

MINUTES

FIRST WALNUT CREEK MUTUAL
REGULAR MEETING OF THE BOARD OF DIRECTORS
FRIDAY, SEPTEMBER 26, 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, September 26, 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: None

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

Ms. Adams welcomed the 22 residents in attendance.

APPROVAL OF THE MINUTES

Mr. Anderson moved to approve the minutes of the regular session Board meeting of August 22, 2014 as written and reviewed. Ms. Haydon seconded and the motion carried without dissent.

LANDSCAPE REPORT

Mr. Perona reported that once a resident has cleaned their carport of leaves, they should call MOD and someone will come out to remove them.

LAWN MAINTENANCE: Mow schedule will be as needed thru the end of the year.

Irrigation systems are being reduced based on ET. All landscape irrigation has been reduced to two days a week per EBMUD mandate.

Lawns will be fertilized for the last time in late October or early November.

ENTRY MAINTENANCE: Crews are working on pruning various shrubs and ground covers throughout the mutual, spot spraying weeds. Ground cover beds will also be pre-emerged to prevent fall/winter weeds.

They will also start cleaning out all the drain ditches (V-ditch) throughout the Mutual.

TREE MAINTENANCE: We have applied to the City of Walnut Creek to remove a dead Monterey Pine at Golden Rain entry 6 by the laundry room.

Tree crew has been pruning Chinese Pistache throughout the Mutual.

LANDSCAPE REHAB: Landscape rehab crews continue to spread mulch.

RESIDENTS' FORUM

Judy Foley, Golden Rain Rd. - Ms. Foley reported that landscaping is not bagging leaves opposite her carport. They blow the leaves, but the wind blows them back into the carport. Mr. Perona will check into this issue.

Changlin Dillingham, Golden Rain Rd. – Ms. Dillingham reported that the building address numbers are not visible at night. She brought a solar-powered, motion-sensitive light costing \$12 that could be attached to the building. She was advised that if her entry wanted to attach these to their building, they would need approval. Ms. Gilbert will meet with Ms. Dillingham and Doug Hughs to review the lights and costs associated with the purchase and installation.

TREASURERS REPORT

Ms. Gilbert reported that the Mutual is in excellent financial condition. A few people are past due on their coupon payments. Stephanie Hayes will be working on these.

Ms. Almons reported that the Mutual is \$79,765 over budget. This is due to insurance costs that were underestimated in the budget. Actual costs are not provided until January. Legal fees and costs for the policies were also a factor.

A budget meeting, open to the membership, is scheduled for October 20th in the Fireside Room at 10:00 a.m. The Board will vote on the budget at their October 24th meeting. There will be articles in the Rossmoor News.

The committee is proposing a \$20 increase in the coupon for 2015. There is an open position on the committee. If interested, please contact Ms. Almons.

A new project will be starting next year in the reserves that will address replacing water air conditioners with regular air conditioners. It will be done building by building. This will be discussed at the October 20th meeting in the Fireside Room.

Mr. Preibat asked why the \$20 increase in the coupon? Ms. Almons reported that PG&E will increase by 5%, water will increase by 10%, reserves contributions will be increased and there is a new vendor for recycling and trash.

There was a discussion regarding the reserves and keeping them properly funded.

John Hindenach (Budget and Finance Committee) reported that the water usage from September 2013 through August 2014 was down by 12% from the previous year. This includes all water usage – irrigation and domestic.

MUTUAL OPERATIONS REPORT

Mr. Hughs reported the following:

CARPENTRY-Carpentry crews are currently working in Golden Rain Road entry 7 and Oakmont Drive entries 9. They have completed 24 buildings and 32 carports so far. Painters have been keeping up right behind them.

ROOFING- We are 85% complete with our roofing program which includes 4 building roofs, 3 laundry room roofs and 24 carport roofs. They are currently working on carport roofs in entry 15 Golden Rain Road.

