 2016 as written and reviewed. Ms. Haydon seconded and the motion carried without dissent.

RESIDENTS' FORUM

Irene Malchasaki, Golden Rain Rd., Entry 7 – Ms. Malchasaki discussed the geese problem. Mr. Donner reported that they are working on controlling the population. They are going to oil the eggs. The golf course is also working on this issue. Mr. Anderson reported that this is not only a Mutual rule, but feeding wildlife in California is not permitted state-wide.

LANDSCAPE REPORT

Mr. Perona reported the following:

LAWN MAINTENANCE: Mowing will occur weekly. Irrigation will remain off as long as possible. System checks are underway.
Lawns will be treated for crabgrass control.

ENTRY MAINTENANCE: Crews are working on spraying for weeds in shrub areas and edging groundcover beds. Shrub pruning this month will include Viburnum, Rosemary and Podocarpus. Selected areas of groundcover will be mowed and all small trees are being pruned.

TREE MAINTENANCE: All work orders are taken care of monthly.

LANDSCAPE REHAB: Several drain projects were recently completed. Landscape reps are working with Curtis to identify small projects in their areas. Annual color beds will be changed out in late April. Golden Rain Road entry 18 project presented for Board approval.

Mr. Perona discussed the two proposals for Golden Rain, Entry 18. There was a meeting for residents' input and about eighteen residents attended. The proposals were provided by Valley Crest Landscape Maintenance. The options were reviewed with one option including 15 gallon trees and the second option had 24" box size trees.

Mr. Priebat moved to approve option #2 for \$35,897.04, which included the 15 gallon trees. Ms. Turnier seconded. Ms. Turnier asked where the money would come from in the budget. Mr. Perona stated that there is \$125,000 in reserves and this would be the first project for the year. Mr. Perona said they will be keeping some lawn. After discussion another motion was made.

Ms. Turnier moved to delay the vote until the next Board meeting. Ms. Haydon seconded and the motion carried 3-1. (Mr. Priebat opposed.)

Mr. Perona also reported that four benches will cost \$2,300 including shipping. Mr. Priebat reported that there is a big open space and that quad area will be used as a triage area in an emergency. Benches would be needed.

The next landscape meeting is scheduled on April 1, 2016 at 11:00 a.m. in MPR #1.

TREASURER'S REPORT

Ms. Nordwall was excused from this meeting. Mr. Anderson read her report as follows:

First Walnut Creek Mutual is in fine financial condition. There are only three accounts requiring action and each have made arrangements to clear their past due amounts. The audit is coming up later this month and we do not expect any surprises.

Mr. Chakoff reported that the YTD operating fund is ahead of the budget by \$87,000. Most of this is in utilities. Gutters and rain leaks are a seasonal expense.

BUDGET & FINANCE

The next B&F meeting will be on May 12, 2016 at 10:00 a.m. in the Board Room at Gateway.

MUTUAL OPERATIONS REPORT

Mr. Donner deferred to Mr. Hughs as his report covers the issues to be discussed and/or reviewed.

Mr. Hughs gave the following report:

WATER COOLED A/C CONVERSIONS- All Bay Heating and Air has just completed the A/C conversions up on entry 7 Rockledge Lane, buildings 1372 and 1388. They have now converted 32 of the 170 for the year. They will next move onto entries 4 & 5 Rockledge Lane to complete those.

CARPENTRY- Carpentry crews have completed the work up on Golden Rain Road, Entry 18. This involved buildings 2601, 2609, 2625 and 2641. They will now move onto entry 13 Golden Rain Road and work on buildings 2100, 2116, 2132 and 2148.

DRAINAGE WORK FAIRLAWN COURT E-5- The rains this past month have caused the storm drain line that is located at the end of Entry 5 Fairlawn Court to clog with dirt and rocks. We've had to wait for dry weather before we could successfully completely dig out and clear the line. Roto-Rooter is scheduled to complete this dig out work next week.

ASPHALT WORK-- In our memo to the Board dated March 15th we detailed the entries to be done and the price for the asphalt repair work. The entries are Pine Knoll Drive Entry 1, Oakmont Drive Entries 12, 13, 15 & 16 and Golden Rain Road Entry 10. This work is going to be done in conjunction with all other Mutuals asphalt work and Trust work throughout the valley. This same contractor is doing all of the work since he came in with the lowest price and has done quality work for us in the past. That contractor is Silicone Valley paving and the price of their work in FWCM is \$126,802.00. This falls within our budgeted amount of \$200,000.00 for the year. At this time we are requesting Board approval to contract with Silicone Valley Paving for \$126,802.00.

Ms. Turnier moved to approve the proposal from Silicone Valley Paving in the amount of \$126,802. Ms. Haydon seconded and the motion carried without dissent.

PRESIDENT'S REPORT

No report. Presidents' Forum will meet next Monday.

ORIENTATION – Gerald Priebat

Mr. Priebat reported that the evening orientation is usually attended by more residents than the daytime meeting.

The next meeting date is May 10, 2016 at 7:00 p.m. in the Donner Room.

UNFINISHED BUSINESS

None

NEW BUSINESS

Ms. Turnier reported that she is concerned about the Earth Day event as it pertains to electric vehicles. She feels that it might be misleading because there are rules that apply to electric vehicles and the charging of them.

Mr. Donner stated that this presentation is not a GRF sponsored event. He suggested that Mr. Anderson could talk about it at the Presidents' Forum on Monday.

Ms. Turnier asked if flyers could be put out at the event. Mr. Donner recommended that she directly contact the people sponsoring the Earth Day event.

Mr. Priebat asked if Securitas is still notifying the Mutuals when an electric vehicle is being registered. Mr. Donner said he will speak to them.

ANNOUNCEMENT

The next regular Board meeting: Friday, April 22, 2016 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/ _____
Gerald Priebat, Secretary
First Walnut Creek Mutual