

MINUTES

WALNUT CREEK MUTUAL NO. SIXTY-ONE (HERITAGE OAKS)
QUARTERLY BOARD MEETING
TUESDAY, MARCH 24, 2015 AT 2:00 P.M.
FAIRWAYS A & B –CREESIDE COMPLEX

President Dick Bertrand convened the Quarterly Board Meeting of WALNUT CREEK MUTUAL NO. SIXTY-ONE (HERITAGE OAKS) on Tuesday, March 24, 2015 at 2:00 p.m. in the Fairways A & B at the Creekside Complex.

Attendance

ROLL CALL:

PRESENT:	Dick Bertrand	President
	Eileen Hultin	Vice President
	Sophia Sue	Secretary/Treasurer
	Devon Olson	Director
	Skip Hoyt	Director

Representing Mutual Operations were Paul Donner, Mutual Operations Director; Rick West, Building Maintenance Manager; Rich Perona, Landscape Manager; and Sharon Fees, Board Services Coordinator.

Thirty additional Mutual members were present.

APPROVAL OF MINUTES

Approval of
Minutes

Bill Ryan asked if there were any additions or corrections to the minutes of the December 9, 2014 Annual Meeting, the December 9, 2014 Organizational Meeting, and the February 9, 2015 Special Meeting of the Board. Hearing none, Bertrand declared the minutes approved and accepted as presented.

WELCOME NEW MEMBERS OF THE MUTUAL

Welcome of
New Mutual
Members

President Dick Bertrand welcomed several new members who moved to Mutual 61 since the December 2014 Annual Meeting.

RESIDENTS' FORUM FOR ALL NON-LANDSCAPING COMMENTS

Residents'
Forum

No presentations were made.

PRESIDENT'S REPORT Dick Bertrand

President's
Report

Dick Bertrand reported on the latest Presidents' Forum:

Golf Cart Registration: Many Mutuals are considering implementing golf cart registration for their members.

Emergency Preparedness: Some Mutuals are very well-organized in their emergency preparedness efforts, while some are not.

Editorial Policies: Senior Manager of Communications Maureen O'Rourke explained the

GRF editorial policies regarding the Rossmoor News and Channel 28.

Approved Minutes: Mutual 61 posts approved minutes to the Mutual 61 webpage on rossmoor.com.

Guests: The policy regarding guests being members of Rossmoor Clubs was discussed.

CEO Search: The professional search for Warren Salmon's replacement has begun. CEO Salmons will be retiring from his post in November of this year.

Treasurer's
Report

TREASURER'S REPORT – Sophia Sue

Dick Bertrand presented her report and stated that the Mutual is in good financial shape. She explained the operating and reserves account, as well as working capital.

As of February 28, 2015, the Operating Fund has \$41,016 and the Reserve Fund has \$101,251.

She reported that the Mutual is thus far on budget for 2015. Of note, the Mutual is under budget in water use and slightly over budget in tree maintenance.

Building
Committee
Report

BUILDING COMMITTEE REPORT – Jack Kunzman & Dean Kriens, and Rick West

Dick Bertrand reported on several Alterations that were approved by the Mutual. They include a stone facing and solar approval for the Hultins, another was for a pergola, and several others were for needed maintenance to the homes.

Landscape
Report

LANDSCAPE REPORT – Eileen Hultin and Rich Perona

Water Usage Report – Dick Bertrand

Dick Bertrand reported that year to date water usage up to February 2013 was 14,725 units compared to year to date water usage up to February 2014 of only 8,723. It is predicted that even more water will be saved after the Mutual implements more water-saving measures.

