

**Mutual 61 Quarterly Board Meeting  
June 15, 2021, at 2:00 PM  
Via ZOOM virtual meeting**

**Minutes**

**1. Call to Order and Introductions:**

Clair Weenig President	Paul Donner Director of MOD
Janet Hillier Secretary	Rebecca Pollon, Landscape Manager
Marc Giammona Treasurer / Secretary	Rick West Building Maintenance Manager
Sally Bush Director	Kelly Maki, Board Services Coordinator
Carle Hirahara Director	Christine Conti, Board Services Coordinator

**2. The following minutes were approved.**

- a. Quarterly Meeting of March 16, 2021
- b. Executive Session Meeting of March 16, 2021

**3. New Members were welcomed**

Bob and Christine LaSala Entry 10 #6403  
Rich Haddock and Gail Solt Horsemans Canyon Dr. #6516  
Bill and Judy Leckonby Entry 12, #6301  
Jon and Judy Leutenecker Entry 8 #6605 they have renters for 1 year  
    John and Tracy Burgess  
Homes on the Market - 1  
Several homes are pending going on the market - 4

**4. Reports of Officers and Committees**

- a. President's Forums ----- Clair Weenig reported that the Mutual Board Presidents meeting discussed the following:
  - i. The termination of the Establishing Agreement in Mutual / GRF governing documents and M61's request for approval of its removal being granted by the GRF Board of Directors and the document being filed with the County Records Office.
  - ii. Ongoing discussion with GRF regarding the Management Agreement between GRF and the individual Mutuals.
  - iii. Concerns about increasing insurance premiums for all GRF properties and Mutuals due to extensive California fire losses.
- b. Treasurer's Report ----- Marc Giammoma
  - i. Monthly reports reviewed by Clair and Marc. Motion for \$5500
  - ii. New CFO for Rossmoor / MOD Joel Lessor
  - iii. Marc Giammona reported the status of the Operating account, the Reserve account, and the year-to-date actual expenses and budgeted expenses and that in general, M61's accounts are in good condition.
- c. Building Committee ----- no report was made.
- d. Landscape Committee ----- Joan Weenig and Brian Hillier
  - i. Clair Weenig reported on the repair of the feral pig damage and that at this date there has been no additional damage. A special "Nematode" application was made to existing lawns

hoping to eradicate the grubs that the pigs seek when tearing up lawns.

- ii. Joan Weenig reported on various landscape replacements and repairs and reminded all to use the “workorder” desk to report needs or problems.
- e. Water Usage Subcommittee ---- Clair Weenig
  - i. Dick Bertrand agreed to perform this but has moved from the mutual
  - ii. As Treasurer, Marc Giammona received the EBMUD bills and will report on them as needed.
- f. Social Committee – Marc and Mary Giammona
  - i. Scheduling a “summer gathering of M61” consistent with COVID restrictions. Tentatively for June 25, at 4-5 PM in entry 8, outside, bring your own beverages.
- g. Emergency Preparedness ---- Joan Weenig reported no existing members
  - i. Volunteers are needed for this committee
- h. Pool Report.
  - i. Pool contract between Mutual 61 and Mutual 59 has been formally cancelled.
  - ii. Mutual 59 has offered Mutual 61 members an “individual contract” for pool access. Notice of such has been emailed to all Mutual 61 members.

## **5. Unfinished business**

- a. The outdated “Establishing Agreement” that was in place when Mutual 61 was first formed, and no longer has any application to our governing documents has been removed from our documents, when the new CC&Rs were written, voted upon and approved by the membership. The President of the GRF Board of Directors has signed and approved Mutual 61’s request to have them removed from our governing documents. This document has been recorded at the Contra Costa County Recorder’s office. Copies are in the M61’s file and our attorney’s file.

## **6. New Business**

- a. There was a fire on Golden Rain Road which destroyed several manors and damaged several others – There is a \$250,000 deductible, of which First Walnut Creek Mutual will pay \$10,000 and then the remaining Mutu- als will pay the \$240,000 balance, pro rata, based on the number of manors involved. Mutual 61 will not have to pay as we are a PUD, not a condo or co-op and each Mutual 61 owner is responsible for his/her own fire insurance policy.
- b. There will be an “Executive Session” meeting of the Mutual 61 Board of Directors on June 22 at 10:00 AM to discuss matters related to landscape contracts, insurance, personnel matters, and recent state mandated rental policies. Members are not invited to attend these meetings in accord with our governing documents.

## **7. Resident’s Forum** --- open for general comments and additional pool issue comments if resident’s wish

## **8. Announcements**

- a. The next Quarterly meeting will be held October 19<sup>th</sup> 2:00 PM, in the Creekside Building Fairways A&B rooms,  
(Hopefully – no more ZOOM !!!)

## **9. Adjournment**