

MINUTES

FIRST WALNUT CREEK MUTUAL
REGULAR MEETING OF THE BOARD OF DIRECTORS
FRIDAY, MAY 26, 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, May 26, 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 Tess Haskett, Assistant Controller; Rebecca Pollon, Landscape Manager; Eric Howard, Building Maintenance and Anne Paone, Administrative Secretary.

Mr. Anderson welcomed the 6 residents in attendance.

APPROVAL OF THE MINUTES

The consent calendar consisted of:

Regular Meeting Minutes – April 28, 2017

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

RESIDENTS' FORUM

None

LANDSCAPE REPORT

Ms. Pollon reported the following:

LAWN MAINTENANCE: Turf mowing is back to the normal weekly schedule. As the weather heats up if you see 'hot spots' on the lawn it may be an indicator of an irrigation malfunction. Reports to the work order desk are appreciated.

ENTRY MAINTENANCE: Entry maintenance crews are on spring/summer schedule pruning for size control.

TREE MAINTENANCE: There are no pending tree removal permits.

LANDSCAPE REHAB: Compost and mulching project is well underway, having completed Golden Rain entries 1-15.

Mr. Priebat asked about reseeding spots in the lawn where gophers have been trapped. Ms. Pollon suggested he place a call or email the work order desk in the fall and request reseeding.

Ms. Folger reminded the membership that the landscaping committee meets every other month.

TREASURER'S REPORT

Ms. Nordwall reported that First Walnut Creek Mutual is in excellent financial condition. She explained that she comes to this conclusion by looking at how close the Mutual is to their budget. If they are over or under, what are the reasons? Being over budget usually is due to water related items, gutter cleaning, etc.

There is a low delinquency rate. Accounting does a fine job.

BUDGET & FINANCE

Ms. Nordwall reported that the Budget & Finance meeting was held on May 11. They welcomed Glenda Edwards to the committee. Mr. Hughs advised the committee that they are 40% finished on the air conditioning conversions and should be done by August. The committee is monitoring fees for electric vehicle charging and is working on golf cart fees.

The next meeting will be held on July 13 at 10 a.m. in the Board Room at Gateway.

MUTUAL OPERATIONS REPORT

Mr. Howard gave the following report for Mr. Hughs:

CARPENTRY REHAB-Carpenters are currently working on 2000 Oakmont Way entry 8. PAINTING-Painters are working in entry 3 Fairlawn Court painting 1152, 1148 and 1140. They will then move onto 1200 Fairlawn Court entry 5.

A/C WATER CONVERSIONS-All Bay Heating and Air has completed 58 of the 116 conversions for the year. They are currently working in entries 3, 4 and 6 Oakmont Drive. PG & E- PG & E has been working throughout the Mutual doing electrical line replacement and gas leak repairs. The line replacement work is now taking place on Fairlawn Court entry 3. Gas repair work is happening on Rockledge Lane above entry 6 and at the intersection with Oakmont Drive. It is also taking place on Rockledge Lane entry 2 next to 1112.

CARPORT INSPECTIONS- The Mutual has hired an inspector to go around the entire Mutual inspecting carports so please be sure to double check your carports for cleanliness and organization.

LAUNDRY ROOM AND BATHROOM CLEANING- Per our e-mail to the Board last Friday Welcome Building Maintenance is asking for a \$400 increase per month in their price to clean laundry room bathrooms due to an error in their original contract price. At this time we are seeking Board approval for this change.

Ms. Nordwall moved to approve the proposal from Welcome Building Maintenance to increase the fee by \$400 each month to clean the bathrooms every week. Mr. Priebat seconded and the motion carried without dissent.

Mr. Anderson reported that the Mutual has hired a professional to do carport inspections. There are a lot of violations. If they are not corrected, the resident will be called to a Hearing.

PRESIDENT'S REPORT

Mr. Anderson reported that Mutual 48 is installing solar panels. It takes 7-10 years to break even.

At the Presidents' Forum, there was a discussion about contractors not following Rossmoor rules. A resident can hire anyone they want, but they still need an application.

There is no follow-up to make sure that the contractor listed on the application is actually doing the work.

Any building built before 1980 is assumed to have asbestos.

During the GRF portion of the meeting, RecycleSmart and Republic Services made presentations. There is an effort to make sure that enclosures have the correct size bin. There is a discussion about putting in lighter lids, but those lids can be opened by raccoons. There are looking at ways to prop open the lids. Residents are having trouble opening the lids and tossing in the trash at the same time.

Mr. Anderson reported that if a resident sees someone moving in or out and using the bins for their trash, they should call Securitas, so the person can be identified. There is a \$75 fine for throwing your garbage in the bins when moving in and out.

Mod has a new phone system.

Mr. Howard reported that now MOD can handle more calls. It has been very successful.

ORIENTATION – Gerald Priebat

Mr. Priebat reported that he had 10 people attend the last orientation. The next orientation will be held on July 11 at 10:00 a.m. in the Donner Room.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

ANNOUNCEMENTS

The next regular Board meeting: Friday, June 23, 2017 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/ _____
Chris Folger, Secretary
First Walnut Creek Mutual

**The Board of Directors met in executive session on April 5, 2017 at 11:00 a.m. in the Conference Room at Gateway to discuss the following:

1. Resident Lease Extension
The Board agreed this request fell within the parameters of a hardship and approved a one-year lease extension.
2. Board reviewed contracts. Approved contract for Tice Creek stabilization of foundation.

Having no further business, the executive session adjourned at 11:48 a.m.