

## MINUTES

### FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS FRIDAY, APRIL 28, 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, April 28, 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  
Chris Folger, Secretary, District 3

EXCUSED: None

Staff was represented by Rick Chakoff, Chief Financial Officer; Rebecca Pollon, Landscape Manager; Doug Hughs, Building Maintenance Manager and Anne Paone, Administrative Secretary.

Mr. Anderson welcomed the 18 residents in attendance.

### APPROVAL OF THE MINUTES

The consent calendar consisted of:

Regular Meeting Minutes – March 24, 2017  
Executive Meeting Minutes – March 31, 2017  
Executive Meeting Minutes – April 5, 2017

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

### RESIDENTS' FORUM

A resident reported concerns about recycling. She would like better signage posted on the bins. Mr. Priebat stated there is a recycling seminar scheduled for next week. Mr. Hughs can put signs up. Residents can call MOD if they need signs delivered to certain enclosures.

A resident belongs to "Trash Talkers" and stated that the meeting is on May 3<sup>rd</sup> in the Club Room at Creekside at 2 pm. Recycle Smart and Republic Services will be there.

A resident inquired about what the carport inspections will entail. Mr. Anderson reported that the inspector will check for everything listed in the Mutual policy for carports. He reminded the membership that tote bags/carts (for groceries), trickle chargers and emergency containers are allowed.

### LANDSCAPE REPORT

Ms. Pollon reported the following:

LAWN MAINTENANCE: Turf mowing will resume on a weekly or bi-weekly (every other week) basis as the weather dries. Aerating, spring fertilization and treatment for grubs will take place in the coming weeks. Irrigation is now ON. The system is checked regularly but if leaks or 'geysers' are spotted please report them to the work order desk as soon as possible.

ENTRY MAINTENANCE: Entry maintenance crews are moving to their spring/summer schedule pruning shrubs for size control.

TREE MAINTENANCE: There are no pending tree removal permits.

LANDSCAPE REHAB: New business; Golden Rain Rd Capital Improvements

Ms. Pollon presented a proposal to the Board from BrightView Landscape Services. She has divided it into 3 phases and requested that the first 2 phases be approved today. The work for both phases includes the installation of moss rock, trees, compost, Lodi gravel, shredded mulch, tree wells, bubblers, and to cut back some ivy.

*Mr. Priebat moved to approve Phase 1 with a NTE amount of \$15,000. Ms. Haydon seconded and the motion carried without dissent.*

Ms. Pollon reported that the trees will be low at about 15 feet. They are looking for trees that spread rather than have height.

*Ms. Nordwall moved to approve Phase 2 with a NTE of \$22,000. Mr. Priebat seconded and the motion carried without dissent.*

Ms. Folger reported everything is well. There will be a new schedule for the replacement of plants. They will be replaced from November – February. This allows for a higher survival rate. New plants need more water.

### TREASURER'S REPORT

Ms. Nordwall reported that First Walnut Creek Mutual is in excellent financial condition. The audit report has been sent out to the membership. Ms. Nordwall and Jean Autry reviewed the report. There was no need for any corrections. The audit is done to make sure that the MOD accounting department is handling the financials correctly.

There is only 1 account outstanding.

There were 12 resales in March at a median price of \$425,250. The YTD resales are 34 with a median price of \$362,450.

Mr. Chakoff reported that the operating fund is better than budget by \$94,000.

Currently, water is under budget. Building Maintenance is over budget due to seasonal items such as gutter cleanings. GRF approved the MOD refund to the Mutuals. Everything looks good.

### BUDGET & FINANCE

No report.

The next Budget and Finance Committee meeting will be Thursday, May 11, 2017 at 10:00 a.m. in the Board Room at Gateway.

## MUTUAL OPERATIONS REPORT

Mr. Hughs gave the following report:

CARPENTRY REHAB-Carpenters are working on 1148 and 1152 Fairlawn court entry 3 and 1748 Golden Rain Road entry 6.

PAINTING-Painters are currently on 1233 Oakmont Drive entry 6 and 1132 Oakmont Drive entry 4.