Committee Report – Eileen Hultin

Mutual approved, owner funded landscape projects

1. 6100 Upgrade in plants plus added bubblers as part of Phase 1 (Ong)
2. 6106 Removal of some plants, renovation of some areas, new plants in front (Kirby)
3. 6204/6206 Upgrade in plants as part of Phase 1 (Weenig/Dolgin)
4. 6301 Upgrade in plants as part of Phase 1 (Lin)
5. 6303 Upgrade in plants as part of Phase 1 (Laing)
6. 6311 Backyard and beyond fence improvements (Kunzman)
7. 6311 Upgrade in plants as part of Phase 1 (Kunzman)
8. 6400 Removal of pear tree and oleanders next to house (Collins) ***
9. 6401 Refurbishment of turf outside Phase 1 area (Giles)
10. 6500 Temporary deer fence between homes during repairs (Hoyt-Ingham)
11. 6514 Refurbishment of turf and replacement of plants outside phase 1 area

(Hultin) ***

12. 6703 Removal of rosemary (Lean – waiting for bid) ***

13. 6706 Removal of rosemary (Moore)***

***Approved. These projects may still be in discernment, bid or incomplete stage as of this date.

Rosemary removal projects

Three areas of rosemary, located along the main Horsemans Canyon Drive, and a small corner of Entry 4, were designated for removal and replacement with a 2" layer of Gorilla hair. Rosemary was cut off at the soil level to leave roots in place for erosion control, debris removed, hauled away, and irrigation capped, except for remaining shrubs and trees.

1. Between Pinnacle Ridge and Entry 4 (\$5,907.60)
2. Removed and hauled away, and irrigation capped between Entries 4 and 8 (\$9,076.80)
3. Removed and hauled away, and irrigation capped (left for trees) (\$5,314.00)

No plans for further removal in the 2014/15 budget

Update on Phase 1 Turf Reduction Project

Entries 4, 5, 6, 7 and 8 were included in Phase 1 of the Mutual's three-phase turf reduction project. The committee would like to thank the homeowners involved for their cooperation.

Turf was sprayed, removed from curb areas, many of the common areas, such as under oaks, in common areas not immediately in front of homes, between homes, where utility boxes, light standards, slopes and trees interfere with successful turf, and adjacent to visitor parking areas. The old turf was removed and in front of the homes, new drought tolerant turf was installed.

Where the turf was removed permanently, the areas were covered with walk-on bark, and some plants with bubblers for irrigation were added. In some cases cobble stones and a few boulders were used where appropriate, at an additional cost to the mutual. The committee discussed with the homeowners what the mutual was planning to do with each home's landscaping and in several cases the homeowners elected to upgrade at their own expense.

New plants were all selected from the list of drought, deer, turkey and fire resistant plants which the committee compiled at the beginning of the year. This list was culled, eliminating plants unsuccessful in this mutual, which enjoys a different microclimate and soil composition than the Rossmoor valley. This successful plant list was emailed to all on email. Hard copies are available, if needed.

As we proceed to Phase 2, planned for late Fall, 2015, and Phase 3 planned for 2016, this list will be important to homeowners interested in updating their shrubs, and should make it easier for each of us to choose plants in the future, within these parameters. Valley Crest and Rich Perona also have this list, which differs some from the Rossmoor approved list, due to our location.

Proposed Entry 8 Back Meadow Action

Through group meetings, tours, requests for written comment, receipt of same, plus one-on-one meetings with various homeowners, the Landscape Committee of Mutual 61 has listened to a great number of residents on the topic of the future of the Back "Meadow" in Entry 8 of Horsemans Canyon. We are grateful for the large number of residents who took the time and effort to attend these events and to pen their thoughts to us and the board. As part of this recommendation, we provide the board with the full text of comments received, with names and addresses removed for privacy.

The overwhelming majority of Mutual 61 residents who contacted us through these multiple avenues concerning plans for the back meadow of Entry 8 felt:

- The meadow and its backdrop of valley and hill views are very beautiful as it is and wish to preserve it.
- There was no interest or support (except from the adjacent homeowner) for authorizing any additional landscape, additional mutual expenditures for water, additional usage of water for this area, or additional maintenance in this area.
- Extensive attention should be directed toward continuing our Mutual's aggressive drought response, taking measures to reduce our consumption thoughtfully, and not further tax our uncertain future supplies of water.

