

MINUTES

FIRST WALNUT CREEK MUTUAL
REGULAR MEETING OF THE BOARD OF DIRECTORS
FRIDAY, APRIL 25, 2008 AT 10:00 A.M.
DELTA ROOM, DEL VALLE CLUBHOUSE

President Turnier called to order the regular meeting of the Board of Directors of First Walnut Creek Mutual on Friday, April 25, 2008 at 10:00 a.m. in the Delta Room, Del Valle Clubhouse, Walnut Creek, California.

PRESENT: Nancy Turnier, President, District 3
Gerald Priebat, First Vice President, District 2
Randall Morgan, Second Vice President, District 4
Melvin C. Fredlund, Secretary, District 5

Roll Call

EXCUSED: Melvin Wall, Treasurer, District 1

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

President Turnier welcomed the 25 residents in attendance.

APPROVAL OF MINUTES

President Turnier pointed out a correction needed in the March 28, 2008 regular board meeting minutes. The minutes stated that the proposed policies would be published 30 days prior to the April board meeting. It should have stated 30 days prior to the May board meeting.

Mr. Fredlund moved, Mr. Priebat seconded, and the motion carried unanimously to approve as reviewed and corrected the minutes from the March 28, 2008 regular board meeting.

Approval of Minutes

PRESIDENT'S REPORT – Nancy Turnier

President Turnier reported that education of fire prevention techniques is the most important fire deterrent. In case of fire, residents should leave their manors immediately and then call 911 from a landline phone, if possible, rather than a cellular phone.

President's Report

The Fire Safety Study Committee's report is available for review in the library and in the Mutuals' Board Office.

Ms. Turnier reported on the topics discussed at the April Presidents' Forum: it is possible a video will be made on the topic of fire prevention; it was suggested that fire information should sent out to all Mutuals; the Mutuals and MOD will relook at insurance coverage and policies; there may be a possible open house for board

members at the Mutual Operations Division offices to familiarize directors with the MOD process.

TREASURER'S REPORT – Melvin Wall, Treasurer

Ms. Turnier reported that the year-end auditor's report for 2007 will be mailed to residents within the next few days. Included in the mailout will be a statement reminding residents of the importance of carrying appropriate personal insurance coverage. If residents have questions about the report, they should be directed to Tess Haskett, Accounting Manager. Mr. Chakoff will be prepared to answer the questions at the May board meeting.

Treasurer's
Report

In Mr. Wall's absence, Mr. Chakoff reported that through March 31, 2008 the Mutual had a \$6,700 surplus to budget with \$20,000 excess in revenue. Expenses are \$13,600 over budget due mostly to building and public works expenses. Most of this excess is due to rain leaks during the rainy season and should level out by year's end. There is a surplus in landscape expenses, and insurance is under budget due to the policy's actual costs coming in less than budgeted. Utilities and professional services expenses are also lower than budget.

Overall, the Mutual is very good financial condition.

BUDGET AND FINANCE COMMITTEE REPORT – John Nutley

Mr. Nutley reported there was no committee meeting this month, but he found no discrepancies in the financial report. The next meeting is scheduled for Wednesday, May 21, 2008 at 11:00 a.m. in the Board Room in Gateway.

Budget and
Finance
Committee
Report

MUTUAL OPERATIONS REPORT – Doug Hughs, Maintenance Manager

Mr. Donner reported that MOD had recommended to the GRF Board an \$85,000 dividend to the Mutuals which represents a surplus of MOD operating cash. The GRF Board deferred the matter to the GRF Finance Committee for its review.

Mutual
Operations
Report

Twelve of the 19 roofs for this year are completed to date and the roofing project is moving along.

Replacement laundry room washers and dryers should be installed by May 15. There will be fewer washers in order to match the number of washers to dryers. It is possible this can be adjusted if a need is determined in a specific entry. Extra cleaning of the laundry rooms will be addressed by the weekly cleaning crew in those areas where the machines have been removed. Mr. Hughs will conduct a survey in specific areas to determine if additional machines are needed. New signage will be posted reminding residents of the laundry rules.