MONTEREY/CARMEL BRIDGEWAYS- Gauthier's Construction has started the bridge replacement work. They are currently working in Golden Rain Road entry 16 doing the bridges at 2408 and 2416. All 7 bridge ways should be complete by the second week of October.

PG & E- PG & E crews are working up on Rockledge Lane Entry 7 boring underground and running new electrical feeds.

PRESIDENT'S REPORT

Ms. Adams reported that there will be a small increase from Golden Rain on the coupon. She spoke about how great the Budget and Finance Committee is and how they review everything. The Comcast offer was discussed at the Presidents' Forum. The Mutual is trying to get golf carts to have an RFID that would act as a registration of the carts, not one that would open the gates. Currently, there is no way to track them. Sometimes they are abandoned and the Mutual has no way of knowing who the owner is.

ORIENTATION – Jerry Priebat

The next meeting will be on November 4, at 10:00 a.m. in the Donner Room at the Event Center.

SAFETY AND DISASTER PREPAREDNESS COMMITTEE

No report.

POLICIES/BYLAWS - Sue Adams

Ms. Adams reported that a lot of money was spent on the attorney and on the mailings. She reminded the membership that the policies can be changed in the future.

Ms. Gilbert stated that the Board has spent many hours on the policies.

Ms. Hayes reported that she has worked with the Board for the past 2 years on the Bylaws and policies. This meeting satisfies the civil code which requires a 30-day comment period. The members may comment on the policies at this meeting. The Board has the ability to adopt the policies at this meeting. In the future, the Board may make a change and just mail out that change, not the entire policy packet.

Ms. Almons had a question regarding policy 3.0, section A.3 – do residents of the entry receive preference for rental of carports? Ms. Gilbert explained that residents of the entry do have the first opportunity to rent carports in their entry. After that, other people in First may rent the carports.

She questioned why a resident needs Board approval to rent a carport. Ms. Gilbert explained that this helps to keep records of owners of the carports and that the approval process is a simple one.

She had a question regarding cars in golf ports. She doesn't think you can put a car next to meters. She wanted to be sure the Mutual is in compliance. Ms. Gilbert asked to talk to her later and she will check to make sure this is correct.

She had a question about balconies, porches, decks, fences and gates regarding that nothing may hang from them. Ms. Haydon said it was because someone wove a blanket in and out of their gate. Since there was no section in the policies that addressed this issue, gates was added to the previous policy.

She had a question about Share Loans. She was concerned that they don't have to comply with the minimum income obligations. Ms. Adams reported that the lender makes the borrower do more before approving the loan. The Mutual tells the lenders what the requirements are for a loan. This is flexible and can change as the economy changes.

She had a question on Electric Vehicle Charging Stations. She would like a statement that says the Board can establish fees for electricity if a sub panel is used and that fines will be established.

Ms. Hayes reported that if you plug into the Mutual's electricity, it is appropriate that the person pay for it. There is a provision that the applicant and each successive owner shall pay for all electricity usage associated with the Electric Vehicle Charging Station. The Board may establish the rates that will be charged for electricity usage.

Mr. Hughs reported that the Mutual will require a dedicated circuit for Electric Vehicles. There was a question regarding disability parking. (3.E) Ms. Adams reported that the person will need to apply and the Board needs to approve it.

Ms. Adams called for a motion to adopt the policies.

Ms. Gilbert motioned to adopt the policies as written, but subject to future revisions. Ms. Haydon seconded and the motion carried without dissent.

Mr. Nutley asked if the Board will appoint a person to fill the vacancy in District 1. Ms. Adams advised that the Board is looking into it. The person appointed will complete the term that has been vacated. She reminded the membership that a Board director may resign from the Board at any time.

NEW BUSINESS

None

ANNOUNCEMENT

The next meeting will be the Annual Meeting on October 7, 2014 at 10:00 a.m. in the Las Trampas Room at Hillside.

The next regular Board meeting: Friday, October 24, 2014 at 11:00 a.m. in the Donner Room at the Event Center.

ADJOURNMENT

Having no further business, the meeting adjourned at 12:05 p.m.

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