

MINUTES

WALNUT CREEK MUTUAL NO. SIXTY-ONE (HERITAGE OAKS)
SIXTEENTH ANNUAL MEMBERS MEETING
TUESDAY, DECEMBER 9, 2014 AT 2:00 P.M.
VISTA ROOM – HILLSIDE CLUBHOUSE

President Bill Ryan convened the Annual Members Meeting of WALNUT CREEK MUTUAL NO. SIXTY-ONE (HERITAGE OAKS) on Tuesday, December 9, 2014 at 2:00 p.m. in the Vista Room at Hillside Clubhouse.

ROLL CALL:

Attendance

PRESENT:	Bill Ryan	President
	Josef Segal	Vice President
	Dick Bertrand	Secretary/Treasurer
	Skip Hoyt	Director
	Devon Olson	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, representing 21 households, thus surpassing the thirteen households needed to establish quorum.

APPROVAL OF MINUTES

Approval of Minutes

Following review of the minutes to the Regular Quarterly Meeting of the Board held on October 7, 2014, a motion was made, seconded, and unanimously approved to adopt the minutes as presented.

CERTIFICATION OF NOTICE

Certification of Notice

Secretary Dick Bertrand certified that notice of the Sixteenth Annual Meeting of Members was published in the *Rossmoor News* on November 26 and December 3, and an announcement of the meeting was emailed or delivered by first class mail to members of record as of November 24, 2014, in accordance with Article VI, Section 6.3 of the Bylaws of the corporation.

PRESIDENT'S REPORT Bill Ryan

President's Report

Topics discussed at the latest Presidents' Forum included the following:

Congested Parking

Reverse Mortgages and inherent problems regarding these.

TARRC -- Two opposing viewpoints on proposed changes to the Agreement seem to have met an impasse.

Termite problems in some buildings of several Mutuels.

Infrared Device – This device was purchased by MOD for Mutual use. The charge for the use of this device for detecting building defects/issues is \$65 per hour.

TREASURER'S REPORT Dick Bertrand

Treasurer's
Report

Dick Bertrand presented his Treasurer's report and stated that the Mutual is currently very close to budget.

BUILDING COMMITTEE REPORT – Dr. Josef Segal and Rick West

Building
Committee
Report

Dr. Josef Segal reported that some residents are performing alterations to their homes, including the Hultins, who are having solar panels installed on their roof.

LANDSCAPE REPORT – Dr. Josef Segal and Rich Perona

Landscape
Report

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

Lawns were fertilized at the end of November and irrigation controllers have been shut off for the rain season.

Crews are working on leaf clean up and on keeping the drains clear.

Some shrubbery is being pruned. There is no current tree pruning taking place.

Dick Bertrand reported that in 2014 the Mutual used 40 percent less irrigation water than it did in 2013.

Rosemary removal is on-going.

Much discussion took place regarding lawn rejuvenation. It was determined that the best course is to replace old sod with new in areas that the Mutual wants to keep turf and to totally remove turf in areas identified as locations that can be converted to draught-tolerant types.

Dick Bertrand moved to continue with the lawn rejuvenation program. Skip Hoyt seconded it. The motion passed unanimously.

EMERGENCY PREPAREDNESS – Chris Bertrand

Emergency
Preparedness
Report

Chris Bertrand gave an update of the residents who volunteer in the Mutual for Emergency Preparedness.

Bertrand announced that the Map Your Neighborhood program continues with the next meeting to be held on Wednesday, January 7, and her residence.

Social Committee

SOCIAL COMMITTEE – Chris Bertrand

Chris Bertrand announced that a holiday reception will immediately follow the Annual Meeting.

UNFINISHED BUSINESS

Unfinished
Business

There was no unfinished business to discuss.

Election Results

RESULTS OF ELECTION OF DIRECTORS

The following candidates were seated as directors, by acclamation, for a two-year term:

Eileen Hultin

Sophia Sue

Outgoing Directors Bill Ryan and Dr. Josef Segal were thanked and recognized for their years of service to the Mutual. The Board presented each of them with a thank you gift.

New Business

NEW BUSINESS

It was determined by the Board to change the venue for the 2015 Mutual Meetings to Creekside. The dates and times of the meetings will remain the same. An updated calendar will be sent out to the membership with the new venue indicated.

Residents' Forum

RESIDENTS' FORUM

No further resident comments or presentations were made.

Announcements

ANNOUNCEMENTS

The next meeting is a quarterly board meeting and it is scheduled for Tuesday, March 24, 2014, at 2:00 p.m., in Fairways A & B at Creekside.

Adjournment

ADJOURNMENT

Having no further business, the Annual Meeting adjourned at 3:03 p.m. to an Organizational Meeting to elect officers of the corporation and followed by a holiday social.



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