ASPHALT WORK- The yearly asphalt work for the Mutual is now complete. Entries 3, 4 and 8 Oakmont Drive have been replaced with new asphalt.

LAUNDRY ROOM CLEANING-Welcome Building Maintenance has taken over and started the cleaning of the laundry rooms and attached bathrooms last week Monday the 17<sup>th</sup>. We ask for your patience as they get caught up to speed.

PG & E- PG & E has been working throughout the Mutual doing electrical line replacement and gas leak repairs. The line replacement work is taking place on Golden Rain Road entries 6, 7 and 8 as well as 13, 15 and 16. The gas repair work has happened on entries 8, 9 and 12 Golden Rain Road. Unfortunately in the process of these repairs they have repeatedly hit our domestic water supply mains which results in emergency shut downs to complete these repairs to restore service. They have alerted us that they will be also doing repairs in entries 1 and 3 Oakmont Drive as well as Rockledge lane 2 and 4. Just don't have a timeline on those yet.

Air Conditioning Replacements – Working on G-11's on entry 8.

There was some flooding at entry 12 on Oakmont. Mr. Hughs will get bids.

## PRESIDENT'S REPORT

Mr. Anderson reported that at the March 24<sup>th</sup> Presidents' Forum there was a discussion on rogue contractors. They don't follow the rules of Rossmoor. There was also a discussion on the GRF Membership transfer fee, which is \$9,000. There were some complaints regarding how often this must be paid by the same person when they purchase additional manors in Rossmoor and if it is being paid. There is the possibility that a second person may be asked to pay additional money.

Members are encouraged to sign up for Nixle. This is the emergency notification system. Some owners don't abide by the rules. Residents should contact Securitas because they may be able to help.

At the April 24<sup>th</sup> meeting, the presidents discussed rogue contractors again.

The presidents passed a resolution to send a letter to realtors advising them to remind owners that their contractors need to follow the rules.

Solar will be installed in the parking lot at the Waterford. Three Mutuals have updated their solar policies.

Recycling was discussed. RecycleSmart would like to meet with the Board of each Mutual. The City of Walnut Creek believes that Rossmoor underuses recycling.

There will be a meeting on June 1<sup>st</sup> at 9 am in the Fireside Room where insurance brokers will talk about resident issues such as: How much insurance should a resident carry and what should be covered?

Mr. Priebat reminded the membership that they can call the work order desk if the trash bins are too full and request a pick up.

ORIENTATION – Gerald Priebat

Mr. Priebat reported that all are welcome to attend the orientation. The next meeting is on May 9<sup>th</sup> at 7 p.m. in the Donner Room.

### UNFINISHED BUSINESS

Ms. Folger wanted to be sure that the plumbing in the restrooms are okay. They should always have tissue paper and should be clean. They are looking very clean now.

### NEW BUSINESS

Mr. Anderson reported that it is time to appoint an inspector of elections for the director election.

*Ms. Nordwall moved to appoint Anne Paone as the Inspector of Elections for 2017.  
Mr. Priebat seconded and the motion carried without dissent.*

Ms. Folger inquired about the parking regulations for towing vehicles. She would like some feedback from the Board directors on the issue of parking. She may address this at a future board meeting.

Mr. Anderson reported that there is street parking, but the vehicle may only park in the space for 72 hours and then it must be moved.

### ANNOUNCEMENTS

The next regular Board meeting: Friday, May 26, 2017 at 11:00 a.m. in the Donner Room at the Event Center.

### ADJOURNMENT

Having no further business, the meeting adjourned at 12:05 p.m.

/s/ \_\_\_\_\_  
Chris Folger, Secretary  
First Walnut Creek Mutual

\*\*The Board of Directors met in executive session on March 31, 2017 at 11:00 a.m. in the Board Room at Gateway to discuss the following:

1. Unlawful Residents – Intent to Terminate  
The Board deliberated and voted to terminate the membership.

Having no further business, the executive session adjourned at 11:45 a.m.