

WALNUT CREEK MUTUAL NO. SIXTY-ONE

SPECIAL MEETING MINUTES OF THE BOARD FRIDAY, SEPTEMBER 4, 2020 AT 2:00 P.M. ZOOM MEETING

Call to Order

Acting President Weenig called the meeting to order at 2:00 p.m.

Roll Call

Directors Present: Clair Weenig, Acting President & Vice President
Marc Giammona, Treasurer/Secretary
Michael Pattee, Director
Ron Van Wert, Director

Also Present: Kelly Maki, Board Services Coordinator, and Incoming Board Member Janet Hillier

Announce Resignation of Dick Bertrand

Dick Bertrand, President of Mutual 61 resigned August 14, 2020. He resigned for personal reasons, and the entire Board of Directors expressed their thanks for his years of service and wished that he would remain on the Board. During his years of service, he saved Mutual 61 thousands of dollars with his wise decisions on water conservation, in negotiations with vendors, and managing our Operating Budgets and Reserve Account Budgets. We will miss his genteel manner and success in resolving issues with members, vendors, and consultants. His will be difficult to fill, as I, Clair Weenig VP, learned in assuming his role these past few weeks. The entire Board of Directors expresses their thanks for his leadership during those years.

Appointment of Janet Hillier to the Board of Directors

A motion was made to appoint Janet Hillier to the Board of Directors to fill the vacancy of Dick Bertrand. Janet will serve out the remainder of Dick Bertrand's term which ends in December of 2021.

Moved, Seconded, Carried 4-0

Re-Organization of Officers

- a. **President:** A motion was made to appoint Clair Weenig as President.
Moved, Seconded, Carried 5-0
- b. **Vice President:** A motion was made to appoint Michael Pattee as Vice President.
Moved, Seconded, Carried 5-0

Resident's 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: feral pig damage; thanks to Clair Weenig for stepping up; thanks to Dick and Chris Bertrand for their years of service to the Mutual; and the discontinued use of the M59 pool.

Added Emergency Item: Feral Pig Damage throughout M61 and Landscape Committee Recommendations to the Board

President Weenig gave a summary of the Landscape Committee's recommendations to the M61 Board regarding lawn damage, repair, and replacement and feral pig issues as follows:

#1. Lawns that are undamaged, or minimally damaged should be left alone at present, with modest repair of the minimally damaged lawns with new or relocated sod. No sense tearing up perfectly good lawns if the pigs leave them undamaged. Should these lawns be damaged in the future, M61 will repair as listed in #4 below. (i.e. by keeping their intact lawns as lawns for now, they do not lose the options listed in #4 below)

#2. Remove "dead sod" now This has been partially completed. More needs to be done from entry 11 and upwards, and also new damage in entry 10 and some elsewhere. It will be completed perhaps by next week, after the holiday weekend. This is being done at M61 expense, not the owners.

#3. Severely damaged lawns that have had all their dead sod removed, should be covered with mulch / compost for the time being. Again, at M61 expense. As time passes and we see what the pigs do from now on, and what the results are of our efforts to rid M61 of the pigs, decisions can be made about what to do, refer to #4 below.

#4. Those residents whose lawns were severely or totally damaged, can be offered the following:

A. M61 will pay to have their lawn area repaired with mulch / compost and bushes, "desert grasses" ground cover, rocks, etc. (resident will have input as to selection) if resident agrees to this option.

B. M61 will pay to have the lawn repaired with new lawn sod if the resident so demands. However, this is a onetime offer by M61 as to M61 paying for any lawn damage. Any future lawn damage will be repaired at the owner's expense.

#5. A suggestion about "artificial grass (plastic) was strongly advised against by the two consultants from MOD and Brightview for a number of reasons. Other members of the landscape committee also advised against this option.

All of the above options would depend upon the dates and time schedules that Brightview can arrange with its work crews. They have had some issues with staffing work crews due to COVID-19 and are trying their best to meet our needs. These options will be further discussed and refined at a soon to be called Executive Board Meeting at which a discussion of contracts required to do this work will be discussed.

#6. Feral Pig Mitigation -- Presently we have a Trapper using a single cage and only one pig has been caught in the several weeks of effort, using 3 different locations of the trap, this one was trapped in the entry 8 mead area. Our cost is \$100 per pig caught. Contact has been made with two professional Trappers who trap using a "corral trap" approach. A large trapping-corral of cyclone type fence is created and for several days stocked with food attractive to feral pigs. The pigs come and feed and get "trained - accustomed" to having "dinner" in the corral.

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The corral trap is monitored 24/7, including nighttime infrared imaging. Monitoring is by the Trapper at home. He notes how many pigs enter the corral over the several days of "training" and when the number of pigs in the herd is established, and one night that number is seen in the trap, the trap door is tripped and the pigs are "caught". The Trapper removes the pigs and takes care of their disposition. The estimated cost of this is in the \$4,000 - \$5,000 range, but we do not have a "contracted bid" at this time.

Adjournment

President Weenig adjourned the meeting at 2:42 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