

WALNUT CREEK MUTUAL NO. SIXTY-ONE

QUARTERLY MEETING MINUTES OF THE BOARD
TUESDAY, JUNE 18, 2019 AT 2:00 P.M.
FAIRWAYS A&B, CREEKSIDE
1010 STANLEY DOLLAR DRIVE, WALNUT CREEK, CA 94595

Call to Order

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

Roll Call

Directors Present: Dick Bertrand, President
Clair Weenig, Vice President/Treasurer
Rebecca Kunzman, Secretary
Ron Van Wert, Director

Directors Absent: Michael Pattee, Director

Also Present: Kelly Mattison, Board Services Coordinator and Rick West Building Maintenance Manager

Approval of Meeting Minutes

President Bertrand asked if there were any additions or corrections to the following minutes:

Quarterly Board Meeting..... March 19, 2019
Executive Session Board Meeting March 21, 2019

The minutes to the quarterly board meeting held on March 19, 2019 and the executive session board meeting held on March 21, 2019 were approved as submitted.

Moved, Seconded, Carried 4-0

Welcome New Members

6704 Marc and Mary Giammona, family of Ruth Claeys

Presidents' Forum: Dick Bertrand

President Bertrand announced that the following topics were discussed during the March 25th Presidents' Forum: Mutuals and EBMUD billing - some get one bill, some get hundreds, making tracking and analysis difficult; New rules from Sacramento - two Board Members must certify they review Mutual Financials monthly; GRF Joins- Validating co-occupants is occurring.

President Bertrand announced that the following topics were discussed during the April 22nd Presidents' Forum: More discussions and challenges on rolling out Organics recycling; Fire Marshall reports confusing - mandatory work vs recommended work; based on rules or actual tour; GRF Joins - Crime (fraud) insurance premiums up because required balances are up; Renters fee for access to amenities - we don't have any renters in Mutual 61; Review of GRF/MOD Org Chart - organization, leadership, area of responsibility; If Mutual 61 wants to switch out our street lighting to LED, we must do this at our expense - not part of valley review; Walnut Creek has no evacuation plan - working on one, other local cities do - See Rossmoor

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News; Because we are a PUD (single family homes) Mutual 61 has no responsibility regarding executing an ordered evacuation of the Mutual. YOYO!!! (You're on Your Own).

Treasurer's Report: Claire Weenig

Treasurer Weenig reviewed with the Board and residents present, the financials as of May 31, 2019 through a power point presentation that covered: what gets reviewed monthly; a summary of a meeting with Rick Chakoff that included topics about vendor set up charges, corporate yard waste, general liability insurance, PG&E billing, and Comcast billing.

As of May 31, 2019:

- a) Operating Fund Balance \$63,516
- b) Reserve Fund Balance \$204,218

A motion was made to certify that the Mutual is in compliance with §5500 regarding review of the March, April, and May 2019 monthly financial reports.

Moved, Seconded, Carried 4-0

Building Committee: Rebecca Kunzman on behalf of Jack Kunzman

It was reported that the Sue's are re-siding their home due to woodpeckers. The owl house is now occupied to assist in the deterrence of woodpeckers and the damage they cause. 1 painting approval was granted since the last meeting.

Landscape Committee: Rebecca Kunzman

Chris Bertrand gave the following report:

Chris Bertrand will assume Landscape committee chair, per board approval, on the retirement of Rebecca Kunzman from this position. This is a committee position, not a board position. Rebecca Kunzman will remain on the M61 board.

Please make all your LANDSCAPE orders through email to Workorder@Rossmoor.com Using headline M61 Landscape and your address Take a photo if you can and attach it.

Brief description of issues:

examples:

dead plant at SE corner of home. Or broken sprinkler at west side of home in grass.

and copy Chris using her new email address for this purpose:

M61landscaperep@gmail.com

You will get a return email with a work order. Keep track. If problem not addressed within 2 weeks (1 business day for broken irrigation line), do a follow up email.

This will help me know what kind of requests are circulating for our mutual, though I cannot track every one, it will help to see patterns, etc.

We have asked for notice before large landscape projects begin, in order to give M61 residents notice, for extra care around such projects.

I ask for your help and patience as I step into the big shoes Rebecca Kunzman has held for

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many years!

Water Usage: Dick Bertrand

President Bertrand gave the following water usage report:

- Jan-Apr 2019 vs same period 2013, usage down 75%, costs down 46% - but rainy spring this year.

Social Committee: Carle Hirahara & Bev Cullen

It was announced that annual block party on April 28th was well attended and wonderful. The Annual Dinner is to be held on Sunday, September 29th in the Fireside Room at Gateway, time to be determined.

Emergency Preparedness: Michael Pattee, Chris Bertrand, Rebecca Kunzman, Sharon Collins, Joan Weenig

Dick Bertrand gave the following report in Michael Pattee's absence:

On June 12th Kathy Woofter from the Contra Costa Fire Protection District gave a talk on "Wildland Fire Safety" and showed a DVD "Bay Area on Fire"

There was discussion on many topics:

- 1) Defensible Spaces and what the Mutual and Rossmoor are doing to create it.
- 2) The Mutual seeking grants from the Diablo Firesafe Council for fire abatement measures.
- 3) The opening and re-staffing of Fire Station 16 in Lafayette with the addition of new woodland fire trucks with its positive impact on fire protection of Rossmoor.
- 4) The creation of a "Go Bag".
- 5) Evacuation plans for Rossmoor and Mutual 61 centering on the lack of a clear plan above the creation of a "Safe Zone" on the golf course and problems associated with only a single egress road and no firm plan for a second one.
- 6) What we individually as homeowners can do to make our homes safer with cleaning of gutters, using fire resistant plants and trees as well as using fire resistant building materials. These recommendations are on the Cal Fire website.

Pool Committee: Sharon Collins and Ron Van Wert

It was announced that the pool opened on May 10, and the water aerobics classes are in full swing. Repairs regarding a water leak have been completed.

Unfinished Business

- a. **Governing Documents Update:** A motion was made to approve the amended Bylaws and CC&Rs for voting as written. The Board discussed section 9.7 in the Bylaws and 9.1.4 in the CC&Rs and allowed for comments from the membership.

Moved, Seconded, Carried 3-1

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New Business

- a. **Rebecca Kunzman has retired from Landscape Committee Chair, appoint Chris Bertrand as the new chairperson. A board member will approve all Landscape contracts:** A motion was made to appoint Chris Bertrand as chair of the Landscape Committee
Moved, Seconded, Carried 4-0
- b. **Jack Kunzman has retired from the Building Committee. We need another volunteer as the Ingham's are gone part of the year:** The Board asked the members present if anyone was willing to volunteer. A motion was made to appoint Dirk Mellema as chair of the Building Committee.
Moved, Seconded, Carried 4-0

Residents' Forum

Residents were afforded the opportunity to express their concerns, make comments, and have questions answered by the Board and M.O.D. staff representatives. Topics discussed in Resident's Forum included: CC&Rs and identity theft.

Announcements

- a. The next M61 quarterly meeting will be held on October 22, 2019 at 2:00pm in the Fairway Room of Creekside.
- b. Mark your calendars - Mutual 61 Annual Dinner, Sunday September 29, Fireside Room at Gateway., Time TBD.
- c. Composting Buckets are available to Residents, please contact Clair Weenig.

Adjournment

President Bertrand adjourned the meeting at 3:37 p.m.

Secretary's Certificate

I hereby certify that the foregoing is a true and correct copy of the minutes of the Board of Director's meeting.



Assistant Secretary, Mutual No. Sixty-One