

MINUTES

FIRST WALNUT CREEK MUTUAL
REGULAR MEETING OF THE BOARD OF DIRECTORS
FRIDAY, JUNE 24, 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, June 24, 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
Sally Nordwall, Treasurer, District 1
Gerald Priebat, Secretary, District 2

EXCUSED: None

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

Mr. Anderson welcomed the 24 residents in attendance.

APPROVAL OF THE MINUTES

Ms. Turnier moved to approve the minutes of the regular session Board meeting of May 27, 2016 as written and reviewed. Ms. Haydon seconded and the motion carried without dissent.

RESIDENTS' FORUM

Carolyn Choy, Golden Rain Rd., Entry 10 – Ms. Choy wants to keep the outdoor “rest area” as is. The neighbors enjoy getting together.

Irene Malchaski, Golden Rain Rd., Entry 9 – Ms. Malchaski was concerned about some noises she heard. She called Securitas and was told it was Lafayette fireworks. Mr. Anderson reported that he heard them, too.

Carol Zischke, Fairlawn Ct., Entry 3 – Ms. Zischke would like to have a BBQ pad and social area added to the existing lawn with shade trees. Ms. Pollon will meet with a contractor to get a bid.

Raph Martin, Golden Rain Rd., Entry 10 – Mr. Martin reported that there is a disturbance in the area where the residents are gathering. Mr. Anderson reported that the Board will address the issue of Entry 10 later in the meeting.

LANDSCAPE REPORT

Ms. Pollon reported the following:

LAWN MAINTENANCE: Mowing is occurring weekly. Irrigation clocks are watering as

weather requires, typically 2-3 days a week, depending on how hot it is.

ENTRY MAINTENANCE: Crews are on schedule pruning Viburnum, Podocarpus and Leptospermum and spot spraying weeds every 4-6 weeks. Irrigation checks are ongoing.

TREE MAINTENANCE: Tree crews are working on work orders and resident requests.

TREE REMOVALS: Permits are still pending for the removal of the following trees: a dying Liquidambar at 1600 Oakmont, a dying Monterey Pine at 1732 Oakmont, and two failing Stone Pines at 1748 Golden Rain.

LANDSCAPE REHAB: Rehab crews have completed GR 18 as well as smaller turf removal/replanting projects on GR 15, Rockledge e.1, and Rockledge e.6. Crews will be starting mutual wide mulching projects per annual contract this month.

TREASURER'S REPORT

Ms. Nordwall reported that the Mutual is in excellent financial condition. Accounting and residents are doing an excellent job of keeping coupon payments current. There is only \$22,944.59 past due.

Mr. Chakoff reported that the operating summary sheet shows a YTD surplus to budget of \$172,000 through May.

Mr. Chakoff explained the MOD operates on a break-even basis. Any surplus is returned to the Mutuals. First Walnut Creek Mutual's refund was \$59,000.

There is a slight deficit in Building Maintenance, due to seasonal charges such as gutter cleanings and rain leaks.

BUDGET & FINANCE

The next B&F meeting will be on July 14, 2016 at 10:00 a.m. in the Board Room at Gateway.

MUTUAL OPERATIONS REPORT

Mr. Donner reported the Marin Clean Energy (MCE) is an alternative to using PG&E. They purchase energy from a cleaner source than PG&E. If you want to stay with PG&E, you must opt out. There will be articles in the Rossmoor News with more information.

Mr. Hughs gave the following report:

WATER COOLED A/C CONVERSIONS- All Bay Heating and Air has just completed the A/C conversions on 1109 Rockledge Lane, entry 3. They have now converted 76 of the 170 for the year. They will next move onto 1108 and 1116 Fairlawn Court, entry 3 to complete those in the next several weeks.

CARPENTRY- Carpentry crews are working on the Monterey/Carmels in Golden Rain Road entry 1 and Pine Knoll Drive entry 8.

PAINTING- Painters are keeping up with the carpentry crews. They are currently working on 3301 Golden Rain Road, entry 26.

Ms. Haydon reminded residents that 11:00 p.m. is the cut-off time to turn off air conditioners.

PRESIDENT'S REPORT

No report because the meeting isn't until Monday, the 27th.

ORIENTATION – Gerald Priebat

Mr. Priebat reported that existing residents are always welcome to attend. The next meeting date is July 12, 2016 at 10:00 a.m. in the Donner Room.

UNFINISHED BUSINESS

None

NEW BUSINESS

Ms. Nordwall made the following motion about birdbaths:

Ms. Nordwall moved to create a policy, #5.0, that would state: Birdbaths are not allowed anywhere in First Walnut Creek Mutual because standing water provides a place for mosquitoes to breed. West Nile and Zitka diseases are spread by mosquitoes and are a present danger. Mr. Priebat seconded and the motion carried without dissent.

Mr. Anderson confirmed that the Board approves the proposed policy. Once prepared, it will be sent out to the membership for a 30-day comment period.

The Board discussed the gathering area at Entry 10. Ms. Turnier reported that the flat gravel area was approved. No additional items were approved. There was an approval for tables and umbrellas on the pad.

Mr. Priebat reported that it is a compact dirt pad area.

A resident stated that he really didn't want it removed. He just thinks that the people are too loud. Inside of his home, he can hear all of the sounds, so he has to close his windows all of the time. He doesn't have an issue with a monthly gathering, but it is advertised as a gathering place and a public park. He just wants some privacy. He would really like it relocated or to have the area that is not legal removed.

Another resident reported that the area has been established for that entry for a while. They usually meet about 5:30-7:30 p.m.

Mr. Anderson stated that the Board will take all comments under advisement.

Mr. Priebat reported that part of the area was approved and part was not. It was the landscape manager that had approved it. Mr. Priebat would like to see the windmill removed. The Board should send a letter to Entry 10 residents that if they have a gathering, it should cease by 8:00 p.m. Any signs that say Public Picnic Area should be removed. They should rethink having BBQs in entry areas because it can be dangerous.

Ms. Turnier stated that one person should submit an application for the extended area. There is nothing on record showing approval. The area also has a swing on it. If it was to break and someone was injured, the Mutual could be sued.

Mr. Nutley reported that there was no permit for the swing or the windmill that he can recall.

Mr. Anderson stated that any action will be announced at the next open Board meeting.

ANNOUNCEMENT

The next regular Board meeting: Friday, July 22, 2016 at 11:00 a.m. in the Donner Room at the Event Center.

ADJOURNMENT

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

/s/ _____
Gerald Priebat, Secretary
First Walnut Creek Mutual