

WALNUT CREEK MUTUAL FORTY-EIGHT
REGULAR MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, JANUARY 21, 2015, 2:00 P.M.
CONFERENCE ROOM, MOD
800 ROCKVIEW DRIVE, WALNUT CREEK, CA 94595

President Dr. John Reppart convened the Regular Meeting of the Board of Directors of Walnut Creek Mutual Forty-Eight at 2:00 p.m. on Wednesday, January 21, 2015, in the MOD Conference Room, 800 Rockview Drive, Walnut Creek, California 94595.

ROLL CALL

PRESENT: John Reppart President
Sonya Ford Vice President
Elita Park Treasurer

EXCUSED: Doug Amsden Secretary
Mimi Rosenberg Director

COMMITTEES: Jim Ford Building Maint.
Sonya Ford Landscape Maint.
Anne Long Hospitality

Mutual Operations staff was represented by Paul Donner, Mutual Operations Director and Rick West, Building Maintenance Manager.

Two additional Mutual members were present.

John Reppart welcomed everyone and thanked them for their attendance.

APPROVAL OF MINUTES

The Minutes to the December, 2014 meeting will be reviewed at the next regularly scheduled meeting.

ANNOUNCEMENTS

Reppart announced that the next Regular Meeting of the Board will take place on Wednesday, February 18, 2015, beginning at 2:00 p.m., in the Conference Room located at MOD.

MEMBERS' FORUM

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

FINANCIAL REPORT

Elita Park reviewed the December 2014 financial statements and stated that all was in order. The end of year financials are exactly where the Mutual expected them to be.

Paul Donner fielded Board questions regarding the financial statements presented.

LANDSCAPE -- Sonya Ford

Lawn Maintenance: Turf areas will be fertilized the week of February 16. Controllers continue to remain off. Crews have been checking irrigation lines and sprinkler heads for proper functioning and alignment.

Entry Maintenance: Crews are working on schedule.

Tree Maintenance: All of the Crepe Myrtles were recently pruned. Scheduled pruning for all trees will occur in October/November.

Rehabilitation: The MOD rehab crew is scheduled to work in the Mutual starting the week of April 28. Sonya Ford and Rich Perona will walk the mutual to plan out work.

BUILDING MAINTENANCE

3318 PT, 3324 PT, and 3340 PT: The termite inspections were completed on November 7, 2014. 3340 PT was tented and fumigated on January 14. Localized treatment is scheduled in February for 3318 PT and 3324 PT.

3306 PT: Emergency water shut-off and repairs to the underground irrigation line were completed on January 14.

3324 PT: The inspection of the hand railing was performed and now the Mutual is waiting on the cost estimate to repair any existing dry rot.

3258 PT: The inspection of the downspout connections under the building is scheduled for early February.

3266 #1B Front Deck Repair: AMAC found a new leak and it is currently being evaluated.

Stone Blocks for A/C units: Rick West was requested to work with the vendor to get a better price on the stone blocks.

Painting of Walkway Iron Railing and Wood Railing caps as needed: The estimate to get this work done is \$18,000 and is scheduled to get done this year.

Jim Ford discussed open Work Orders with Rick West.

HOSPITALITY COMMITTEE – Anne Long

No report was given.

EMERGENCY PREPAREDNESS -- John Reppart

No report was given.

UNFINISHED BUSINESS

PG&E easement: This matter is still not resolved between the Mutual and the Utility Company. The scope of work sent to the Mutual is not clearly understood and the Mutual is looking for further explanation. The Mutual is also concerned about potential damage to irrigation and electrical lines. Paul Donner is helping to facilitate a meeting with PG&E.

Nominating Committee: Sonya Ford reported that neither Mimi Rosenberg nor Doug Amsden will be running for the Board again. Ford announced that there are currently two candidates for the two open positions.

John Reppart commented that the Mutual needs to find a replacement for outgoing Building Maintenance Chairman Jim Ford. It was noted by the group that finding a resident or residents as apt as Ford will be hard to do.

LED lights: After some discussion, the Board asked Rick West to do some research on LED lighting for use in the Common Area.

REPORT ON THE PRESIDENTS' FORUM -- John Reppart

No report was given as there was no President's Forum held since early December.

NEW BUSINESS

There was no new business to discuss.

ADJOURNMENT

With no further business to discuss, the January 21, 2015 Mutual Forty-Eight board meeting adjourned at 2:40 p.m.



Sharon Fees, Assistant Secretary
Mutual Forty-Eight