

WALNUT CREEK MUTUAL FORTY-EIGHT
REGULAR MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, FEBRUARY 17, 2016, 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, February 17, 2016, in the MOD Conference Room, 800 Rockview Drive, Walnut Creek, California 94595.

ROLL CALL

PRESENT:	John Reppart	President
	Bob Burch	Vice President
	Elita Park	Treasurer
	Norm King	Secretary
	Sonja Ford	Director
COMMITTEES:	Sheafe Ewing	Building Maint.
	Sonya Ford	Landscape Maint.

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

Special Guest, GRF CEO Tim O’Keefe, was also present.

One additional Mutual members were present.

John Reppart welcomed everyone and thanked them for their attendance.

APPROVAL OF MINUTES

John Reppart asked if there were any additions or corrections to the following minutes:

Regular Meeting of the Board – January 20, 2016

Hearing none, Reppart declared the minutes as approved.

ANNOUNCEMENTS

Reppart announced that the next Regular Meeting of the Board will take place on Wednesday, March 16, 2016, beginning at 2:00 p.m. in the MOD Large Conference Room.

MEMBERS' FORUM

No presentations were made.

LANDSCAPE -- Sonya Ford and Rich Perona

Lawn Maintenance: The irrigation systems are off and mowing occurs as needed. EBMUD has announced that watering restrictions will continue to remain in place for the 2016 growing season. Turf mowing takes place as needed and the lawns will be fertilized at the end February or in early March.

Entry Maintenance: Crews are on their regular schedules.

Tree Maintenance: Waraner Tree Service performs all tree maintenance. Pruning took place last autumn.

Landscape Rehab: Landscape rehab work is scheduled for the last week of April.

PG&E watershed drainage in Entry 20: This work is will be completed after the rainy season.

California Sod Presentation: Norm King reported on the California Sod presentation that took place last month. It was promoted that there could be substantial savings if areas that have east coast grasses get converted to California native sods. The various sods have different applications and they tend to create a meadow look when used.

The Board discussed the possibilities with Perona. He will produce some proposals for the Board to consider.

Perona fielded director questions.

FINANCIAL REPORT

Paul Donner announced the fund balances as reported in the January financials. As of January 30, 2016 the Operating Account had a balance of \$21,521 and the Reserve Account had a balance of \$443,851.

Mutual 48 is currently \$8,000 under budget year to date.

BUILDING MAINTENANCE

3324 PT Building Beam Rot, 2nd level by #4: A motion was made, seconded, and unanimously approved to hire Empire for \$3,163.52 to perform this remediation.

3318 PT #3B: Custom Exteriors will install new paper, framing, flashing, and stucco around the window that was leaking at a cost of \$3,486. This work is pending weather permitting.

3318 PT #3B: MOD will continue to investigate the wet deck corners.

3318 PT #2B: MOD will repair the downspout hole.

3340 PT: The directional sign is on order.

3258 PT #4A: An apparent rain leak has occurred. This is under warranty and State Roofing will do the repair.

Follow-up:

3324 PT: The repair work for the previously rotted beam on the second level by unit #4 has been repaired.

Rick West fielded Director questions and requests.

HOSPITALITY COMMITTEE

No report was given.

EMERGENCY PREPAREDNESS -- John Reppart

John Reppart is looking for two volunteers in Entry 20 to be the custodians for the family radio units.

UNFINISHED BUSINESS

PG&E Easement: PG&E still has to properly repair the asphalt that the utility dug up.

Solar Committee Report: Norm King reported that the solar provider identified three roofs that will be the most advantageous for the homeowners' solar power needs. The three buildings are 3340, 3306, and 3258.

Dr. Reppart proposed that the Mutual will need to establish a permanent standing committee to administer and keep organized the paperwork involved with the installation and maintenance of the solar panels. Bob Burch moved and Norm King seconded to establish a standing solar committee for Mutual 48. The motion passed unanimously.

Bob Burch moved and Elita Park seconded to hire attorney Stephanie Hayes to get the CC&R amendment recorded with the County.

REPORT ON THE PRESIDENTS' FORUM -- John Reppart

Dr. Reppart reported that John Tastor of AJ Gallagher & Co. made a presentation on the Mutuals' Insurance Program for 2016. The Mutuals will enjoy a rate reduction by 2.5%.

A legal seminar for Mutual Directors will take place this spring.

It was announced the Rich Perona will retire on May 6.

NEW BUSINESS

Discussion of California Sod: This discussion took place under the Landscape Report.

ADJOURNMENT

With no further business to discuss, the February 17, 2016 Mutual Forty-Eight board meeting adjourned at 3:20 p.m.



Sharon Fees, Assistant Secretary
Mutual Forty-Eight