

WALNUT CREEK MUTUAL FORTY-EIGHT
REGULAR MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, FEBRUARY 18, 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, February 18, 2015, in the MOD Conference Room, 800 Rockview Drive, Walnut Creek, California 94595.

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

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

There were three additional Mutual members was present.

John Reppart welcomed everyone. He thanked everyone 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 -- December 17, 2014
Regular Meeting of the Board -- January 21, 2015

Hearing none, Reppart declared both sets of minutes as approved.

ANNOUNCEMENTS

Reppart announced that the next Regular Meeting of the Board will take place on Wednesday, March 18, beginning at 2:00 p.m.

MEMBERS' FORUM

Norm King, 3266 PT #4B: Mr. King, who is an active member is Solar Rossmoor, addressed the Board and asked that the Board view a presentation to be given by Kent

Steele of All On Electric and Solar and to consider requesting a proposal from All On for the installation of a solar array that would be sufficient to power his unit and possibly present a proposal for all of the Mutual's common area electrical needs.

The Board agreed to invite Mr. Steele to make a presentation at the March 28 Board meeting, but declined to request a proposal at this time.

FINANCIAL REPORT

Elita Park reviewed the January financial statements and reported that the Mutual's finances are in order.

Paul Donner reported that the 2014 financial audit is in progress.

Paul Donner and Rick West answered board director questions concerning the finances.

BUILDING MAINTENANCE

Building Maintenance Manager, Rick West, reported on the following:

3324 PT: Inspection of the hand railing is complete. The estimated cost for the dry rot repair is \$3,500. The Board approved MOD to order the materials for the repair.

3258 PT: The inspection of the downspout connections under the building is complete and cost \$117. 3318 PT and 3324 PT were previously inspected, free of charge, as part of the localized termite treatment that was performed.

Wood barrier replacement: Tree Sculpture will replace the wood barriers with stone blocks located at A/C units for a cost of \$1,000 per pad. A survey will be conducted to determine exactly how many pads exist that need to be replaced.

3250 PT #1A: A work order was issued for the repair of the gutter and scupper. The resident declined the wet carpet clean up and the owner also repaired the slider leak on his own.

3258 PT #4A: A work order was issued for the stain repair on the ceiling. The owner of 3258 PT #4B will be notified that she is responsible for her own window repairs.

3318: The elevator needs to be load-tested to remain in compliance with the state. This will cost approximately \$6,000.

3266 PT #1B: Concerning the front deck repair, AMAC is scheduled to pressure wash the landing the week ending February 20.

3318 PT and 3324 PT termite treatment: The localized treatment was completed on February 13. Antimite checked all of the downspout connections under these two buildings and found that all of the connections were intact.

West responded to Board inquiries.

REPORT ON THE PRESIDENTS' FORUM -- John Reppart

Broadband Study: A broadband study was commissioned by GRF and was presented to the Board Presidents.

Legal Seminar: A legal seminar for all Mutual Directors will be held on March 24 in the Fireside room.

Trust Agreement: TARRC has published a redraft of the Trust Agreement that they would like the Mutuals to vote upon its approval. Reppart will invite GRF Legal Counsel Tony Grafals to speak to the Board to explain the rewritten Agreement and to field Board questions regarding the document.

HOSPITALITY COMMITTEE -- Anne Long

Deb Blair has volunteered to serve on the Committee. No further report was given.

EMERGENCY PREPAREDNESS -- John Reppart

No report was given.

LANDSCAPE -- Sonya Ford

Lawn Maintenance: Turf areas will be fertilized the week of February 23. Despite the dry weather, irrigation systems remain off.

Entry Maintenance: Crews are on their regular schedules.

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

Landscape 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 identify projects to be done.

UNFINISHED BUSINESS

PG&E Easement request revisited: PG&E has two projects that will affect Mutual 48. One is reconductoring and the other is to install two new relay stations. John Reppart is

concerned that PG&Es presence with heavy equipment running across the Mutual's property and the inevitable trenching through landscaped areas and asphalt will result in damage that PG&E will not be able to properly fix. He submitted his concerns to PG&E and is expecting a response.

Nominating Committee: Sonya Ford announced that Bob Burch and Norm King have volunteered to run for the two open seats on the Board that will be available in April.

NEW BUSINESS

Funds Transfer: Doug Amsden moved and Mimi Rosenberg seconded to transfer \$20,000 from Reserves to Operating in order to cover the insurance pre-payment for 2015, with the condition that it will be re-paid to Reserves within 12-months' time. The motion passed unanimously.

ADJOURNMENT

With no further business to discuss, the February 18, 2015 Mutual Forty-Eight board meeting adjourned at 2:45 p.m. The next regular meeting will be on Wednesday, March 18, 2015 and will be held in the Gateway Board Room to allow for more attendance for the Solar presentation. Appropriate notification of the change in location will be in the Rossmoor News.

Following adjournment, there was an Executive Session to evaluate a resident dispute.

Doug Amsden, Secretary
Mutual Forty-Eight