

MINUTES

WALNUT CREEK MUTUAL NO. SIXTY-ONE (HERITAGE OAKS)  
QUARTERLY BOARD MEETING  
TUESDAY, MARCH 22, 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, March 22, 2016 at 2:00 p.m. in Fairways A&B at the Creekside Complex.

ROLL CALL:

Attendance

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

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

Special Guests, Curtis Kaul of ValleyCrest Landscaping and GRF CEO Tim O'Keefe were also in attendance.

Twenty-six 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 December 8, 2015 Annual and Organizational Meetings. With no additions or corrections, Bertrand declared the minutes approved and accepted as presented.

INTRODUCTION OF NEW CEO

Introduction of New CEO

Dick Bertrand introduced to welcoming applause the new CEO of Rossmoor, Tim O'Keefe.

WELCOME NEW MEMBERS OF THE MUTUAL

Welcome of New Mutual Members

President Dick Bertrand reported that residents J.O. Kirby and John Moran passed away since the last Mutual meeting. No new members moved in since December.

PRESIDENT'S REPORT Dick Bertrand

President's Report

Dick Bertrand reported on the last two Presidents' Forums held on January 25 and February 22. Highlights include:

Golf carts: Discussions on universal golf cart registration are still taking place.

Smoke Detectors: Discussions on having smoke detectors hard-wired with a battery back-up took place.

Landscape lighting: A member fell in the common area and is suing his Mutual for what he believes is a lack of lighting.

Loss of Use insurance: Many policies only offer one year for loss of use insurance, but experience has told Rossmoorians, that rebuilding can take up

to two – three years.

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

Legal Seminar: This will take place on April 12 for all Mutual Board Directors.

HUD/FHA financing: The National Association of Realtors is driving legislation in the US Congress in order to compel HUD/FHA to write loans for the homes in Rossmoor.

Rental Policies: The Mutuals' rental policies and the enforcement of these policies were discussed.

Vehicle charging Stations: There are currently 57 electric vehicles in Rossmoor. Mutuals are adopting policies regarding the proper charging of these vehicles.

Rich Perona: Rich Perona will retire May 6.

CC&R updates: Several Mutuals have updated their CC&Rs within the last few years.

Garbage bins: Mutuals with garbage bays have the perennial problem of residents and guests not disposing of rubbish and recycling properly.

TREASURER'S REPORT – Dick Bertrand for Sophia Sue

End of Year, 2015: The Mutual realized approximately more \$20,000 more in revenue than expenses in total, but spent more in Reserves than planned. This was mostly in landscaping. Less was spent in Operating as a result of water conservation.

Treasurer's  
Report

As of February 29, 2016, the Mutual realized \$21,000 more in revenue than expenses. This is mostly due to lower water bills and scheduled landscape projects that have yet to take place. The Mutual is on course to stay on budget for the year.

As of February 29, 2016, the fund balances were: Operating: \$80,776; Reserves: \$93,699.

LANDSCAPE REPORT – Chris Bertrand, Rebecca Kunzman, and Rich Perona

Water usage – Dick Bertrand reported very little usage, as expected, since December.

Landscape  
Report

EBMUD officially requires 20 percent below 2013 usage. Mutual 61 continues to meet this requirement. The 25 percent surcharge is still in effect.

Approved Landscape Projects, etc. – Chris Bertrand / Rebecca Kunzman

Rebecca Kunzman reported that, as Phase III of our Turf Rehabilitation Project proceeds, any approved resident-funded projects in the affected area, must be done after the project is completed. Residents may either hire a private contractor or ValleyCrest to perform this work.

The following addresses have approved landscape alteration requests: 6603, 6500, 6707, and 6400.

Landscape alterations are approved on the basis of three criteria:

- 1) Landscape alterations must maintain the overall aesthetic of the Mutual;
- 2) Landscape alterations must be relatively drought tolerant and not add to the water load;
- 3) Landscape alterations must be paid for by the homeowner and subsequent maintenance should not be an additional cost burden to the Mutual.

