



BOARD OF DIRECTORS REGULAR MEETING

Tuesday, June 17, 2025 at 2:00 p.m.

Meeting was Conducted In Person & Virtually

**Gateway Clubhouse – Board Room
1001 Golden Rain Road, Walnut Creek, CA 94595**

MINUTES

1. Call to Order

President LaSala called the meeting to order at 2:01 p.m.

2. Roll Call

Directors Present

Bob LaSala – President

Mike Burke – Vice President – Absent

Richard Frank – Treasurer

Janet Hillier – Secretary

Kathy Odne – Director-at-Large

Rossmoor Property Management

Jeroen Wright – Director of Mutual Operations

John Tawaststjerna – Landscape Manager – Virtually

Luis Duenas – Building Maintenance Manager

Victoria Thomas – Board Services Coordinator

3. Consent Calendar – Bob LaSala

a. Board of Directors Regular Meeting Minutes – March 18, 2025

b. Board of Directors Special Meeting Minutes – June 6, 2025

Motion made by Frank, seconded by Hillier, to approve the Consent Calendar. Approved by unanimous vote. (4-0)

4. President's Report – Bob LaSala

- Landscape Committee plans to replace the remaining 16 homeowner's grass with drought resistant plants. The Board will mail a second notice to the members reminding them of the upcoming project.
- Staff are currently working on the Reserve Study which will be incorporated into next year's budget.

5. Treasurer's Report – Richard Frank

The California Civil Code §5500, the Davis-Stirling Act, requires that homeowner's association (HOA) Boards ratify several budget statements monthly. Someone from the association (the treasurer) can review these monthly statements and report to the Board at its next regularly scheduled meeting for ratification by the board.

Today's Treasurer's Report is based on information through the end of April 2024. RPM is obviously struggling with the implementation of NetSuite, the new software system. I remain upset that RPM has not furnished monthly information as before, at least until the complete implementation of the new system. Mutual 61 is not the only mutual operation with incomplete information. However, it is my belief our Mutual remains in excellent condition.

Based on the information we have received, our income for the four months ending April 30 was \$171,145, and expenses were \$144,182, adding a total of \$29,660 to our cash balance. During the same period, our reserves showed a gain of 43,156. At the end of April, we had balances of \$170,063 in our operating account and \$482,545 in our reserve account.

We are well within our annualized projections at this point.

Motion made by Frank, seconded by Odne, to certify compliance with Civil Code §5500 for the January to May 2025 financial statements.

6. **Director's Report** – *Jeroen Wright*

- Company DBA (doing business as) name has changed. Golden Rain Foundation (GRF) is now Rossmoor Walnut Creek (RWC) and Mutual Operations Division (MOD) is now Rossmoor Property Management (RPM).
- Firewise Program is asking for Committee volunteers. Contact Jeroen Wright at jwright@rossmoor.com if interested.
- Staff reorganization in the Maintenance Department due to an employee retiring. Luis Duenas has now been assigned as the Building Maintenance Manager for Mutual 61.

7. **Architectural Review Report** – *Bob and Ann Ingham and Jon Leutenecker / Rick West*
No Report

8. **Landscape Committee Report** – *Brian Hillier / John Tawastjerna*

- Plant replacement will be done in the fall.
- Landscape change request form can be found on the Mutual's webpage on Rossmoor's website.
- Compliments given to Landscape Committee Chair, Brian Hillier, and RPM's Landscape Manager, John Tawaststjerna, for their continued efforts to make the Mutual beautiful.
- Owners appear to be pleased with the Firewise landscaping.
- Two trees in the Entry 11 will be pruned soon.

9. **Social Committee Report** – *Gail Solt / Chris LaSala*

- Committee is working on the annual picnic. A notice of the picnic will be emailed to the members.

10. **Emergency Preparedness Committee** – *Don Couch*

- Committee is working with the Social Committee to have the emergency preparedness packet more complete for new members. Members on the Committee will go over all the items in the packet.
- Committee can educate any members interested in where their home water valve is located and how to turn it off and on. A special valve is required, which can be purchased at any hardware store.

11. **Unfinished Business** – *Bob LaSala*

Homeowners insurance. LaSala plans to attend the upcoming insurance meeting and will speak with Gallagher Insurance on follow up steps and will report back.

12. **New Business** – *Bob LaSala*

- a. 2023 Audit

Reported positive.

- b. Architectural Request – 6601 Horsemans Canyon Drive

Rebuild of the current footprint of the deck. Verbal authorization was given.

Motion made by Odne, seconded by Hillier, to approve the architectural application. Approved by unanimous vote. (4-0)

- c. Adopt Proposed Amendments to the Rules, Policies, and Procedures

This was approved at a Special Meeting prior to today's Regular Meeting.

13. **Residents' Forum**

All residents were invited to address the Board with questions, comments, and suggestions. Comments were:

- Resident informed the Board via a letter stating she wants to keep her lawn as her dog and grandchildren often play on it. There is a large Oak tree that plants will not grow under. Fears that removing the lawn and tree by affect the root system.

14. **Announcements** – The next meeting is scheduled for the Board of Directors Regular Meeting on October 21, 2025 at 9:00 a.m. at the Gateway Clubhouse in the Board Room.

15. **Adjournment**

There being no further business the meeting adjourned at 2:43 p.m.

I hereby certify that the foregoing is a true and correct copy of the minutes.

Victoria Thomas