

WALNUT CREEK MUTUAL NO. SIXTY-ONE

**WALNUT CREEK MUTUAL NO. SIXTY-ONE (HERITAGE OAKS)
TWENTIETH ANNUAL MEETING OF THE MEMBERS
TUESDAY, DECEMBER 10, 2019 AT 10:00 AM
DONNER ROOM, EVENT CENTER
1021 STANLEY DOLLAR DRIVE**

AGENDA

1. Call to Order: December 10, at 10:00 a.m.

2. Introductions

Dick Bertrand President
Clair Weenig, Vice President
Rebecca Kunzman, Secretary/Treasurer
Ron Van Wert, Director
Michael Pattee, Director

Also present: Paul Donner; Mutual Operations Director; Rick West; Building Maintenance Manager; Rebecca Pollon, Landscape Manager and Lucy Limon, Administrative Assistant

3. Verification of Quorum:

In accordance with Civil Code §5100(a), balloting is only required if an election requires a vote. If the election is uncontested, there is no need for a vote. Therefore, the Mutual did not proceed with a ballot/vote.

4. Certification of Notice of Meeting:

An Annual Meeting notice was published in the November 20, 2019, November 27, 2019, and December 4, 2019 editions of the Rossmoor News and the Call for Candidates in the September 18, 2019, September 25, 2019, and October 2, 2019 editions. The Mutuals' Board Office did not receive any candidate statements or new board nominations from the membership. In accordance with Corporations Code §7511(b), a notice of the Annual Meeting was also delivered to the membership by mail on November 18, 2019.

5. Approval of Minutes

a. Annual Meeting Minutes December 11, 2018
Moved, Seconded, Carried 5-0

6. Welcome New Members

a. <No new members>
b. 6415 is on the market - Osais
c. 6200 is on the market – Olsen's.

7. Reports of Officers & Committees

a. Presidents' Forums Dick Bertrand
October 26
EV Charging challenges; Solar Policies; Foreclosures (nobody remembers any); Hardwood flooring on non-first floor condos; SB323 (lots of discussion)
GRF Joins: New Securitas Manager (Min) strong background; Q3 financial results (as expected); PG&E Power poll issues (2 recent fires) detailed covered in Rossmoor News; Tree falling at Creekside did some damage; Lots of other trees down; while most of our power is underground, there are about 20 power polls in Rossmoor;
Dec 2
Emergency Preparedness is education – not personal service; Nobody has a policy regarding

generators in the valley (small ones are very dangerous to use and there's the safe fuel storage issue); complexity of SB323; Residence neglect by absent members is costing Mutuals big bucks; parking (real estate folks saying park anywhere which is not true); coupon's in at least two Mutual are up over \$130/month

GRF Joins: Fire update (details covered in the Rossmoor News); Property insurance rates up 20-25% (not settled yet); last PSPS we were mostly spared by ONE PG&E employee (no guarantee that would ever happen again). Big reminder of YOYO.

- b. Treasurer's Report Rebecca Kunzman
A motion was made to certify that the Mutual is in compliance with §5500 regarding review of the October 2019 monthly financial reports.
- c. Building Committee Bob & Ann Ingham, Dirk Mellema
The following address are doing work that has been reviewed and approved by the Board, 6704 Horsemans Canyon and 6502 Horsemans Canyon. Rick West on property maintenance work.
- d. Landscape Committee Dick for Chris Bertrand
We utilized Rossmoor landscape staff's annual work days in November to:
 1. Create an 18" river rock transition between bark and walkways or streets where turkey behavior consistently created a hazard by throwing bark significant distances. The aesthetic and walking safety in these areas is improved.
 2. Remove and dispose of designated failing shrubs
 3. Add bark in a few areas.

Brightview is currently in process of refurbishing landscape in a few areas, including Entry 14 corner has been completed, and the street scape across from the entry 12 park-let is being refurbished now.

Earlier this fall, as part of a yearly identification of problem turf areas with invasive grasses and other problems, four lawns were replaced per our yearly contract.

The remaining pears will be removed by Brightview shortly after the new year, and stumps ground where they are accessible to grinders.

