

## MINUTES

### FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS FRIDAY, JULY 27, 2007 AT 10:00 A.M. DELTA ROOM, DEL VALLE CLUBHOUSE

President Gerald Priebat called to order the regular meeting of the Board of Directors of First Walnut Creek Mutual on Friday, July 27, 2007 at 10:00 a.m. in the Delta Room, Del Valle Clubhouse, Walnut Creek, California.

PRESENT: Gerald Priebat, President, District 2  
Nancy Turnier, First Vice President, District 3  
Melvin Wall, Treasurer, District 1  
Melvin C. Fredlund, Secretary, District 5

Roll Call

EXCUSED: Randall Morgan, Second Vice President, District

Mutual Operations was represented by Tess Haskett, Accounting Manager; Doug Hughs, Building Maintenance Manager; Rich Perona, Landscape Manager; and Dyann Paradise, Administrative Secretary.

Mr. Priebat welcomed the twenty-nine residents in attendance.

#### APPROVAL OF MINUTES

Ms. Turnier moved, Mr. Fredlund seconded, and the motion carried unanimously to approve as written and reviewed the minutes from the June 22, 2007 regular board meeting.

Approval of Minutes

#### PRESIDENT'S REPORT – Gerald Priebat

Mr. Priebat read a list presented to him by historian John Nutley outlining directors' duties as enacted in 1965 at the first meeting of the Board of Directors of First Walnut Creek Mutual.

President's Report

Mr. Priebat reported that there were eight resales in June at a median price of \$250,450. Year-to-date resales total 64 at a median price of \$247,450. In June and to date in July, \$160,000 was placed in equity share loans and \$255,000 in purchase loans. Total share loans placed since the inception of the share loan program total \$8.2 million.

Mr. Priebat reported on initial planning pertinent to fire safety and fire prevention. He thanked Melvin Wall for his continuous efforts in the educational program for fire safety and education. Mr. Wall has interfaced with the county fire marshal, Rick Carpenter, throughout the process. A letter will be sent to all Mutual residents advising them that any resident with a hearing problem may have his/her smoke alarm retrofitted with a combination sound and strobe light device at the Mutual's expense.

In the future a pull-alarm system will be installed in each building. There is current discussion underway regarding the tying together of all smoke alarms in a building. Further research into this issue is needed.

Transparent fire blocks will be installed in the G-11 front stairwells. Mr. Hughs is in the planning stages for this project.

All of the fire safety projects will be done in phases at Mutual expense.

*(Due to a conflict in staff schedules, the committee reports were taken out of order per the agenda.)*

#### BUDGET AND FINANCE COMMITTEE REPORT – John Nutley, Chairman

Mr. Nutley reported the committee reviewed the year to date financial condition. Currently the reserve balance is \$4.6 million, and the operations balance is \$700,000. The committee discussed possible budget items for 2008.

Budget and  
Finance  
Committee  
Report

The next meeting will be held on September 19, 2007.

#### TREASURER'S REPORT – Melvin Wall, Treasurer

Mr. Wall reported that the budget is on track year to date. Insurance, utilities, and professional services continue to be over budget, but hopefully will be back in line by year's end. Revenues are favorable over expenses \$50,000 year to date.

Treasurer's  
Report

The reserve study update is in progress and will include the anticipated fire prevention expenses.

(A copy of the monthly financial report is attached.)

#### MUTUAL OPERATIONS REPORT – Doug Hughs, Maintenance Manager

Mr. Hughs reported that architectural, structural and civil drawings for the fire-devastated building at 1959 Golden Rain will be submitted very soon to the city for approval. Within the month bids will be solicited from reconstruction contractors.

MOD Report

To date, 16 of the 19 roofs scheduled for this year have been completed. The last roof, at Golden Rain – Entry 17, will be started in early August.

Carpenters are currently working on Oakmont Way – Entry 8 and Pine Knoll – Entry 2. Four of the six bridges have been completed. The remaining two will be done in August, which will complete the bridge replacement for this year.

Mr. Hughs is awaiting bids on asphalt resurfacing work for several entries on Rockledge Lane.

The column at Oakmont Drive – Entry 16 that was damaged by a vehicle will be rebuilt with a replacement column next week.

(A copy of Mr. Hughs' report dated July 27, 2007 is attached.)

LANDSCAPE REPORT – Rich Perona

Mr. Perona reported on lawn, entry, and tree maintenance, as well as landscape rehabilitation. (A copy of Mr. Perona's report dated July 27, 2007 is attached.)

