

**WALNUT CREEK MUTUAL NO. SIXTY-ONE (HERITAGE OAKS)  
QUARTERLY BOARD MEETING  
TUESDAY, APRIL 21, 2020 AT 2:00PM  
ZOOM MEETING**

**Zoom instructions:** To view the meeting on your computer, iPad, or smart phone, residents should log-in to <https://rossmoor.zoom.us/j/948843627> and use the meeting ID: 948 843 627. You will see a few prompts to click on such as allowing “the page to open [zoom.us](https://zoom.us),” “join with video,” and “join with computer audio.” Be sure to have your computer speakers turned on.

If residents just want to hear the deliberations, they can dial 669-900-6833 on any phone, and they will be prompted to enter the meeting ID: 948 843 627

**AGENDA**

**1. Introductions**

Dick Bertrand, President	Paul Donner, Director of MOD
Clair Weenig, VP	Rebecca Pollon, Landscape Manager
Marc Giammona, Treasurer/Secretary	Rick West, Building Maintenance Manager
Michael Pattee, Director	Kelly Maki, Administrative Assistant
Ron Van Wert, Director	

**2. Approval of Minutes**

- a. December 12, 2019 Organizational Minutes
- b. December 23, 2019 Special Meeting Minutes
- c. February 28, 2020 Executive Session Minutes

**3. Welcome New Members**

6415 – Bill and Sharon Neuman  
6200 – Brian and Janet Hillier

Homes that may be on the market soon.

6301 – Annie Lin. We think it may be prepared for sale – not confirmed.  
6417 – Bev Cullen has moved. Her home is expected to be on the market soon.  
6605 – Michael Cheng has moved. His home is expected to be on the market soon.

**4. Reports of Officers & Committees**

- a. Presidents’ Forums..... Dick Bertrand
- b. Treasurer’s Report..... Marc Giammona
  - i. Motion to Certify Compliance with §5500: November ‘19, December ‘19, and January ‘20 – Dick and Clair studied November and December, Marc and Dick studied January
- c. Building Committee ..... Bob & Ann Ingham, Dirk Mellema
- d. Landscape Committee..... Chris Bertrand, Joan Weenig
- e. Water Usage..... Dick Bertrand
- f. Social Committee ..... Marc and Mary Giammona
- g. Emergency Preparedness ..... Michael Pattee, Chris Bertrand, Rebecca Kunzman, Sharon Collins, Joan Weenig
- h. Pool Committee ..... Sharon Collins & Ronald Van Wert

**5. Unfinished Business**

- a. Updated Voting & Election Rules was approved by the board December 23, 2019.

- b. We will be discussing renewal of pool use contract with Mutual 59 at an open Board meeting, when we have a new contact to consider.

## **6. New Business**

- a. We'll need to do an update to our Bylaws again due to this SB323 law that went into effect 1/1/2020. We'll need to engage Melissa for help doing this.
- b. We'll need to engage an Inspector of Elections (can't be a Mutual 61 member, can't be MOD, can't be Melissa's firm) for our Board seat elections coming up in December. The lead time for required activities leading up to this election is much longer than in the past and we can't hire MOD to serve this role. Unless we have a volunteer from the Mutual, a board member will need to take on this project well before we need to do the election.
- c. The Board may need to consider amendments to the Trust Agreement, pending action by the GRF board.

## **7. Residents Forum**

## **8. Announcements:**

- a. The next M61 Quarterly Board Meeting will June 16 at 2:00 PM in Fairways A&E at Creekside. Depending on the recommendations from CDC, it may also be a Zoom meeting.
- b. There have been numerous reports of attempted fraud in our Mutual. People are mailing and shipping things to addresses in our Mutual that are, at times, unoccupied. While the address is correct on this mail and on these packages, the person whose name is on the mail or package does not live there. People we don't know have driven into our Mutual and retrieved this mail or packages. Dennis Bell and the Walnut Creek PD have been advised of these events. If you see someone drive up to a home, retrieve mail or packages and then leave, do take a picture of the vehicle with special care to get the license plate number. If safe and possible, get a picture of the individual as well. THEN CALL 911. The police can do something ONLY IF THE HOMEOWNER MAKES A COMPLAINT or if any of us see people behaving in this manner. DO NOT call a board member or Securitas CALL 911. The case number at Walnut Creek PD for those experiencing this kind of fraud is #20-2316. Office Mike Blair P602 is the investigator.

We each own and maintain our own mailboxes. If you want to switch to a locked mailbox, just send Dirk or Bob an Architecture Review form with what you have in mind. As always, all reasonable requests will be approved.

## **9. Adjournment**