We thank you for your patience regarding the feral pig damage. The damage will be repaired after the pig hunter is done. He was given state permission to start Dec 7. As a first step, we are planning for Brightview to remove the decimated turf shortly.

Ask Paul Donner and or Rebecca Pollon to weigh in, if present.

Five Star contractors replaced the failing DG walkway at the entry 12 park-let and assembled/installed the new bench into the concrete. The movable bench, previously located there, was returned to its original location as a bus stop and rest area at entry 14.

We had an issue with getting a faulty street light repaired. The workorder process has been corrected with Rossmoor staff, and we understand the repair across from Hultins at 6514 is now complete.

Dick's Comments:

Landscape repair, replacement, and maintenance is both a big part of our coupon cost and an important investment in beauty and value in our Mutual. We are never "done". We need to continue to work with the conditions we have – dry much of the year where we work in a drought and on fire mitigation, wet in winter where we work on erosion mitigation, rocky and poor soil, hilly conditions, aggressive animals, etc. We have a pallet of plants that seem to

like this environment and are beautiful, which we are continuously reviewing as we gain more experience ourselves, and benefit from others in the valley. Our guiding principals are: beauty, ecologically appropriate (fire, flood, hot, wet, rocky soil, animals), financially appropriate (in line with the value of our homes); and investments to keep our Mutual beautiful for generations of owners. We are very thankful and appreciative of the friendship and partnership we maintain with Curtis and Brightview, and Rebecca Pollon, the hard work of our Landscape Committee, and the patience and help from our homeowners.

- e. Water Usage Dick Bertrand
Through October, Water usage is 38% of the units and 63% of the cost of the same period 2013.
- f. Social Committee Marc and Mary Giammona
- g. Emergency Preparedness Michael Pattee
- h. Pool Committee..... Sharon Collins & Ron Van Wert

8. Unfinished Business

- a. 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.

9. New Business

- a. Updated Voting & Election Rules are out for review. These had to be changed due to the SB323 law signed by the Governor. Comments will be heard on December 23, 2019 at 10:00 am in the Gateway Board Room. The Board will consider approval of the Updated Voting & Election Rules.
- b. Acclimation of Dick Bertrand, Michael Pattee, Marc Giammona – each to a two-year Term.
- c. Special thank you to retiring board member Rebeca Kunzman who served on the board for 4 years, starting in December of 2015. She's lead our Landscape Committee efforts while we completed our Rosemary removal projects, our Turf Rehabilitation and Street Scape Projects; our corner rehabilitation project by the Collins, our park-let project, our lower and upper Horsemans Canyon defensible landscape projects, and started our flowering pear removal and new tree replanting projects. Those are big shoes to fill. A small gift will be delivered later this week.

10. Residents Forum

11. Announcements:

- a. An Organizational Meeting will immediately follow the adjournment of the Annual Meeting. The next Regular Board Meeting will be held on Tuesday, March 17, 2020 at 2:00 pm in Fairways A&B at Creekside.
- b. Residents are observing cars clearly exceeding the speed limit on Horsemans Canyon Drive – looks like 40-45 MPH. That's a blind turn at the top of the hill. People walk dogs, cross streets, back out of driveways, even walk in the streets rather than sidewalks etc. Its family and guest visiting season. Please slow down!!!
- c. Reminder. We prohibit parking on the "south" side (the left side of Horsemans Canyon as you enter our Mutual) along the central road. See CC&R's 4.19. Park on the "north" side (the right side). We do this so that folks can more safely back out of their homes, so that the street is wide enough for the bus that comes multiple times a day, for garbage trucks so they can get around, and finally and most importantly for emergency vehicle access. Please ask your guests to cooperate. There is no such restriction in the cul-de-sacs, but please use common sense.

12. Thank You!

Rossmoor is a great place to live thanks to the many volunteers who make it so: Our Board, our Committee Members, our Residents. It's all a great place to live thanks to the wonderful partnership and friendship with GRF, MOD, and Brightview. And I'd personally be in much more trouble without Lucy and Kelly. A big thank you to all for another great year in Rossmoor.

13. Ask Marc to take his seat on the Board

14. Adjournment: December 10, 2019 at 10:46 a.m.

DRAFT