

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

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

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

There was one additional Mutual member present.

John Reppart welcomed Board Directors and staff. 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 – January 15, 2014

Hearing none, the minutes to the January 15, 2014 regular meeting stand approved.

MEMBERS' FORUM

Jerry Laughlin, 3340 #1A : Mr. Laughlin noted that there is an extra bin in the garbage bay near his home and said that this garbage bay does not need this extra bin. It was determined that the bin shall remain in this garbage bay.

Laughlin inquired about water conservation measures that are potentially being utilized by Mutual 48 in light of the current drought.

Paul Donner reported that he had attended a meeting hosted by EBMUD at which EBMUD stated that they are more optimistic about the drought and their current water reserves. EBMUD has requested a voluntary 10% reduction on the part of water customers. That said, EBMUD states that the situation is serious and that as much effort as possible should be taken to conserve.

FINANCIAL REPORT

Elita Park reported that Mutual 48 ended 2013 a little over budget. However, the Mutual ended January 2014 slightly under budget.

Rick West answered board director questions regarding work order expenses.

LANDSCAPE -- Sonya Ford

Rehabilitation will take place in May. Many of the ornamental fruit and olive trees will be sprayed to prevent fruit production. Such fruit production creates a lot of messy droppings from the trees which soils sidewalks and streets.

BUILDING MAINTENANCE

Elevator at 3318: Rick West is attempting to deal with Otis. He is of the opinion that the current problems with the elevators should have been caught sooner by Otis. West suggested that the Mutual could use another elevator company, Dream Right Elevator. However, they are a smaller company and cannot offer prices as competitive as Otis. West will use Dream Right for repair items that are not under warranty with Otis.

Only one belt was replaced, but it was determined that all three belts should have been replaced at the same time. Otis had to revisit the elevator a week later and change out the second and third belts. John Reppart opined that the Mutual should not have to pay for the second and third belts that had to subsequently be replaced. The invoice has yet to be received.

Common Area Lights: Jim Ford reported that he has been replacing a lot of lights lately.

Deck rehab in Entry 19: This work is scheduled to take place and the budget for the project is \$105,000.

REPORT ON THE PRESIDENTS' FORUM -- John Reppart

Moxxy Marketing: Further discussion took place in regards to the option for Mutuals to establish their own website through Moxxy Marketing, at a cost. Mutual 48 will continue

to take advantage of the page provided for the Mutual on rossmoor.com for its information.

Emergency Preparedness Brochure: There is a new emergency preparedness brochure developed by Dennis Bell that will be distributed to all Rossmoor residents, via the Rossmoor News, in the near future.

HOSPITALITY COMMITTEE

John Reppart reported that the committee is beginning to plan events for this year.

EMERGENCY PREPAREDNESS -- John Reppart

No report was given.

UNFINISHED BUSINESS

CBUs: The offer by the local USPS to install CBUs in the Mutuals has been rescinded.

Legal Seminar: It was agreed that the Feb. 5 legal seminar was well-organized and well-presented.

NEW BUSINESS

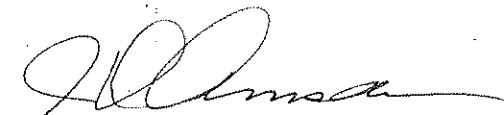
2014 Budget and Reserve Projections: John Reppart noted that by year's end Mutual 48's reserves will probably end up at approximately \$100,000 and that the Mutual should be able to build up the reserves by 2017.

ANNOUNCEMENTS

Reppart announced that the next Regular Meeting of the Board will take place on Wednesday, March 19, 2014 at 2:00 p.m. in the MOD Conference Room.

ADJOURNMENT

With no further business to discuss, the February 19, 2014 Mutual Forty-Eight board meeting adjourned at 3:00 p.m.



Doug Amsden, Secretary
Mutual Forty-Eight