

MINUTES

WALNUT CREEK MUTUAL NO. SIXTY-ONE (HERITAGE OAKS)
QUARTERLY BOARD MEETING
TUESDAY, OCTOBER 7, 2014 AT 2:00 P.M.
VISTA ROOM – HILLSIDE CLUBHOUSE

President Bill Ryan convened the Quarterly Board Meeting of WALNUT CREEK MUTUAL NO. SIXTY-ONE (HERITAGE OAKS) on Tuesday, October 7, 2014 at 2:00 p.m. in the Vista Room of the Hillside Clubhouse.

Attendance

ROLL CALL:

PRESENT:	Bill Ryan	President
	Josef Segal	Vice President
	Dick Bertrand	Secretary/Treasurer
	Devon Olson	Director
	Skip Hoyt	Director

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

Twenty-four 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 June 24, 2014 Quarterly Meeting. Hearing none, Ryan declared the minutes approved and accepted as presented.

PRESIDENT'S REPORT Bill Ryan

President's
Report

Bill Ryan congratulated and thanked those who planned and executed the Mutual summer party and the events surrounding the Rossmoor's 50th anniversary.

Golf Cart Registration: The Presidents have been discussing the possibility of getting golf carts registered.

Trust Agreement: There is no new news on this matter.

WATER USAGE – Dick Bertrand

Water Usage

Dick Bertrand reported that the Mutual is watching water usage very closely. It is his estimation that in 2014 the Mutual will end up using twenty-five percent less water than in 2013. Despite the drop in usage, the 2014 costs won't drop as much because of the rate increases.

Turf reduction in select areas is being considered to help decrease water usage.

Treasurer's

TREASURER'S REPORT – Dick Bertrand

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.

Dick Bertrand moved and Devon Olson seconded to approve the 2015 Budget for Mutual 61 as presented, thus raising the coupon \$12 from \$587 to \$599 for 2015. The motion passed unanimously.

BUILDING COMMITTEE REPORT – Dr. Josef Segal and Rick West

Building
Committee
Report

Rick West reported on the following:

Street lights: MOD will now respond to light bulb and ballast replacements for street lights. Contact the Work Order desk if a light needs replacing. An out light in Entry 12 was called in and repaired yesterday.

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

Dr. Segal stated that the Mutual will need to get a policy in place concerning outside maintenance and painting of the homes in the association in order to preserve a well-kept appearance throughout the neighborhood.

Concrete sidewalk: MOD is currently marking tripping hazards and will grind down concrete as needed.

LANDSCAPE REPORT – Dr. Josef Segal

Landscape
Report

Dr. Segal reported that more large swaths of Rosemary will be removed next year.

Segal reminded the assembled group that residents are usually consulted before major projects are executed.

Tree maintenance, including trimming and removal, has been a priority for Mutual 61 over the last few months.

Dr. Segal fielded resident and board director comments and questions.

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

SOCIAL COMMITTEE – Chris Bertrand

Social
Committee

Chris Bertrand reported that the dinner event that took place Sunday evening was well-attended and much enjoyed. She thanked past volunteers for their efforts in establishing a legacy of hospitality within the Mutual. Bertrand continued to thank the current volunteers who made Sunday's event possible and pleasurable.

There was an issue with the HVAC system at the Event Center, but it was handled.

Emergency

EMERGENCY PREPAREDNESS – Chris Bertrand

Preparedness
Report

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.

Many residents are either medical professionals or trained as emergency responders.

UNFINISHED BUSINESS

Unfinished
Business

Board Position on Trust Amendment: Bill Ryan made a motion, which Dick Bertrand seconded, to oppose an amendment to the current draft of the Trust Agreement that would change the voting percentage required of Mutual Boards to pass future amendments. Currently, amendments have to be passed by 100% of the Boards. As proposed, this would be changed to a ratio of 75%/55% (meaning 75% of the Mutual Boards representing 55% of all manors in Rossmoor). Since this change could prove detrimental to Mutual 61, the motion passed unanimously.

NEW BUSINESS

New Business

Need for Candidates: Dick Bertrand volunteered to form and chair a Nominating Committee.

RESIDENTS' FORUM

Residents'
Forum

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

ANNOUNCEMENTS

Announcements

The next gatherings are the Annual Membership Meeting and Holiday Social, which are scheduled for Tuesday, December 9, 2014, at 2:00 p.m., in the Vista Room of the Hillside Clubhouse.

ADJOURNMENT

Adjournment

Having no further business, the meeting adjourned at 3:30 p.m.



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