

MINUTES

FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS FRIDAY, JUNE 28, 2019 AT 10:00 A.M. DONNER ROOM – EVENT CENTER

President Sally Nordwall called to order the regular meeting of the Board of Directors of First Walnut Creek Mutual on Friday, June 28, 2019 at 10:00 a.m. in the Donner Room, Event Center, Walnut Creek, California.

PRESENT: Sally Nordwall, President, District 1
Gerald Priebat, 1st Vice President, District 2
John Moe, 2nd Vice President, District 3
Pat Donahue, Treasurer, District 4 (arrived at 10:26 a.m.)
Shanti Haydon, Secretary, District 5

EXCUSED:

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

Ms. Nordwall welcomed the 12 residents in attendance.

APPROVAL OF THE CONSENT CALENDAR

The consent calendar consisted of:

Regular Meeting Minutes – May 24, 2019
Executive Session Meeting – May 24, 2019
Executive Session Meeting – May 30, 2019
Executive Session Meeting – June 7, 2019
Ratifying of Compliance with Section 5500 of Davis-Stirling

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

RESIDENTS' FORUM

The Residents' Forum was held. Topics included comments about the website and links to articles, policy for contractors, and estate sales and the procedure for holding one.

LANDSCAPE REPORT

Mr. Donner reported there is weekly mowing and pruning being done. There is also increased irrigation due to the warmer weather. A large opine tree will be removed between 2301 and 2333 Pine Knoll. There was a main line break. He reminded the members that maggots are a natural part of the composting process. Mr. Moe suggested keeping the lid down on the bins and using a spray bottle of vinegar. Mr. Donner reported that it helps to use compostable bags.

Ms. Donahue reported that she and Ms. Nordwall received the financial reports and have complied with Davis-Stirling Section 5500. The Mutual has \$1,750,000 in assessments. The delinquencies are very minor. There is about \$30,000 outstanding on a \$21,000,000 budget.

BUDGET & FINANCE

Paul Moderacki reported for the Budget & Finance Committee. They met on June 20th and had discussions about electric vehicle chargers. Residents park golf carts to charge them and do not pay a fee. It is \$60.00 per for golf carts. The committee is getting data and reports from EBMUD. There are still some illegal rentals in the Mutual. They are trying to track that down. The next meeting will be held on July 18 at 10:30 in the Board Room at Gateway.

MUTUAL OPERATIONS REPORT

Mr. Hughs' read his report as follows:

CARPENTRY- Carpenters are currently working on 3101 and 3117 Golden Rain Road, entry 24 and 1348 Rockledge Lane, entry 6. They will be moving onto 1364 Rockledge Lane next week.

PAINT- Painters are currently working on 3009 Golden Rain Road, entry 23. 1348 Rockledge Lane, entry 6 will be started week of July 8th.

ASPHALT WORK- The 2019 asphalt work for the Mutual has been completed for the year.

Mr. Donner reported that it is almost the end of June and MOD will be working on budgets. Insurance will increase. Mr. Priebat suggested that if the Board wants to change any level of service, they need to get the information to Mr. Donner for the budget.

RECYCLE/COMPOSTING

Mr. Moe reported on the ongoing expansion of organics. He will do another director's district for downsizing if they just let him know. If the recycle bin is contaminated, it is not taken to recycling. It will go to the landfill and the Mutual is charged for it. This will happen if it is only 1% contaminated. Items that are delivered are a problem because residents don't break down the cardboard boxes. Moving in and out also creates trash that isn't disposed of correctly.

PRESIDENT'S REPORT

Ms. Nordwall reported that 3 months ago, the Board was confronted with a change in Davis-Stirling that created a requirement that the Mutual's agent, MOD, provide additional financial information to Board members and that the information be reviewed on a monthly basis.

To be in compliance, the Board appointed a committee comprised of the President and Treasurer or their appointee and the review appears under the consent calendar as compliance with Civil Code Section 5500. This does not affect the financial information

At the most recent Presidents' Forum, we were informed that the Rossmoor website and the Rossmoor News are being completely updated. We saw a PowerPoint presentation of some of the new characteristics. Chris Preminger, Business Operations Manager, reported the list of dual occupancy has been submitted to SWCM and they have had some time to work with it and develop letters for the 90 nonconformists. We should be receiving our list soon.

ORIENTATION – Gerald Priebat

Mr. Priebat reported the next meeting will be on July 9th at 10:00 a.m. in the Donner Room. Existing residents are invited to attend.

UNFINISHED BUSINESS

None

NEW BUSINESS

Mr. Moe reported that Mutual 68 has their own website. He thinks FWCM should consider having their own website, too. It might make it better to communicate with residents. Ms. Nordwall thought the Board should see what changes are being made to the Rossmoor website first. Ms. Haydon spoke to Ann Peterson and was told they are limited in space. Her concern is who would maintain or update the website. Mr. Moe should speak to Mutual 68 to gather information and to see how happy they are with it. Ms. Nordwall reported that they need someone capable to handle the technical aspect and that can confirm the information on the site is accurate. Mary England volunteered to do research for a website. Ms. Nordwall then appointed her as chair to an Ad Hoc Website Committee to do research for the website and report back to the Board.

Ms. Nordwall reported that planters on railings weigh too much. The policies prohibit placing plants there. Residents should report to their district Director when they see this happening. Ms. Haydon thinks the veranda policy is too vague and would like to see if addressed again.

Ms. Haydon reported that she and Mr. Donner met with Vets Move Junk to see if they could set up a schedule for pick-ups, possibly every month or every other month. Mr. Donner reported the Mutual should consider if they will fund it or make it a resident billable. They would need to consider this for the budget.

ANNOUNCEMENTS

The next regular Board meeting: Friday, July 26, 2019 at 10:00 a.m. in the Donner Room at the Event Center.

ADJOURNMENT

Having no further business, the meeting adjourned at 11:05 a.m.



Anne Paone, Assistant Secretary
First Walnut Creek Mutual

***The Board of Directors met in executive session on May 24, 2019 at 11:25 a.m. to discuss the following:

1. Member Matters: landscaping-resident to be called to hearing; more information to be gathered for another resident landscaping matter

Having no further business, the executive session adjourned at 11:40 a.m.

***The Board of Directors met in executive session on May 30, 2019 at 10:05 a.m. to discuss the following:

1. Member Matters: Consider termination of membership – approved; lease issue-investigation needed

Having no further business, the executive session adjourned at 10:55 a.m.

***The Board of Directors met in executive session on May 24, 2019 at 1:15 p.m. to discuss the following:

1. Member Matters: Termination of membership-decision reversed because issue is to be resolved

Having no further business, the executive session adjourned at 1:25 p.m.