



Walnut Creek Mutual Sixty-One



BOARD OF DIRECTORS REGULAR MEETING

Tuesday, March 18, 2025 at 10:00 a.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 10:00 a.m.

2. Roll Call of Directors Present

Bob LaSala – President
Mike Burke – Vice President
Richard Frank – Treasurer
Janet Hillier – Secretary
Kathy Odne – Director-at-Large

Mutual Operations Staff

Jeroen Wright – Director of Mutual Operations
Rick West – Sr. Building Maintenance Manager
Victoria Thomas – Board Services Coordinator

1. Consent Calendar – Bob LaSala

a. Board of Directors Special Meeting Minutes – January 27, 2025

Motion made by Odne, seconded by Hillier, to approve the Consent Calendar. Approved by unanimous vote. (5-0)

2. President's Report – Bob LaSala

- The Board held a town hall meeting to address any members that have comments and/or questions regarding the proposed amendments to the Policies, Rules, and Regulations. Legal counsel is currently reviewing the proposed amendments. The Policies, Rules, and Regulations will be mailed to the residents soon for a 28-day review.
- GRF Management Agreement negotiations continue. Change in the contract: a boiler plate agreement with appendices for each Mutual to allow for specificity.

3. Treasurer's Report – Richard Frank

- Has not received financial statements since December 2024.
- Currently reviewing assets to determine what improvements will be needed over time.

4. Architectural Review Report – Bob and Ann Ingham and Jon Leutenecker / Rick West

No Report

5. **Landscape Committee Report** – *Brian Hillier / John Tawastajerna*
 - Brightview completed the spring bush pruning.
 - 7 MOD workdays. Planned rehab has been given to Staff.
 - Entry 11 grass will be replaced with drought tolerant plants.
6. **Social Committee Report** – *Gail Solt / Chris LaSala*

25 residents attended the speaker series. Next event is the annual picnic on October 19th and the annual holiday in possibly the first Friday or Saturday in December.
7. **Emergency Preparedness Committee** – *Don Couch*

Individual meetings were conducted with residents in January/February to deliver emergency preparedness packages and answer any questions.
8. **Unfinished Business** – *Bob LaSala*

LaSala spoke with a representative at Gallagher (insurance broker for GRF/MOD) on what single family homeowners can be doing to position themselves for insurance renewals. LaSala will pass information on to owners once received.
9. **New Business** – *Bob LaSala*
 - a. Turf Replacement Proposal

Due to continuing factors of ever-increasing costs of maintaining lawns, and the forthcoming regulations by the passing of California Assembly Bill 1572, that prohibits watering of non-functional lawns, the Landscape Committee has recommended the removal of turf to be replaced with drought tolerant fire resistant shrubs and plants. To date, there are 28 homes with non-functional lawns in the Mutual. The Mutual will receive a rebate from EBMUD on lawn conversions and will save money by reducing the amount of water used to water the lawns by approximately 50%. Replacing the 28 lawns with drought tolerant/fire resistant plants will cost approximately \$38,000. The Board approves the recommendation by the Landscape Committee to move forward with this project. The project will be done in the fall. Residents will be informed prior to the project beginning.

Motion made by Frank, seconded by Burke, to approve the removal of the lawns and replace with drought tolerant/fire resistant plants with a cost not to exceed \$38,000. Approved by unanimous vote. (5-0)
 - b. Alteration Application – Roof Replacement at 6708 Horsemans Canyon Drive

Motion made by Frank, seconded by Burke, to approve the alteration application to replace the roof. Approved by unanimous vote. (5-0)
 - c. Alteration Application – Garage Door Replacement at 6309 Horsemans Canyon Drive

Motion made by Hillier, seconded by Odne, to approve the alteration application to install a garage door. Approved by unanimous vote. (5-0)
 - d. 5502 Resolution – Authorization of Financial Transfers

The resolution allows the transfer of funds to pay bills on the Mutual's behalf for items that are over \$5,000 and have been budgeted for.

Motion made by Odne, seconded by Frank, to approve the 5502 Resolution – Authorization of Financial Transfers. Approved by unanimous vote. (5-0)

10. Residents' Forum

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

- Staff will begin emailing agendas to the residents.
- Board meeting minutes can be found on the Mutual's webpage on Rossmoor's website.
- Water sprinklers were turned off from December to March dependent on the weather.
- Residents are taking lemons from a neighbor's personal tree without permission.

11. Announcements – The next meeting is scheduled for the Board of Directors Regular Meeting on June 17, 2025 at 2:00 p.m. at the Gateway Clubhouse in the Board Room.

12. Adjournment

There being no further business the meeting adjourned at 12:00 p.m.

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

Victoria Thomas