

MINUTES

WALNUT CREEK MUTUAL NO. SIXTY-ONE (HERITAGE OAKS)
QUARTERLY BOARD MEETING
TUESDAY, MARCH 25, 2014 AT 3:00 P.M.
VISTA ROOM – HILLSIDE CLUBHOUSE

President William Ryan convened the Quarterly Board Meeting of WALNUT CREEK MUTUAL NO. SIXTY-ONE (HERITAGE OAKS) on Tuesday, March 25, 2014 at 3:00 p.m. in the Vista Room of the Hillside Clubhouse.

ROLL CALL:

Attendance

PRESENT:	William Ryan	President
	Josef Segal	Vice President
	Dick Bertrand	Secretary/Treasurer
	Devon Olson	Director

EXCUSED:	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.

Twenty-Nine additional Mutual members were present and one invited guest, Curtis Kaul, of ValleyCrest Landscaping.

APPROVAL OF MINUTES

Approval of Minutes

William Ryan asked if there were any additions or corrections to the minutes of the December 10, 2013 Annual Meeting and to the minutes of the December 10, 2013 Organizational Meeting. Hearing none, Ryan declared the minutes to both meetings approved and accepted as presented.

PRESIDENT'S REPORT Bill Ryan

President's Report

Bill Ryan reported on the Presidents' Forum that took place the day before:

Fitness Center Survey: A survey will be available on-line and in the Rossmoor News asking residents to comment about the Fitness Center.

GRF Board Meetings: These meetings are televised a day or two after they take place.

WCPD: The Walnut Creek Police will be maintaining a stronger presence in Rossmoor and will be ticketing vehicle code violators.

Moxy Marketing: The company is revamping the rossmoor.com website. They have also offered to create websites, for a charge, that would be similar in format and style for each of the Mutuels. Most of the smaller Mutuels, including Mutual 61, have not accepted this offer, mainly because of the cost.

Trust Agreement Revision: The Trust Agreement committee is still considering alternatives to the current provision that requires 100% of all Mutuals and the GRF board to approve any changes to the Trust Agreement.

New Residents: Andy and Jean Chu introduced themselves. They are new residents at 6601 HC.

TREASURER'S REPORT – Dick Bertrand

Treasurer's
Report

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

EMERGENCY PREPAREDNESS – Chris Bertrand

Emergency
Preparedness
Report

Chris Bertrand reported that she and Warren Stimpson attended the most recent valley-wide Entry Coordinator meeting.

Stimpson, along with Dick Bertrand and George Dietrich are now responsible for the FRS radios for the Mutual.

Chris Bertrand reminded the assembled group of the storage shed that has a cache of supplies to be utilized in the event of an emergency. The combination to the emergency shed is: R32-L22-R0

BUILDING COMMITTEE REPORT – Dr. Josef Segal and Rick West

Building
Committee
Report

Alterations: Dr. Segal made note that several owners are having alterations being done on their homes. Many of these alterations were necessitated by dry rot issues which Dr. Segal believes are mostly caused by poor craftsmanship on the part of the original builder.

LANDSCAPE REPORT – Dr. Josef Segal and Rich Perona

Landscape
Report

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

SOCIAL COMMITTEE – Chris Bertrand

Social
Committee

A block party is planned for the month of May and a dinner to be catered by Creekside, will be held in October.

POOL COMMITTEE – Bill Ryan

Pool Committee

Mutual 59 has not held a recent meeting of the Pool Committee. There has been some consideration of replacing the pool keys, but a final decision has yet to be made.

UNFINISHED BUSINESS

Unfinished
Business

Landscape Maintenance: A new 5-year contract has been signed with Valley Crest. The new contract adds a provision for Valley Crest to perform lawn rehabilitation as well as lawn maintenance. The rehabilitation work is expected to be completed in the first 3

years of the contract.

Invited guest, Curtis Kaul, of ValleyCrest presented to the assembled group a schedule of routine activities that his crew performs. After Kaul presented his report he answered resident questions.

Irrigation water usage: Approximately 87 percent of the landscaping in Mutual 61 is shrubs while the remaining 13 percent is turf. The turf consumes about 25 percent of the water used for irrigation in Mutual 61.

Budget change: Bill Ryan made and Dick Bertrand seconded a motion to increase the amount allocated for landscape rehabilitation in this year's reserve budget from \$20,000 to \$30,000. This change will not affect the coupon. The motion passed unanimously.

NEW BUSINESS

New meeting start time: Paul Donner asked, on behalf of his staff, that the Mutual 61 meetings begin earlier than 3 p.m. because several of his staff who attend board meetings are scheduled to leave at 3:30 p.m. and they participate in carpools.

RESIDENTS' FORUM

Residents were given the opportunity to share comments and have questions answered.

ANNOUNCEMENTS

The next meeting is a quarterly board meeting and it is scheduled for Tuesday, June 24, 2014, at 2:00 p.m., in the Vista Room of the Hillside Clubhouse.

ADJOURNMENT

Having no further business, the meeting adjourned at 4:20 p.m.

New Business

Residents'
Forum

Announcements

Adjournment



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