

MINUTES

FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS FRIDAY, APRIL 25, 2014 AT 11:00 A.M. DONNER ROOM – EVENT CENTER

PRESIDENT Sue Adams called to order the regular meeting of the Board of Directors of First Walnut Creek Mutual on Friday, April 25, 2014 at 11:00 a.m. in the Donner Room, Event Center, Walnut Creek, California.

PRESENT: Sue Adams, President, District 3
Ken Anderson, First Vice President, District 4
Shanti Haydon, Second Vice President, District 5
Margaret Woodside, Secretary, District 1

EXCUSED: Barbara Gilbert, Treasurer, District 2

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

Ms. Adams welcomed the 23 residents in attendance.

APPROVAL OF THE MINUTES

Mr. Anderson moved to approve the minutes of the regular Board meeting of March 28, 2014 as written and reviewed. Ms. Woodside seconded and the motion carried by a majority. (4-0, Gilbert absent)

LANDSCAPE REPORT

Chris Folger reported that members of the Landscape Committee have created a mission statement. In addition, Ms. Folger provided a notice for FWCM Water Conservation. Ms. Adams asked the assistant secretary to provide Rossmoor News with the notice for publication.

Mr. Perona reported that mowing is now weekly.

LAWN MAINTENANCE: Watering is on schedule with weather conditions. System checks are underway. Areas will be evaluated to see how irrigation can be modified to reduce overall consumption. Crews are checking for any breaks. Turf was fertilized with Turf Supreme, and will be treated with crabgrass control. Turf areas will be aerated in April/May.

ENTRY MAINTENANCE: Crews are working on spraying for weeds in shrub areas and edging groundcover. The main task has been pruning non-flowering shrubs and

hedges. All entries will be detailed monthly through the summer. Summer annual and perennial color has been installed in color spots.

TREE MAINTENANCE: The crew has completed the pruning of trees on Oakmont Drive. They recently spent time in Oakmont Drive, entry 9, removing Pine limbs intruding on newly planted trees or that were unsafe over the carports. An application was sent to the City of Walnut Creek for tree permits to remove a dead Pine tree in Oakmont entry 10 and a declining California Live Oak on the street between Golden Rain entry 14 and 17.

LANDSCAPE REHAB: Crews are working on requests from district reps. A project will start in the center of Golden Rain entry 18 – main laundry room where a large tree split and fell over.

RESIDENTS' FORUM

Rita Petersen, Oakmont Drive - Ms. Petersen reported that the dog is still barking. She commented that Mr. Anderson would know which one. She asked that the Board take action. The Board will address the issue.

Sally Nordwell, Golden Rain – Ms. Nordwell wanted to congratulate the Board for all their work on the Bylaws.

Judy Foley, Golden Rain – Ms. Foley thanked the Board for the information she received on painting. She suggested placing stickers on the electrical outlets in the carports to indicate whether an electric vehicle may or may not be charged from the outlet. The Board thanked her and advised her that the new electric vehicle policy will be very thorough.

TREASURERS REPORT

Mr. Chakoff reported that the operating fund has a surplus of \$94,000. Building maintenance is over budget by \$36,000, but this is due to gutters, plumbing and some electrical work.

Mr. Donner commented that EBMUD will continue their voluntary 10% cut back. To date, there will not be any water rationing.

MUTUAL OPERATIONS REPORT

Doug Hughs reports the following:

CARPENTRY - Crews have been working in Golden Rain, entries 5 and 14 and Fairlawn Court entry 1. They have completed 9 buildings so far. Painters have been keeping up behind them.

FOUNDATION STABILIZATION - Acustruct Construction has started the foundation stabilization work at 2101 Tice Creek Drive. It is anticipated that the work will be completed during the second week of May.

PG&E will be starting some underground electrical upgrade work next Tuesday up at Oakmont Drive and Oakmont Way working up the hill behind entries 10 and 11. They will be running a new cable underground. They plan to be doing some more work throughout the valley this summer.

ROOFING – A roofing bid walk was conducted on February 25th with our three prime roofing contractors. The numbers were submitted to the Board. Mr. Hughs is requesting approval for two separate contractors to perform the work on 34 carports, four laundry rooms and four residential buildings. The total price is \$385,139. The roofing budget for 2014 is \$600,000. Mr. Hughs requests approving \$229,574 to State Roofing and \$155,565 to Excel Roofing.

Mr. Anderson motioned to approve the roofing contracts with \$229,574 to State Roofing and \$155,565 to Excel Roofing. Ms. Woodside seconded and the motion carried by a majority. (4-0, Gilbert absent)

ASPHALT – In a memo to the Board on February 25th, we detailed the entries to be done and the price for the asphalt repair work. The entries are Golden Rain Road - 21, 22, 25, 26, 27, and 28. The work will be done in conjunction with all other Mutuals' and Trust asphalt work throughout the valley. The contractor is Silicone Valley Paving. The price in FWCM is \$152,376. The 2014 budgeted amount is \$200,000.

Mr. Anderson motioned to approve the asphalt contract presented by Silicone Valley Paving in the amount of \$152,376 for Golden Rain Road entries 21, 22, 25, 26, 27, and 28. Ms. Haydon seconded and the motion carried by a majority. (4-0, Gilbert absent)

PRESIDENT'S REPORT

Ms. Adams reported that Barbara Cotton is currently not able to do the articles for the Rossmoor News. The Board took this opportunity to acknowledge and thank her for all of her work. It was very much appreciated.

Ms. Adams also reported that the Fire Department has a voluntary program in place where a resident may give them the combination codes to any lockbox or coded lock on their garage doors. Should there be an emergency, the Fire Department will be able to respond and enter without having to break a window or the door. Residents may email information to jwalk2@cccfd.org or they may contact the Fire Department for more details.

The Board has decided to use the website that functions through the main website at Rossmoor.com and assess if this works better for the Mutual.

ORIENTATION – Jerry Priebat

Mr. Priebat reported that the next new resident orientation will be on May 13, 2014 at

7:00 p.m., Donner Room, Event Center. Everyone is welcome even if they are not a new resident.

SAFETY AND DISASTER PREPAREDNESS COMMITTEE

There wasn't an April meeting, but the CERT meeting was reported in the Rossmoor News.

The next Safety and Disaster Preparedness meeting: Wednesday, May 21, 2014 at 9:30 a.m., Board Room (Gateway).

TRUST AGREEMENT REVIEW 7 REVISION MONITORING COMMITTEE – Mary England

Ms. Adams reported that Mary England has resigned as the chair of the Trust Committee. Ms. England worked very hard on the committee and the Board expressed its appreciation for all of her efforts, along with the committee's work. Ms. Adams reported that the TARR committee will be taking a break until September. Committee member, Dick Locke, commented that the committee will be looking for a new chair.

POLICIES/BYLAWS - Sue Adams

Ms. Adams reported that there will be a Town Hall Meeting on May 2, in the Fireside room at the Gateway Clubhouse. The meeting will be from 10 a.m. to noon.

NEW BUSINESS

None.

ANNOUNCEMENT

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

ADJOURNMENT

Having no further business, the meeting adjourned at 11:35 a.m.

/s/ _____
Margaret Woodside, Secretary
First Walnut Creek Mutual