

WALNUT CREEK MUTUAL FORTY-EIGHT
REGULAR MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, NOVEMBER 19, 2014, 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, November 19, 2014, in the MOD Conference Room, 800 Rockview Drive, Walnut Creek, California 94595.

<u>ROLL CALL</u>	PRESENT:	John Reppart Sonya Ford Mimi Rosenberg	President Vice President Director
	EXCUSED:	Elita Park Doug Amsden	Treasurer Secretary
	COMMITTEES:	Jim Ford Sonya Ford	Building Maint. Landscape Maint.

Mutual Operations staff was represented by Paul Donner, Mutual Operations Director; Rick Chakoff, GRF Chief Financial Officer; Rick West, Building Maintenance Manager; Rich Perona, Landscape Manager; and Sharon Fees, Board Services Coordinator

No additional Mutual members were present.

John Reppart welcomed everyone and thanked them for their attendance.

APPROVAL OF MINUTES

Sonya Ford moved and Mimi Rosenberg seconded to approve the minutes to the October 15, 2014 Regular Board Meeting and the Annual Budget Meeting of October 22, 2014. The motion passed unanimously.

ANNOUNCEMENTS

Reppart announced that the next Regular Meeting of the Board will take place on Wednesday, December 17, 2014, beginning at 2:00 p.m., in the Conference Room located at MOD.

MEMBERS' FORUM

No presentations were made.

FINANCIAL REPORT

Rick Chakoff reviewed the October financial statements and answered questions in regard to the current financial status of the Mutual.

Chakoff explained the C-DARS (Certificate of Deposit Account Registry) program at City National Bank to the Board for an investment opportunity that will offer lower fees than what is currently being paid to Mechanic's Bank.

Sonya Ford moved and Mimi Rosenberg seconded to make an initial deposit of \$100,000, from Reserves, into a standard account at City National Bank. The motion passed unanimously.

LANDSCAPE -- Sonya Ford

Rich Perona reported that the irrigation system is currently off for the season.

Large tree pruning was recently completed. Crepe Myrtles will soon be trimmed.

Leaf clean-up and removal is on-going.

Lawn mowing is done on an as-needed basis.

BUILDING MAINTENANCE

3266 #1B Front Deck Repair: AMAC completed the painting and the gutter re-install. However, a new leak was found and new water testing is scheduled.

Pump House Equipment: Davis Plumbing completed the rebuild kit installation. Pressure is still hovering between 40-70 psi. It was discovered that the valve bolts are rusted to the seats. Joe Davis will supply an estimate for a replacement valve. East Bay Pump and Equipment performed fine-tuning of pump #3 and of the component vibration. The valve still leaks a little.

3318 PT Beam Rot: Hand railing bolts are being installed and the painting is already complete. The inspection for the handrail at 3324 PT is scheduled.

3306 PT #1A: The new exterior light fixtures are on order and will be installed next Wednesday.

3318 PT, 3324 PT, and 3340 PT: Termite inspection completed on November 7. The treatment cost for all three buildings is \$14,330.00. MOD will send out a scope of work for proposals on R&R of damaged wood.

3258 PT #2A: The AMAC installation of the new rear deck steps is completed. All downspout re-installation is completed. Upon Board request, Rick West will ask for a detailed invoice from AMAC for the work done.

Jim Ford discussed open Work Orders with Rick West.

HOSPITALITY COMMITTEE –

The Holiday Dinner will take place on Tuesday, December 2, at Dollar Clubhouse. The charge, per person, is \$40. It was determined that the Mutual will continue to offer complimentary tickets for the Holiday Dinner to new residents.

The board moved, seconded, and unanimously approved to distribute The Rossmoor Book to new members of the Mutual. They cost the Mutual \$5 per book.

EMERGENCY PREPAREDNESS -- John Reppart

The Walk-Out took place on October 30 and was generally successful.

UNFINISHED BUSINESS

PG&E wire work: There is still no news on this matter.

REPORT ON THE PRESIDENTS' FORUM -- John Reppart

Topics discussed:

P.A.C.E. (Property Assessed Clean Energy) Group is offering reasonable funding for clean energy upgrades to homes.

Golf Cart Registration

Solar Energy

NEW BUSINESS

Gutter Cleaning Schedule: It is scheduled for early January. Perfect Painting is targeted for doing the work. The Board asked Rick West to move the gutter cleaning schedule up earlier. West was also requested to remind Perfect Painting to engage in proper safety practices and to not crush the gutters while cleaning them out.

ADJOURNMENT

With no further business to discuss, the November 19, 2014 Mutual Forty-Eight board meeting adjourned at 3:12 p.m.



Sharon Fees, Assistant Secretary
Mutual Forty-Eight