

MINUTES

WALNUT CREEK MUTUAL NO. SIXTY-ONE (HERITAGE OAKS)  
QUARTERLY BOARD MEETING  
TUESDAY, JUNE 24, 2014 AT 2:00 P.M.  
VISTA ROOM – HILLSIDE CLUBHOUSE

President William Ryan convened the Quarterly Board Meeting of WALNUT CREEK MUTUAL NO. SIXTY-ONE (HERITAGE OAKS) on Tuesday, June 24, 2014 at 2:00 p.m. in the Vista Room of the Hillside Clubhouse.

ROLL CALL:

Attendance

PRESENT:	William Ryan	President
	Dick Bertrand	Secretary/Treasurer
	Devon Olson	Director
	Skip Hoyt	Director

EXCUSED:	Josef Segal	Vice President
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Representing Mutual Operations were Paul Donner, Mutual Operations Director; Rick West, Building Maintenance Manager; Rich Perona, Landscape Manager; and Sharon Fees, Board Services Coordinator.

Forty additional Mutual members were present.

APPROVAL OF MINUTES

Approval of Minutes

William Ryan asked if there were any additions or corrections to the minutes of the March 25, 2014 Quarterly Meeting. Hearing none, Ryan declared the minutes approved and accepted as presented.

PRESIDENT'S REPORT Bill Ryan

President's Report

Bill Ryan reported on the Presidents' Forum that took place the day before:

COMCAST: COMCAST is, again, offering a bulk-services package to the Mutuels. Mutual 61 already participates in a bulk-services package option.

Republic Services: Allied Waste Services is now Republic Services. By March 1, 2015 Republic Services will replace the trash and recycle cans with new ones. The new trucks will run on natural gas. Residents are encouraged to check the Rossmoor News for further details about this change.

TREASURER'S REPORT – Dick Bertrand

Treasurer's 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.

EMERGENCY PREPAREDNESS – Chris Bertrand

Emergency  
Preparedness  
Report

Chris Bertrand reported that she purchased three rolling garbage cans that are being housed in the supply shed. Supplies may be placed in them and will be available for use by residents should an emergency occur. Bertrand intends to purchase a white board for keeping track of inventory of supplies to be kept with the garbage cans. On July 9 there will be a Map Your Neighborhood meeting. Newer residents are encouraged to attend.

BUILDING COMMITTEE REPORT – 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](mailto:workorder@rossmoor.com) or telephone at 988-7650.

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

LANDSCAPE REPORT – Rich Perona

Landscape  
Report

Rich Perona reported on the following:

Lawn Maintenance: Lawns are on a weekly mowing schedule and were recently fertilized. Lawns were also aerated

Entry Maintenance: The crew is on a monthly pruning schedule. In June and July they will be pruning Viburnum, Barberry, Eleagnus.

Landscape Rehab: This Rosemary removal project is continuing and should be completed in two weeks.

Tree Maintenance: Waraner Brothers Tree Service handles all work orders. Tree pruning for July will be concentrated on the Pear trees.

Perona fielded resident and board director questions.

One may send an email the Work Order Desk at [workorder@rossmoor.com](mailto:workorder@rossmoor.com) or telephone at 988-7650.

SOCIAL COMMITTEE – Chris Bertrand

Social  
Committee

A block party took place in May. Bertrand thanked all those residents who volunteered. Bertrand also shared "Mutual 61," poem by Mutual 61 Poet Laureates John and Lillian Whalen. The annual Mutual dinner will take place on October 5 and will be held at and catered by Creekside.

POOL COMMITTEE – Bill Ryan

Pool Committee

The Pool opened on May 24. New pool keys were issued to residents.

UNFINISHED BUSINESS

Unfinished  
Business

There was no unfinished business to discuss.

NEW BUSINESS

New Business

Security Cameras: Invited Guest, Dennis Bell, Public Safety Manager for Golden Rain Foundation gave a thorough presentation of what measures Securitas takes as routine and what security personnel do when a resident calls for assistance. He continued by explaining security at the main gate.

Bell further explained the requirements for installing security cameras at the entrance to Mutual 61. This seemed more complicated and costly than anticipated, so the idea was not pursued. He encouraged residents to get to know their neighbors and call in suspicious or out-of-the-ordinary happenings to Securitas to help keep the Mutual safe. He also urged neighbors to be prudent and not leave windows and doors open or unlocked while away.

Bell reaffirmed that Rossmoor is a very safe place to live.

Bell fielded resident and board member comments and questions.

RESIDENTS' FORUM

Residents'  
Forum

Resident Dr. Clair Weenig gave a history and update on the Trust Agreement's review and revision.

He encouraged the Board to voice their opinion in opposition to any proposed amendment that would change the current requirement of having 100% of the Mutuals and the GRF Board to be in agreement to make changes to the Trust Agreement. He opined that this would not serve Mutual 61 or, ultimately, any of the residents of Rossmoor well.

The Board asked for homeowners to give them input. This matter will be discussed at the next regularly scheduled board meeting.

All of the residents were given the opportunity to share comments and have questions answered concerning the Trust Agreement and other Mutual matters.

ANNOUNCEMENTS

Announcements

The next meeting is a quarterly board meeting and it is scheduled for Tuesday, October 7, 2014, at 2:00 p.m., in the Vista Room of the Hillside Clubhouse.

ADJOURNMENT

Adjournment

Having no further business, the meeting adjourned at 3:40 p.m.

*Sharon Fees*

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