

## MINUTES

WALNUT CREEK MUTUAL SIXTY-FIVE (DEVONSHIRE)  
SPECIAL MEETING OF THE BOARD OF DIRECTORS  
THURSDAY, SEPTEMBER 3, 2015 AT 9:30 A.M.  
CLUB ROOM, CREEKSIDE, WALNUT CREEK

President Charles Coburn called to order a special meeting of the Board of Directors of WALNUT CREEK MUTUAL SIXTY-FIVE at 9:30 a.m. on Thursday, September 3, 2015, in the Club Room at Creekside, 1006 Stanley Dollar Drive, Walnut Creek, California.

PRESENT: Charles (Chuck) Coburn, President  
Richard (Dick) Walsh, First Vice President  
Tom Harrick, Second Vice President  
Tom Lenz, Treasurer  
Durwin Shepson, Secretary

EXCUSED: None

Mutual Operations staff was represented Rich Perona, Landscape Manager and Anne Paone Administrative Secretary.

There were also 8 residents present.

Mr. Coburn stated that this special board meeting was called to specifically discuss what action, if any, should be taken to remove or modify any areas of distressed landscaping or areas that might demand large water usage and replace with drought resistant materials or plants.

The board felt that any action that is considered should have the input from the entire Mutual since any moneys spent in this endeavor are not currently budgeted and any action would visually impact the entire community.

Mr. Coburn wanted to note for the purpose of the minutes that the board openly requested and encouraged anyone who might be interested to serve on the newly formed Turf Removal Committee to contact Tom Harrick whom the board appointed as committee chair or Sheri Lenz, our landscape committee chair, who was also asked to serve on the committee.

We also asked anyone in the Mutual who had any input or ideas or whose unit would be directly affected by any potential changes to the landscaping in front or alongside their units to contact the committee directly with their thoughts.

Mr. Coburn turned the meeting over to Mr. Harrick and Mr. Perona.

Mr. Perona reported that he and Mr. Harrick surveyed the Mutual for areas for turf removal due to the drought. EBMUD has a rebate program to remove lawns and to replace them with rock and bark. The Mutual will get fifty cents per square foot of removed turf.

Once work is approved, implemented and inspected by EBMUD, the Mutual will get a credit off of their water bill.

There are 2 phases. The cost for the project will be about \$23,000. There is currently \$10,000 in the budget. Most areas are 100 – 250 square feet. There are a few larger areas with the biggest located on Castleberry. The lawn would be removed and a drip system that emits water slowly would be installed. Lodi rock and some shrubs would be planted in larger areas.

Mr. Perona would fill out the application form. He takes photos and measurements of each area and mails the application to Dave Langridge of EBMUD. He is the water conservation specialist at EBMUD. Mr. Langridge will then send Mr. Perona an email approval. Later, he inspects the areas to confirm that it was done correctly. There would be a credit of \$2,900 on the next water bill. There would also be additional savings on water because these areas would now require reduced water and reduced maintenance.

Low flow bubblers would be added if plants are placed in some areas. Some sprinklers that are already there will be capped.

Mr. Harrick reported that the committee had 2 criteria - (1) save water and consumption and (2) look at areas that are shabby with dead grass.

Areas assigned number one are mostly small areas in front of manors that were deemed really in need of help. This is about 2,400 square feet. Priority 2 is mostly large grass areas. The grass looks good, but they represent large areas that are consuming a significant amount of water. This is about 3,400 square feet.

The cost is just under \$23,000 which is almost divided evenly between #1 and #2 areas.

The Board of Directors agreed to put \$15,000 in reserves for landscape renovation for next year.

For purposes of discussion, the following motion was made:

Mr. Harrick motioned that the Board approve the 2015 landscape plan as presented including priorities 1 & 2 for a total of 5,802 square feet of turf removal at a cost of approximately \$23,000. Mr. Shepson seconded and discussion followed.

Mr. Walsh went back 3 years and made a spreadsheet of water usage. He tracked the number of gallons used. Castleberry and Wales each have one meter that is used for both landscaping and domestic use of water. Comstock has a separate bill for each building. Usage has been reduced by 25-30%. This should be considered before deciding what to eliminate.

Resident George Pfautsch suggested that the Board address priority 1 issues and defer priority 2 issues. He is concerned about pulling up good grass. He believes that other things need to be done.

There was some discussion on how the decision is made to place rocks versus bark. Mr. Perona reported that small areas get rocks. He also reminded the membership that the turkeys tend to spread bark all over.

Mr. Shepson stated that when turf is removed, weeds can grow up through the rock. He believes that a weed abatement material needs to be put down first. Mr. Shepson also thought priority 1 should be done and then the Board can wait to see what happens when it rains. This might change what the Board would do in the future.

Mr. Perona reported that if priority one is done this year, the credit will be in the next water bill. He doesn't know if the work is done next year whether the rebate will still be in effect.

Mr. Shepson stated that everything should be done all at once, including planting plants.

Mr. Coburn asked Mr. Harrick if he would be willing to amend his motion to do the project in 2 phases. Mr. Harrick commented that he would like to have the beautification done along with the turf removal. He also felt that using boulders should be reconsidered to enhance the property.

Mr. Harrick withdrew his motion and amended it as follows:

*Mr. Harrick motioned to proceed this year with priority one items and to include the beautification. Mr. Shepson seconded and the motion carried without dissent.*

Mr. Perona commented that he will need to walk the areas with the vendor to assess how many shrubs are needed and then total the cost of those with the weed barrier.

Mr. Coburn reported that due to the lack-of-a-motion for priority 2 items, this part of the project will be tabled.

Mr. Perona will submit a plan so that Tom and Sheri may discuss it. Residents that are affected may weigh in, too.

Mr. Perona will notify the residents of phase one, so if need be, they may modify the plan.

Mr. Coburn asked everyone to consider placing a monument sign on the corner that would say Devonshire and might be similar to the signs that Lakeshire has installed.

#### RESIDENTS' FORUM

None

#### ADJOURNMENT

The next meeting will be the Regular Board Meeting on Tuesday, October 20, 2015 at 9:30 a.m. in the Donner Room at the Event Center.

Having no further business, the meeting adjourned at 10:25 a.m.

/s/

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Durwin Shepson, Secretary  
Walnut Creek Mutual Sixty-Five