There have been several changes and clarifications needed by the contractor and architect regarding the HVAC system, roofing specifications, waterproofing, and

flashing details in the reconstruction of 1959 Golden Rain Road. This has resulted in the completion date being delayed two months to end of September. Mr. Hughs will advise the displaced residents of the delay. Ms. Turnier thanked MOD and particularly Doug Hughs for their dedication to completing this project as soon as possible.

Representatives met with the fire inspector and had a test of various enunciators for fire alarm systems. The fire code requires a 75 decibel alarm level, which cannot be reached by a bell. There will be further investigation of options.

At Golden Rain – Entry 29, there is a foundation problem that is causing a sloped balcony. Benson Builders submitted a bid to repair the foundation to eliminate the slope.

Mr. Fredlund moved to approve the bid from Benson Builders in the amount of \$7,449, which does not include additional tree work. Mr. Priebat seconded, and the motion carried without dissent.

Approve For
Repairs at Golden
Rain – Entry 29

Mr. Perona reported that he has two bids to remove the giant redwood tree and stump that is causing the foundation problem noted above. The better bid is \$2,000. Mr. Perona will coordinate with Mr. Hughs on the removal of the tree during the foundation repair process.

(A copy of Mr. Hughs' report dated April 25, 2008 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 landscape report dated April 25, 2008 is attached.)

Landscape
Report

Mr. Perona announced that an Arbor Day celebration would be held this date in the afternoon at Dollar Clubhouse at 1:30 p.m.

The view point picnic area at Golden Rain between Entry 6 and Entry 7 has been approved by the Barrett estate and construction will be underway within the month.

LANDSCAPE COMMITTEE REPORT – Randall Morgan

Mr. Morgan reported the committee met on April 4 in MPR #1 in Gateway at 11:00 a.m. The committee will meet every other month on the first Friday of the month at 11:00 a.m. in MPR #1 in Gateway.

Landscape
Committee
Report

Tree versus view issues were discussed. The committee suggests a new Board policy be established regarding the planting of new trees that do not ultimately block views. Trees will not be removed simply because they block views.

The committee will also research plant species appropriate for replanting.

Mr. Morgan reminded residents that the committee meeting is reserved for general issues, not specific resident plant or maintenance requests.

NEW RESIDENT ORIENTATION – Melvin Wall

New Resident
Orientation

The next orientation will be an evening meeting in May.

POLICY COMMITTEE – Melvin Wall and Nancy Turnier

Policy Committee

Ms. Turnier reported that the proposed barbecue policy will be very brief and will ban charcoal barbecues on porches, patios, decks, balconies, etc. There will be additional discussion at the May board meeting. Until the fire department clarifies their code, no further revisions to the Mutual policy will be made.

Further discussion of the proposed flooring policy will occur at the May board meeting.

UNFINISHED BUSINESS

Unfinished
Business

Mr. Priebat reported that he had investigated the Rotary peace park path that appears to have an adequate surface that might be appropriate for the steep slope near the laundry room in Golden Rain Entries 6 and 7.

NEW BUSINESS

New Business

None

RESIDENTS' FORUM

Residents' Forum

Resident Lonnie Pinell, Golden Rain – Entry 6, reported that there is a wood chip path that prevents residents from walking to the laundry room. Mr. Perona will be asked to check into this problem. Mr. Hughs will also check into other options for access to the laundry room.

Resident Marcia DeVries, Pine Knoll – Entry 8, reported she attended the CERT training program. She asked how the gas shutoff valves in her building could be turned off when necessary because they are painted over and appear frozen in place. Mr. Priebat, speaking about his 16 years of experience on the Emergency Preparedness Committee, explained that Rossmoor residents are better off waiting for the professionals to turn off gas lines than attempting to turn them off themselves.

Several residents gave compliments to the landscape crew for the lovely condition of the landscape throughout Rossmoor.

Mr. Nutley reminded residents of the Arbor Day celebration at 1:30 p.m. at Dollar.

ANNOUNCEMENTS

Announcements

The next regular meeting of the Board will be Friday, May 23, 2008 at 10:00 a.m. in the Delta Room.

ADJOURNMENT

Adjournment

Having no further business, the meeting adjourned at 11:15 a.m.

Mel Fredlund, Recording Secretary
First Walnut Creek Mutual

MCF:drp