Landscape Rehabs – Chris Bertrand / Rebecca Kunzman

Phase III of the Turf Rehabilitation Project, near the large parking area at the top of Horseman's Canyon Drive, is the next to be performed. A meeting with affected homeowners is scheduled for the morning of Thursday, March 24. This will take place outside in the area to be rehabbed. The monthly landscape meeting will take place on Friday, March 25 at the Kunzmans' residence, 6311 Horsemans Canyon Dr.

A tree-walk will be scheduled for early April which will include Rich Perona, Ed Waraner, Rebecca Kunzman, and Chris Bertrand.

Bark from trees that were recently ground up will be broadcast in areas yet to be firmly identified by the Committee, and will serve to reduce the cost of Turf Rehabilitation Project. A thinner layer of more aesthetically pleasing bark will be placed on top.

Fire Hydrant Maintenance: The fire hydrants in Mutual 61 belong to and are the responsibility of Mutual 61. They are painted white. The ones owned and maintained by EBMUD are painted yellow (these appear on other areas of the valley).

Maintenance on the Mutual-owned fire hydrants is on a five-year schedule. Years one-four, a flow test is done by a plumber and this costs about \$180 a year. In year five a more extensive test is performed and this is done by a Fire Protection Services and is scheduled by Nancy Bunch of MOD. 2016 is "year five" on the schedule. Painting is done on an as-needed basis and there is currently a work order out for this to be done because the hydrants are in need of a fresh coat of paint.

BUILDING COMMITTEE REPORT – Jack Kunzman & Dean Kriens, and Rick West  
No report was submitted.

Building  
Committee  
Report

SOCIAL COMMITTEE – Carle Hirahara and Bev Cullen  
Carle Hirahara reported that a block party is scheduled for June 5, 2016 and that the annual Mutual dinner is scheduled for October 2, 2016. The Annual dinner will be catered by Il Pavone. Invitations for the block party will be going out soon. She asked that everyone save the dates for these two events.

Social  
Committee

EMERGENCY PREPAREDNESS – Diane DeCorso  
Diane DeCorso distributed a packet of emergency preparedness information to each attendee of the Quarterly Meeting. She explained each handout and reminded the assembled group that in the event of a real emergency, outside help would most probably not be able to send resources to Rossmoor for at least three days. She encouraged everyone to create a cache of supplies that includes food, water, and medications that will last for three days in case the need to shelter in place arises.

Emergency  
Preparedness

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

POOL COMMITTEE – Wanda Moore / Sharon Collins  
The pool will open for the 2016 swim season on May 28.

Pool Committee

UNFINISHED BUSINESS

Parking Signs: Adi Adins who volunteered to survey residents regarding this matter reported that there was very little feedback for the desire to have parking signs posted. He recommended to the Board that, at this time, no action be taken in regards to this matter.

Unfinished  
Business

CC&R update: After doing research on behalf of the Mutual, Ron Van Wert and Dirk Mellema recommended that the Mutual do a complete overhaul of its governing documents. They iterated that this is not an urgent matter and that it will take time, but that it would be a prudent idea to do so.

Clair Weenig volunteered to manage this effort for the Mutual.

NEW BUSINESS

Clair Weenig brought up the following subjects to be considered at the next board meeting:

New Business

- Review Mutual 61 investments with an eye towards greater returns
- Research if the Mutual can get a discounted rate on bulk phone service
- Discussion on possibility of allowing homeowners to have work done and paid for by the homeowner on their property/in their area that is actually the Mutual's responsibility, but that is not on the schedule/time frame that the individual homeowner would prefer. And then, when the Mutual does do the particular work/rehab in the homeowner's area, the Mutual give some sort of partial reimbursement to the homeowner for having already paid for it.

RESIDENTS' FORUM

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

Residents'  
Forum

ANNOUNCEMENTS

The next meeting is a Quarterly Board Meeting scheduled for Tuesday, June 28, 2016 at 2:00 p.m., in the Fairways A&B located at Creekside.

Announcements

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

ADJOURNMENT

Having no further business, the Mutual 61 quarterly meeting adjourned at 3:08 p.m.

Adjournment

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

