

MINUTES

FIRST WALNUT CREEK MUTUAL
REGULAR MEETING OF THE BOARD OF DIRECTORS
FRIDAY, JULY 25, 2014 AT 11:00 A.M.
DONNER ROOM – EVENT CENTER

PRESIDENT Sue Adams called to order the regular meeting of the Board of Directors of First Walnut Creek Mutual on Friday, July 25, 2014 at 11:00 a.m. in the Donner Room, Event Center, Walnut Creek, California.

PRESENT: Sue Adams, President, District 3
Ken Anderson, First Vice President, District 4
Shanti Haydon, Second Vice President, District 5
Barbara Gilbert, Treasurer, District 2

EXCUSED: Margaret Woodside, Secretary, District 1

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

Ms. Adams welcomed the 20 residents in attendance.

APPROVAL OF THE MINUTES

Mr. Anderson moved to approve the minutes of the regular session Board meeting of June 27, 2014 as written and reviewed. Ms. Gilbert seconded and the motion carried without dissent.

LANDSCAPE REPORT

Mr. Perona reported that fertilization of lawns will be in August with sulfa coated urea. He asked if anyone notices any sprinklers that are broken to report it to MOD.

LAWN MAINTENANCE Mow schedule is weekly.

Irrigation systems are on. All landscape irrigation has been reduced by 10%. Lawns will be fertilized in mid - August.

ENTRY MAINTENANCE Crews are working on pruning various shrubs and groundcovers throughout the mutual.

TREE MAINTENANCE WO dead Pines are scheduled to be removed at Golden Rain Entry 11 and a dead Calif Live Oak at the back slope area behind Golden Rain Road Entry 12 laundry room.

LANDSCAPE REHAB Landscape rehab crews completed requests from district reps. 400 yards of bark are currently being spread throughout the mutual.

RESIDENTS' FORUM

Jiayi Zhou, Golden Rain Road - Mr. Zhou discussed that Mutual Eight cut their water usage by 39%. He wondered if FWCM could do the same. The Finance Committee has not made a recommendation to the Board yet.

There was some discussion about the air conditioners. Mr. Anderson asked if the water recirculates. It does not. The water goes into the storm drains. Ms. Adams suggested that Budget and Finance continue to address this air conditioning issue and then present something to the Board.

Mr. Zhou wanted to know if they could be replaced. Mr. Donner advised that it can be over one million dollars to replace the air conditioners with current models. The Board should consider the cost and look at their reserves, too.

Barbara Gilbert – Ms. Gilbert presented a petition for Entries 6 and 7 regarding a chain fence and gate that was installed. Access using walkers to the vista point has become restricted because of this chain. Mr. Perona reported that it is already being addressed. Gauthier will be relocating the chain. The residents will then be able to get through.

A resident had a question about the procedure to report a broken sprinkler on the weekend. Mr. Perona advised that they can call Securitas. They will put a cone on it and someone will come out on Monday. Mr. Donner advised that it would be costly to keep someone on call. There is a four-hour minimum. More money is spent on labor than on the water that is being lost. Residents may call the order desk because after hours the order desk has voice mail and every Monday someone comes in and their first task is to listen to the messages.

Lucille Owens – Golden Rain Road – Ms. Owens reminded everyone that sometimes residents forget to thank people for their work. She commended Gauthier for helping with her sliding glass door. She appreciates how lucky she is to live at Rossmoor with its beauty and great landscaping.

Elizabeth Knefel – Golden Rain Road – Ms. Knefel commented that she is grateful for the wonderful Board and staff. She noticed that the Rossmoor web page was not easily navigated for locating items. She wondered why there is no calendar on the site, no map and no CC&Rs. Ms. Adams advised her that the site is still being worked on. Ms. Adams also commented that FWCM is driven by its policies, not CC&Rs.

Lonnie Pannell – Golden Rain Road – Ms. Pannell commented that Barbara Gilbert already addressed the chain issue. It was in the wrong place and should be moved out to the entrance of where the park is located. She was also concerned about the piling

up of redwood. She was concerned that it is a fire hazard. Mr. Perona advised her that it won't burn.

Dick Locke – Rockledge Lane – He would like to see the agendas on the website and also the financials, income statement and balance sheet.

TREASURERS REPORT

Ms. Gilbert reported that there is one large delinquency and the attorney is working on it.

Mr. Chakoff reported that the Mutual has a year-to-date surplus of \$12,000. Building maintenance is \$55,000 over budget. Of that amount, \$12,000 is for gutter cleaning. Insurance is \$55,000 over budget which is due to the shared deductible. There have been 2 events in the valley. Utilities are \$125,000 under budget. This is due to water conservation. Everyone has tried to cut back, but it is more of a timing issue as we are getting into the really hot weather, so it's too early to tell how the budget will end up.

Ms. Gilbert reported that the budget and finance committee will meet in 2 months.

MUTUAL OPERATIONS REPORT

Mr. Donner reported that landscaping is doing its part in conserving water. The last 2 Fridays in August will be a Water Conservation Fair. It will be in the Fireside Room. EBMUD will give a talk and answer questions.

After the meeting, they will have water conservation kits available. He asked them to bring 1,500. The kits include 2 low-flow faucet aerators, toilet tank dye tabs to check for leaks and low-flow shower heads. A representative from EBMUD will attend the Presidents' Forum to talk about the drought and how it relates to EBMUD and their services.

Doug Hughs reported the following:

CARPENTRY Carpentry crews have been working in Golden Rain Road entry 6 and Oakmont Drive entry 9. They have completed 16 buildings and 24 carports so far. Painters have been keeping up right behind them.

ROOFING We are 50% complete with our roofing program which encompasses 4 building roofs and 10 carport roofs. The remaining carport roofs will be complete in the next 2 months.

MONTEREY/CARMEL BRIDGEWAYS Gauthiers Construction will be starting the bridge replacement work middle of next month. They will be starting on 2557 Golden Rain Road, Entry 18 and doing 1 a week for the following 7 weeks.

When a termite report is received, MOD takes action on Section 1 right away. That would be items such as very bad dry rot on the building. Other items are addressed when the building is scheduled for maintenance.

Ms. Adams reported that Mr. Hughs is in the process of figuring out which manors have not been inspected for a while. The Mutual wants to be sure that water heaters are okay and no other problems. In addition, the Mutual would like to know who is occupying these manors in case of an emergency.

PRESIDENT'S REPORT

No report.

ORIENTATION – Jerry Priebat

Mr. Priebat reported that over twenty people attended the orientation. It was the largest group that he has ever seen. The next meeting will be on September 9 at 10:00 a.m. in the Donner Room at the Event Center.

SAFETY AND DISASTER PREPAREDNESS COMMITTEE

No report.

The next Safety and Disaster Preparedness meeting: Wednesday, September 24, 2014 at 9:30 a.m., Board Room (Gateway).

TRUST AGREEMENT REVIEW 7 REVISION MONITORING COMMITTEE

Ms. Adams reported that there is currently no Trust Committee for FWCM.

POLICIES/BYLAWS - Sue Adams

No report.

NEW BUSINESS

None.

ANNOUNCEMENT

The next regular Board meeting: Friday, August 22, 2014 at 11:00 a.m. in the Donner Room at the Event Center.

ADJOURNMENT

Having no further business, the meeting adjourned at 12:00 p.m.

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