

MINUTES

WALNUT CREEK MUTUAL NO. SIXTY-ONE (HERITAGE OAKS)
QUARTERLY BOARD MEETING
TUESDAY, JUNE 28, 2016 AT 2:00 P.M.
FAIRWAYS A&B – CREESIDE COMPLEX

President Dick Bertrand convened the Quarterly Meeting of the WALNUT CREEK MUTUAL NO. SIXTY-ONE (HERITAGE OAKS) Board of Directors on Tuesday, June 28, 2016 at 2:00 p.m. in Fairways A&B at the Creekside Complex.

ROLL CALL:

PRESENT:	Dick Bertrand	President
	Clair Weenig	Vice President
	Diane DeCorso	Secretary
	Sophia Sue	Treasurer
	Rebecca Kunzman	Director

Attendance

Representing Mutual Operations were Paul Donner, Director of Mutual Operations; Rebecca Pollon, Landscape Manager; and Sharon Fees, Board Services Coordinator.

Special Guests, Curtis Kaul of Bright View Landscaping and GRF CEO Tim O’Keefe were also in attendance.

Sixteen additional Mutual members were present.

Approval of Minutes

APPROVAL OF MINUTES

Dick Bertrand asked if there were any additions or corrections to the minutes of the March 22 Regular Meeting of the Board and to the June 24 Special Executive Session of the Board. With no additions or corrections, Bertrand declared the minutes approved and accepted as presented.

WELCOME NEW MEMBERS OF THE MUTUAL

Welcome of New Mutual Members

Dick Bertrand announced and welcomed the newest members of the Mutual, Edward and Marilyn Gschwind. Bertrand noted that Carolyn Symes passed away in May.

PRESIDENT’S REPORT Dick Bertrand

President’s Report

Dick Bertrand reported on the last four Presidents’ Forums held on March 28, April 25, May 23, and June 27. Highlights include:

Golf carts: GRF will implement a golf registration program for all golf carts in Rossmoor. The registration for existing golf carts will be from July 1 – August 31.

Bird baths: Discussion took place regarding the proper maintenance of bird baths in light of the West Nile and Zika viruses. Several Mutuals prohibit bird baths entirely.

Solicitors: A discussion took place as to how solicitors are able to enter

Rossmoor.

2015 Dividend: Mutual 61 received an MOD dividend from excess revenue gained in 2015. The amount received was \$1,976.

Rental Policies: The Mutuals' rental policies and the enforcement of these policies were discussed along with the complications and consequences of owners designating others as co-occupants.

Vehicle charging Stations: There are currently over 57 electric vehicles in Rossmoor. Mutuals are adopting policies regarding the proper charging of these vehicles. GRF will not be implementing community charging stations as it was determined to be too costly.

Landscape Manager: Rich Perona retired on May 6. His successor, Rebecca Pollon, has taken over and is doing a fine job.

Work Order Desk: The Work Order Desk at MOD is understaffed in relation to all of the calls and emails received. Wait times on the phone have become long. Therefore, an additional employee will be added.

Marin Clean Energy: The City of Walnut Creek signed a contract with Marin Clean Energy (MCE), a consortium that buys energy produced from more sustainable sources. All residents of Walnut Creek have been "opted in" to purchase energy from MCE. One may remain with PG&E by "opting out". The cost of MCE energy and the transmission fee charged by PG&E is estimated to be about equal to the costs of the power and transmission if provided solely by PG&E.

Solar Farm: The proposed solar farm has run into some difficulties. It was been determined that the proposed hillside has too much top soil and is too steep to support the panels. Location alternatives are being researched.

New On-site Security Manager: Maloa Jenkins has been named the new Securitas Site Manager. She can be reached at 988-7844 or at smm@rossmoor.com.

TREASURER'S REPORT –Sophia Sue
Sophia Sue presented the Treasurer's report.

Treasurer's
Report

As of May 31, 2016, the fund balances were: Operating: \$91,770; Reserves: \$101,731.

LANDSCAPE REPORT – Chris Bertrand, Rebecca Kunzman, and Rebecca Pollon

Landscape
Report

EBMUD officially requires 20 percent below 2013 usage. Mutual 61 continues to meet this requirement. The 25 percent surcharge has been dropped, but a small increase in the regular rate has been established.

Rebecca Pollon reported on the following:

Mowing is occurring weekly. Irrigation clocks are watering as weather requires which is typically two to three days a week.

Crews are on schedule pruning Viburnum, Podocarpus, and Leptospermum and spot spraying weeds every four to six weeks. Irrigation checks are ongoing.

