

MINUTES

FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS FRIDAY, MAY 25, 2018 AT 11:00 A.M. DONNER ROOM – EVENT CENTER

Vice President Shanti Haydon called to order the regular meeting of the Board of Directors of First Walnut Creek Mutual on Friday, May 25, 2018 at 11:00 a.m. in the Donner Room, Event Center, Walnut Creek, California.

PRESENT: Shanti Haydon, First Vice President, District 5
John Moe, Second Vice President, District 3
Sally Nordwall, Treasurer, District 1
Glenda Edwards, Secretary, District 4

EXCUSED: Gerald Priebat, President, District 2

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

Ms. Haydon welcomed the 16 residents in attendance.

APPROVAL OF THE CONSENT CALENDAR

The consent calendar consisted of:

Regular Meeting Minutes – April 27, 2018

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

RESIDENTS' FORUM

The Residents' Forum was held. Topics included remodels and how the noise affects neighbors, parking issues, dog off leash, Mutual website, request that the Board consider reforming the Safety and Disaster Preparedness Committee, question if FWCM endorsed SB1128 bill, resident was very happy with repairs done on her deck.

LANDSCAPE REPORT

Ms. Pollon presented the following report and proposals to the Board for approval:

MAINTENANCE ITEMS

All irrigation is now on for the season; please call the work order desk if evidence of irrigation malfunctions are suspected. Lavenders, Catmints and Sages are now coming into full bloom.

LAWN MAINTENANCE Mowing is occurring weekly and has been aerated. Reseeding

is complete and some irrigation may be running several times during the day to keep germinating seed moist.

WATER USE

Irrigation is on for the season and breaks are likely. If evidence of irrigation breaks is suspected please call the work order desk.

ENTRY MAINTENANCE

Entry maintenance crews are working on removing any plants that are more than 70% dead, maintaining fire breaks, treating and removing weeds, and pruning Azaleas, Pieris and Sunset Golds as needed.

For all LANDSCAPE MAINTENANCE REQUESTS including pruning, irrigation and entry cleanup please contact the work order desk for immediate assistance.

WORK ORDER DESK

By phone: 988-7650

By email: WORKORDER@ROSSMOOR.COM

TREE ITEMS

REMOVAL APPLICATIONS Applications for removal of 7 trees have been submitted to the City of Walnut Creek.

- 2400 Pine Knoll 2 Dying Birch Trees
- 3433, 3449, 3457 GR 2 Dead Maple Trees
- 2016 GR 2 Dead Cherry Trees
- 1732 Oakmont Dr 1 Dead Pine Tree

LANDSCAPE REHAB ITEMS

PLANT REPLACEMENTS, ENTRY REHABS AND RESIDENT REQUESTS

The Landscape Department is in process of completing rehabs that have been approved and will begin composting and mulching once complete.

DISCUSSION ITEMS

LANDSCAPING IN COMMON AREAS

The landscape department is awaiting advisement on two pending issues of residents installing private gardens in common area without approval. Email is attached to this report.

TREASURER'S REPORT

Ms. Nordwall reported First Walnut Creek Mutual is in fine condition primarily due to the excellent work of the staff in the accounting department. Delinquencies in coupon

payments are just below \$40,000 with only two accounts needing Board action.

As a reminder, first time overdue fines will be waived if member signs up for automatic

The audit reports went out to the residents without a problem.

Ms. Nordwall reported that she is pleased with the progress on the water-cooled air conditioner replacement program and can see water savings already. At the end of the first third of the year, we are \$193,661 favorable to budget in our operating accounts. That means we are absorbing the extra cost of insurance quite well.

BUDGET & FINANCE

The next meeting is July 12th at 10:00 am in the MPR #1 at Gateway.

MUTUAL OPERATIONS REPORT

Mr. Hugh's read his report as follows:

CARPENTRY- Carpenters are currently working in entry 6 Rockledge Lane on building 1332. We are also working on 1117 Golden Rain Road, entry 4 and 2665 Pine Knoll Drive, entry 8.

PAINTING-Painters are currently working on 1301 and 1315 Golden Rain Road, entry 8. Next in line will be 1425 and 1433 Oakmont Drive, entry 10.

ASPHALT WORK-Silicone Valley Paving has completed the paving work for the year. The work was done in entry 19-20 Golden Rain Road, entry 6 & 7 Rockledge Lane and Oakmont Drive entry 1.

ROOFING WORK-State Roofing has just completed the six carport roofs we had to replace for the year. They are located at Rockledge entry 7, Pine Knoll entry 2 and 8, Oakmont entry 14 and Golden Rain entry 22. We now have just 3 building roofs left to do for the year.

P G & E- P G and E will be doing some underground boring work to run new electrical lines from the entry of Pine Knoll 5 up Pine Knoll Drive and down into the backside of Entry 15 Oakmont Drive.

PRESIDENT'S REPORT

Ms. Haydon reported that she attended the Presidents' Forum in Mr. Priebat's stead. The Waterford has plans to plant 27 trees by the solar array. A person may now campaign in the Mutual if they are sponsored by a resident. There was a discussion that was a reminder that if there was an assessment, your insurance policy won't cover it. The insurance company could actually cancel your policy. FWCM has an additional lender, Plaza Home Mortgage, located in Sacramento. The contact is Kyle Dawson at 925.272.9548.

ORIENTATION – Gerald Priebat

Ms. Haydon reported that all are welcome to attend the New Resident Orientation. The next meeting will be held on July 10 at 10:00 a.m. in the Donner Room.

None

NEW BUSINESS

- A. Trash & Recycling – Mr. Moe reported that some Mutuals are right-sizing their bins. This means that the Mutual can have smaller trash bins and larger recycle bins. This saves the Mutual money. Recycling bins are picked up at no cost to the Mutual. He is trying to do right-sizing in his district. He would also like to see the Mutual get involved in composting.

Ms. Haydon reported that if a resident sees a bin is over-flowing, please call Mary Ann Gannon-McCooey at 988-7542. She can schedule another pick up.

Mr. Moe will represent the Board at Sustainable Rossmoor meetings.

- B. Entry Coordinator's – Mr. Moe would like to see all entries have at least one coordinator. Ms. Nordwall reported that CERT and EPO train entry coordinators. These are well-defined programs.

Ms. Nordwall reminded the members that the Board cannot give specifics when actions are taken regarding a member.

Ms. Haydon reminded the members that a vehicle may park in unmarked parking for 72 hours only. If you see a vehicle parked longer than that, call Securitas. They will tag it.

ANNOUNCEMENTS

The next regular Board meeting: Friday, June 22, 2018 at 11:00 a.m. in the Donner Room at the Event Center.

ADJOURNMENT

Having no further business, the meeting adjourned at 11:55 a.m.

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