

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

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

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

There were no other Mutual members 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 – February 19, 2014

Hearing none, the minutes to the February 19, 2014 regular meeting stand approved.

MEMBERS' FORUM

No presentations were made.

FINANCIAL REPORT

Elita Park reported that Mutual 48 is in good financial shape as of February 28, 2014.

Paul Donner answered board director questions regarding fund balances and Rick West answered board director questions regarding work order expenses.

Dr. Reppart expressed concern that vendors may be submitting bids that are unrealistically low in order to be awarded a contract and then coming back with costly change orders that should have been foreseen by the contractors.

#### LANDSCAPE -- Sonya Ford

Turf areas were fertilized last week. Irrigation was recently turned on and will be adjusted according to weather conditions.

Crews are working on schedule and tree pruning is scheduled for later October/early November.

Rehabilitation is scheduled for 13 days from May 13 through May 30.

PG&E will be removing several native Oak trees to the southwest and west of 3340 PT. The trees are under the high voltage power lines and towers. A tree company from Martinez will be performing the work. The trees will be cut down, the brush will be scattered, and the wood will be left in place. All of this work is done as a federal mandate.

#### BUILDING MAINTENANCE

Entry 19 Decks: Measuring has been completed and the specifications have gone out to bid. The budget for this project is \$105,000. This project is on hold until the costs of the more urgent maintenance projects are known.

3324 PT: The estimate from Perfect Painting to repair and recoat the breezeways is \$5,160. This work will be put on hold until the costs of the more urgent maintenance projects are known.

Dry Rot in Beams: It is estimated that the beam repair at 3324 PT will come to a total cost of \$18,350 and that the beam repair at 3318 PT will be approximately \$18,000.

The reserve fund balance will be significantly depleted this year as a result of the repair to dry rot that was unexpectedly found in the deck beams. One option may be to put off some or all of the Entry 19 deck replacements or to implement a special assessment.

Gutter Cleaning: The gutter cleaning was completed by Perfect Painting on January 16.

REPORT ON THE PRESIDENTS' FORUM -- John Reppart

No report was given.

HOSPITALITY COMMITTEE

Anne Long reported that two parties for the Mutual are scheduled. The Summer Party will take place on July 19 at Dollar Clubhouse. A tailgate party is scheduled for September.

In addition to these two events, the Committee is considering hosting a bunko or BINGO party. This would potentially take place in October.

EMERGENCY PREPAREDNESS -- John Reppart

John Reppart reported that the Mutual will conduct just one walk-out per year.

UNFINISHED BUSINESS

No further unfinished business was discussed.

NEW BUSINESS

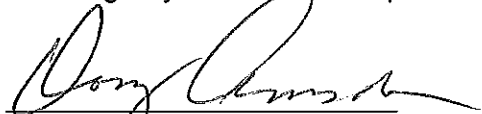
Policies 26 and 27: Elita Park moved and Mimi Rosenberg seconded to approve Policies 26 and 27, Assessment for Mutual Provided Ancillary Electricity and Smoking Guidelines, and to send them out to the membership for adding to their policy manuals. The motion passed unanimously.

ANNOUNCEMENTS

Reppart announced that the next Regular Meeting of the Board will take place on Wednesday, April 16, 2014 at 2:00 p.m. in the MOD Conference Room and that the Annual Meeting will take place on Wednesday, April 23, 2014 at 7:00 p.m. at Dollar Clubhouse.

ADJOURNMENT

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



Doug Amsden, Secretary  
Mutual Forty-Eight