

WALNUT CREEK MUTUAL FORTY-EIGHT
REGULAR MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, DECEMBER 17, 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, December 17, 2014, in the MOD Conference Room, 800 Rockview Drive, Walnut Creek, California 94595.

ROLL CALL

PRESENT:

John Reppart
Sonya Ford
Elita Park
Doug Amsden
Mimi Rosenberg

President
Vice President
Treasurer
Secretary
Director

COMMITTEES:

Jim Ford
Sonya Ford
Trudi Garland

Building Maint.
Landscape Maint.
Hospitality

Mutual Operations staff was represented by Paul Donner, Mutual Operations Director; Rick West, Building Maintenance Manager; and Sharon Fees, Board Services Coordinator

Three additional Mutual members were present.

John Reppart welcomed everyone and thanked them for their attendance.

APPROVAL OF MINUTES

Doug Amsden moved and Sonya Ford seconded to approve the minutes to the November 19, 2014 Regular Board Meeting. The motion passed unanimously.

ANNOUNCEMENTS

Reppart announced that the next Regular Meeting of the Board will take place on Wednesday, January 21, 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 November financial statements and stated that all was in order.

Paul Donner fielded Board questions regarding the financial statements presented.

LANDSCAPE -- Sonya Ford

Lawn Maintenance: Turf areas were fertilized in mid-November. Lawns are being mowed as necessary. Controllers have been turned off.

Entry Maintenance: Crews are working on schedule.

Tree Maintenance: Tree pruning has been completed All of the Crepe Myrtles were recently pruned.

Rehabilitation: Rehab was completed on schedule in May.

Paul Donner was requested to investigate a stuck valve that ended up losing a considerable amount of water. The question is how the valve got stuck open when the whole system was supposedly totally turned off for the season when the malfunction occurred. Rich Perona will report back to the Board.

BUILDING MAINTENANCE

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

3266 PT: Internal roof drains became disconnected which caused some flooding. The cause of the disconnection is unknown, but it is suspected that it was the result of contractors doing work under the building and not replacing the drains after their work was finished.

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: The matter of the water shut off valve and repairs to the underground irrigation line were discussed under Landscaping.

3306 PT #1A: A new exterior light globe has been installed. There are three extra globes which are currently stored in the pump house.

3324 PT: The inspection of the hand railing is being performed.

3318 PT, 3324 PT, and 3340 PT: 3340 PT needs to be totally fumigated, required residents to move out for three days. 3318 PT and 3324 PT only require local treatments. Once 3340 PT is fumigated, the work will be fully warranted for five years. The work on 3340 PT will take place after the New Year.

3258 PT #2A: AMAC's detailed report for the rear step work was submitted to John Reppart for his review.

3318 PT: Resident Dr. Sheafe Ewing noted that there are cracks in the surface on top of the cement walkways. Rick West will look into this matter.

Jim Ford discussed open Work Orders with Rick West.

HOSPITALITY COMMITTEE – Trudi Garland

Trudi Garland reported that the Holiday Dinner held at Dollar Clubhouse was very successful. Everyone enjoyed the entertainment and found the food to be very good. The Board asked the Hospitality Committee to investigate alternate venues for next year's party.

John Reppart is in receipt of a batch of Rossmoor Books that will be given to new residents as a welcome gift. He will ask Building Coordinators to do this.

EMERGENCY PREPAREDNESS -- John Reppart

Dr. Reppart was pleased to report that he recently purchased large quantities of toilet tissue to add to the emergency supplies.

UNFINISHED BUSINESS

There was no unfinished business to discuss.

REPORT ON THE PRESIDENTS' FORUM -- John Reppart

Topics discussed:

Parking

Golf Cart Registration

Insurance for 2015 will be 28 percent less than 2014.

NEW BUSINESS

Nominating Committee: Sonya Ford was appointed Chairperson of the Nominating Committee.

Building Maintenance Chairperson: The Mutual is currently seeking a replacement for Jim Ford as he is stepping back from the Chairman's responsibilities.

ADJOURNMENT

With no further business to discuss, the December 17, 2014 Mutual Forty-Eight board meeting adjourned at 3:18 p.m.



Sharon Fees, Assistant Secretary
Mutual Forty-Eight