

WALNUT CREEK MUTUAL FORTY-EIGHT  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
WEDNESDAY, APRIL 15, 2015 2:00 P.M.  
GATEWAY BOARD ROOM  
1001 GOLDEN RAIN RD., 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, April 15, 2015, in the Gateway Board Room, 1001 Golden Rain Rd., Walnut Creek, California 94595.

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

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

There was one additional Mutual member 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 – March 18, 2015

Hearing none, Reppart declared the minutes as approved.

ANNOUNCEMENTS

Reppart announced that Annual Meeting of Members will take place on Wednesday, April 22, beginning at 7:00 p.m. in the Dollar Clubhouse. The next regular meeting of the Board will take place on Wednesday, May 20, beginning at 2 p.m. in the MOD Conference Room.

## MEMBERS' FORUM

No presentations were made.

## FINANCIAL REPORT

Paul Donner reported that year to date the Mutual is better than budget by \$12,000. As of March 31, the Operating Fund balance is \$25,400 and the Reserve Fund balance is \$408,389.

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 and they just arrived today for the planned repair.

Wood barrier replacement: Twelve pads were approved by the Board to be replaced. Tree Sculpture replaced the wood barriers with stone blocks located at A/C units for a cost of \$1,000 per pad.

3306 PT: As inspection of the downspout connections located under buildings in complete. The Cost was \$117. Five Star was scheduled to check the downspout connections at all of the remaining buildings. They did so and no other disconnections are found.

3340 PT 1A-2A: Termite damage was discovered at these two addresses. AMAC is scheduled to begin remediation on April 20. Residents will be given 72 hours' notice.

3250 PT #1A: The estimate for the trellis beam and storage door replacement is \$2,000. The Board authorized MOD to do the repairs. Most of the repairs are now done, with the exception of painting.

Bubbling paint on entrance wall: Rick West presented a Work Oder for signature to repair the bubbling paint. The Board agreed that this remediation should take place.

Painting of railings: The Board requested that Rick West get quotes for painting the veranda railings and the mailboxes throughout the Mutual.

West responded to Board and Committee Chair inquiries.

REPORT ON THE PRESIDENTS' FORUM -- John Reppart

Golf Cart Registration: It is likely that there will be valley-wide golf cart registration as soon as a procedure is developed and agreed upon by all Mutuals.

CEO Retirement: An executive search firm has been hired to conduct a search for Warren Salmons' replacement. Salmons is retiring in November of this year.

TARRC: It is unclear what the next step for the Committee will be since the restated Trust Agreement was not unanimously accepted all of the Mutual Boards and the GRF Board.

Towing signage: Some Mutuals are considering placing tow signs at their entries in order to allow for towing illegally parked cars. At this time, the Board decided that it is not necessary for Mutual 48 to utilize towing since parking is not a severe problem within the Mutual's entries.

HOSPITALITY COMMITTEE – Anne Long

Anne Long reported that the Committee has planned a summer party to be held on July 18 at Dollar Clubhouse. It will be catered by Smokin' Joe's. A game night will also be sponsored and will be held on October 14 in the Oak Room at Gateway.

EMERGENCY PREPAREDNESS -- John Reppart

No report was given.

LANDSCAPE -- Sonya Ford

Lawn Maintenance: The lawns have recently been aerated and fertilized, and the irrigation clocks are being turned back on.

Entry Maintenance: Crews are on their regular schedules.

Tree Maintenance: Tree pruning is scheduled for the autumn.

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. It is unclear

who owns the property that PG&E would like to utilize during this work project. It could be the Mutual's but exact property lines will be investigated and determined.

Dr. Reppart continues with negotiations with representatives of PG&E concerning work project logistics, but is not getting satisfactory responses to his inquiries.

TARRC: Doug Amsden moved and Mimi Rosenberg seconded to approve the restated Trust Agreement, dated December 15, 2014, as presented by TARRC. The motion passed unanimously.

#### NEW BUSINESS

Mutual 48 Solar Committee: Norm King presented a timeline to the Mutual 48 Board Directors regarding holding an informational meeting and surveying residents in regards to their interest in allowing solar panels to be installed by individual residents in the Mutual. Much discussion ensued and it was determined that the first step to take is for the Mutual 48 Solar Committee to meet and form a consensus as to how they would recommend the Mutual to move forward.

#### ADJOURNMENT

With no further business to discuss, the April 15, 2015 Mutual Forty-Eight board meeting adjourned at 3:17 p.m.



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Sharon Fees, Assistant Secretary  
Mutual Forty-Eight