Landscape  
Report

Fire abatement brush removal work along the back of Golden Rain – Entries 8, 10, 13, 15, and 16 is nearing completion. The next area for fire abatement work will be the back of Golden Rain – Entries 26 through 29.

In response to a resident's concern, Mr. Perona explained that the turf may appear drier than in the past due to the new irrigation controllers that are regulated by evapotranspiration rates.

LANDSCAPE COMMITTEE REPORT – Herb Andersen, Chair

The August 1 committee meeting has been cancelled. A replacement is needed for Mary Bower's position. Resident Ginnie Rategan showed an interest in taking on this responsibility.

Landscape  
Committee  
Report

Mr. Andersen offered his thanks to the landscape representatives for their hard work during the past year. Mr. Andersen submitted his resignation as chair and member of the committee. The Board regretfully accepted his resignation from the committee effective August 1, 2007. Mr. Priebat thanked Mr. Andersen for his dedication to the committee over the past ten years, eight of which were as chairman. The audience expressed their appreciation with a round of applause.

The next landscape committee meeting is scheduled for Wednesday, November 7, 2007.

NEW RESIDENT ORIENTATION – Melvin Wall, Coordinator

Mr. Wall reported that at the July orientation six out of the 24 residents invited actually attended the session. The daytime sessions are not drawing well. Future orientations will be held in the evening.

New Resident  
Orientation

POLICY COMMITTEE REPORT – Nancy Turnier and Melvin Wall

Ms. Turnier read the proposed policy that limits barbecues to only propane or electric barbecues except on ground floor open patios, and requires placement in an open area with good air circulation, keeping a fire extinguisher handy, not allowing smoke to bother neighbors, and being closely supervised at all times. She reported that the fire marshal wants to review the proposed barbecue policy before submitting his opinion.

Policy Committee  
Report

There will be further discussion of this issue at the August regular board meeting.

UNFINISHED BUSINESS

Mr. Priebat reported the GRF Board approved the establishment of the First Mutual Architectural Control Committee (ACC). He appointed all Mutual board members as members of the Mutual ACC. Mr. Priebat will set up a meeting in August with Bill Parsons at MOD regarding the guidelines for alteration permit requests. Resident Carol Austin asked that the committee have open meetings. Mr. Priebat explained the Mutual ACC will meet only when there is a need to discuss a non-standard alteration, or if a resident wishes to meet with the Board concerning his/her alteration permit request.

Unfinished  
Business

Further discussion of future configuration of the buildings was tabled to a future meeting.

Securitas has started the carport inspection program. Mr. Priebat reviewed the carport and parking policy that requires a carport must be kept neat, clean, and fire safe, with the vehicle completely parked within the carport space.

### NEW BUSINESS

Mr. Priebat presented a request from several residents of Fairlawn Ct. - Entry 5 for the purchase of emergency equipment in the amount of \$500. There was discussion regarding the necessity for consistency throughout the Mutual. The Board recommends the fire safety committee make recommendations regarding appropriate supplies after they have discussed the guidelines with the fire marshal. In the interim, neighbors may purchase supplies themselves for a particular entry. The Board will allow a locked storage unit that can be placed out of sight stocked with emergency supplies recommended by the fire marshal and fire safety committee.

New Business

Mr. Priebat reported that entry coordinators are still needed in many locations. Although the GRF emergency preparedness committee has dissolved, the entry coordinator program is still in existence and many emergency entry coordinators are needed.

### RESIDENTS' FORUM

Resident Leonora Pannell, Golden Rain – Entry 6, reported that at the far end of Entries 6 and 7 there is an open lot needing landscaping. The Board will inspect the area to consider this request.

Residents' Forum

Resident Sophie Broché, Tice Creek – Entry 1, asked about the status of reverse mortgages. Mr. Priebat explained that the federal government has not yet approved reverse mortgages for cooperative housing units. However, equity loans and new purchase loans are available.

### ANNOUNCEMENTS

The next regular meeting of the Board is scheduled for Friday, August 24, 2007 at 10:00 a.m. in the Delta Room at Del Valle Clubhouse. Announcements

A copy of the resale report is attached.

ADJOURNMENT

Having no further business, the meeting adjourned at 11:17 a.m. to an executive session to discuss a member discipline matter. Adjournment

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Mel Fredlund, Recording Secretary  
First Walnut Creek Mutual

MCF:drp

attachments