Waraner Brothers Tree Service handles all work orders.

MOD scheduled work days will begin in mid-July and will be used for ongoing Rosemary removal.

Chris Bertrand and Rebecca Kunzman reported on the following:

Valley Crest is no longer and the new name of the Mutual's landscape contractor is 'BrightView'.

We have successfully completed the 3rd and last phase of the turf renovation and removal project. **We are so appreciative of the work, patience and expertise of Curtis Kaul and all his crew from BrightView!** You will hear more about the water saving success of this project which will continue to improve. As the new plants and lawns become established, they will use even less water.

The Mutual has contracted with MOD and BrightView to complete the rosemary removal this year. Rossmoor will start at Entry 13 and we will have two men working for 12 days. BrightView is currently working on Entry 4.

Chris Bertrand spearheaded the drive to have our fire hydrants tested and painted and we recently had reason to be very grateful. Thank you Chris!

When it was decided to finish the Rosemary Project this year, we delayed the landscaping of the area around the upper street parking. Our budget will determine whether we can start the project this year or next. The fall would be an ideal time when the weather is cooler. The approximate cost of this project is \$14,000.00 which is why it needs to be planned carefully. A very basic sketch is available and a get together will be scheduled this summer to solicit member input.

Five landscape improvements were approved since the last board meeting. All of the improvements and additions were on Phase 3 properties.

The annual tree walk identified two trees that will be replaced and numerous trees which were pruned due to overhang. Six downed trees were removed or trimmed to mitigate fire hazard.

As these very intensive projects are completed, we plan to combine a current maintenance program with long term planning. The Committee knows that the Mutual will be losing many more trees and rather than randomly replace, we can look at the overall tree-scape of the mutual and make decisions that can be gradually implemented as we lose trees. There are areas where we have removed rosemary that need attention and there are Mutual 61 areas that have not received any upgrades. We are very grateful to residents who have enhanced mutual property over the years. Another focus is that the Mutual continues to move to more efficient watering systems.

You can be a part of these decisions. Please mail, phone or message your ideas. The Committee meets monthly with Curtis and Mutual members are encouraged to attend. We are always available for you to share your impressions and ideas.

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

Building
Committee
Report

There was one exterior alteration involving the driveway and entryway completed at 6514 Horsemans Canyon.

There are currently two homes in need of exterior maintenance. The homeowners were notified.

SOCIAL COMMITTEE – Carle Hirahara and Bev Cullen

Social
Committee

Carle Hirahara reported that a block party took place on June 5 and went very well with over 55 residents and guests in attendance. The annual Mutual dinner is scheduled for October 2, 2016. The Annual dinner will be catered by Il Pavone and will take place in the Fireside Room at Gateway.

EMERGENCY PREPAREDNESS – Diane DeCorso

Emergency
Preparedness

Diane DeCorso presented the Emergency Preparedness report and updates. She continued to encourage all residents to prepare themselves to be able to shelter in place in the event of an emergency.

DeCorso concluded by requesting more volunteers to act as Entry Coordinators.

POOL COMMITTEE – Wanda Moore / Sharon Collins

Pool Committee

This will be presented under New Business

UNFINISHED BUSINESS

Unfinished
Business

CC&R update: Clair Weenig reported that he is researching the process of having the Mutual's governing documents re-written. At this juncture, he estimates that only a partial rewrite will be necessary.

Volunteers Needed! All residents were encouraged to join either the Landscape Committee or Building Committee.

NEW BUSINESS

New Business

Pool Use Agreement: Clair Weenig moved and Diane DeCorso seconded to accept the Pool Use Agreement as presented by Mutual 59. The motion failed by a vote of five to zero.

Clair Weenig moved and Diane DeCorso seconded to offer to extend the existing contract for an additional three months until a new agreement can be reached which includes more focused attention on pool reserves, the monitoring of operating expenses and greater participation of Mutual 61 in the governance of the pool. This motion also includes paying Mutual 59 retroactively for the three-month extension should the new contract payment requirements increase over the current charges. The motion passed unanimously.

The Board will seek to meet with Mutual 59 as soon as feasible to reach a

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, October 4, 2016 at 2:00 p.m., in the Fairways A&B located at Creekside.

The annual meeting will take place on Tuesday, December 13, 2016 from 10 a.m. – 12 noon in the Donner Room/Event Center.

ADJOURNMENT

Adjournment

Having no further business, the Mutual 61 quarterly meeting adjourned at 3:17 p.m.



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