Therefore, the committee recommends the following:

1. Cap the irrigation for the meadow.
2. Apply for turf reduction water rebate from EBMUD for this 3900 +/- square foot area.
3. Mow the meadow occasionally, as needed to keep it fire safe and tidy.

Skip Hoyt moved and Sophia Sue seconded to accept the Committee's recommendations in regards to the Entry 8 Meadow: Cap the irrigation of the meadow; apply for a turf reduction water rebate from EBMUD for this 3900 +/- sq. ft. area; and have the meadow mowed occasionally, as needed, to keep the area fire safe and tidy. The motion passed unanimously.

Landscape Change Request Forms Created

New forms to be available in Word and PDF on Rossmoor.com/ Mutual 61 area and by email or in person request to committee. Information to be included (Same for architectural change requests):

- Date, Name, Contacts *including email if available*,
- Reason for change and Description of requested change:
- To Be Funded by (circle): Owner Mutual Multiple Owners (List)
- Work to be performed by (circle): Valley Crest Owner Other Contractor (List)
- Sketch project here, or attach photos or plans:

Procedures:

1. The committee will review and either approve or request discussion or changes on the document. The homeowner and/or the Mutual will be provided separate proposals and contracts for the approved changes. The Landscape Committee will not approve or sign contracts between the homeowner and Valley Crest or any other contractor.
2. The Landscape Committee will confirm that the work is completed as approved.
3. Same procedure for Architectural changes, with a similar form available.

Hultin, Bertrand, and Rich Perona responded to resident questions and comments regarding landscaping.

Dick Bertrand thanked Chris Bertrand, Warren Salmons, and Rich Perona for being tenacious and working with the City of Walnut Creek to make landscaping improvements to the Rossmoor sign located at Rossmoor Parkway and Tice Valley Boulevard.

One may send an email the Work Order Desk at workorder@rossmoor.com or telephone at 988-7650 for most landscape issues.

Social
Committee

SOCIAL COMMITTEE – Bev Cullen and Carle Hirahara

Bev Cullen reported that the next social event will be a block party to be held on May 17, from 3 – 5 p.m. Attendees are asked to bring finger foods to share.

On October 4, the annual Mutual 61 dinner will take place at Creekside.

Emergency
Preparedness
Report

EMERGENCY PREPAREDNESS – Chris Bertrand

Chris Bertrand explained emergency preparedness logistics as they currently exist in Mutual 61. She thanked the volunteers who are currently acting as emergency coordinators for the neighborhood.

The next Emergency Preparedness Meeting will be April 6, 2015, beginning at 2 p.m., at the home of the Bertrands, 6403 Horsemans Canyon Drive.

Unfinished
Business

UNFINISHED BUSINESS

GRF Trust Restatement Response: It was discovered that the current Trust Agreement is not in peril of expiring in the very near future, as was originally thought.

Changes were made to the Trust Agreement, mostly to simplify the language and remove items from the text that no longer apply to GRF and the Mutuels. The Trust Agreement Review and Revision Committee is now asking Mutuels to approve this Restated Trust Agreement.

Skip Hoyt moved and Eileen Hultin seconded to not accept the Restated Trust Agreement for the following reasons: 1) The Restated Trust Agreement does not address the expiration date; 2) The Restated Trust Agreement is not finished and needs more work; and 3) Even if approved, the Restated Trust Agreement would not have any force of law and would not be usable. The motion passed unanimously.

New Business

NEW BUSINESS

There was no New Business to discuss.

Residents'
Forum

RESIDENTS' FORUM

Residents were afforded an opportunity to make comments and ask questions of the Board and staff.

Announcements

ANNOUNCEMENTS

The next meeting is a Quarterly Board Meeting scheduled for Tuesday, June 23, 2015 at 2:00 p.m., in the Fairways A & B located at Creekside. Adjournment

ADJOURNMENT

Having no further business, the meeting adjourned at 3:16 p.m.

Sharon Fees

Sharon Fees, Assistant Secretary
Walnut Creek Mutual No. Sixty-One