

WALNUT CREEK MUTUAL FORTY-EIGHT
REGULAR MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, APRIL 16, 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, April 16, 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 – March 19, 2014

Hearing none, the minutes to the March 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 March 31, 2014.

Paul Donner and Rick West answered board director questions.

LANDSCAPE -- Sonya Ford

Rich Perona reported that he and Sonya Ford walked the Mutual to plan the rehabilitation. Perona has been attempting to keep the sprinklers off as much as possible. Aerating will take place later this spring. Rehabilitation is scheduled for 13 days from May 13 through May 30.

Flowers throughout the valley are being replaced this week.

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

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.

3266 PT #1B: The front porch floor is cracked and water is seeping through. This porch floor had been repaired for the same exact problem by AMAC five years ago. Rick West is expecting a price break from AMAC for the impending work since they had performed the prior repair job and it is now failing.

Dry Rot in Beams: The repairs at both 3324 and 3318 are still works in progress.

Smoke Alarm Courtesy Checks: The Board provided Rick West some constructive feedback on the personnel and procedures concerning the recently conducted smoke alarm checks.

Rick West answered Board Director questions.

REPORT ON THE PRESIDENTS' FORUM -- John Reppart

There is presently more WC Police Department presence in Rossmoor.

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. The cost is \$10 per person plus one dish per manor. The Committee will be cooking hotdogs, sausages, and hamburgers. The party will begin at 5 p.m. and it is BYOB. 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

No report was given.

UNFINISHED BUSINESS

Mutual Projects and Reserve Projections: The board of directors is considering creating a ballot for the membership to vote on a special assessment to close the gap in the reserve fund. A special meeting will be planned in order to give the community an opportunity to hear board deliberations and for the board to vote on this matter.

NEW BUSINESS

Policy 22 Electric Automobiles: Elita Park moved and Mimi Rosenberg seconded to approve the revised language to Policy 22 Electric Automobiles, as presented, to be sent to the Mutual 48 membership for comment. The motion passed unanimously.

ANNOUNCEMENTS

Reppart announced that the next Regular Meeting of the Board will take place on Wednesday, May 21, 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 April 16, 2014 Mutual Forty-Eight board meeting adjourned at 3:18 p.m.



Doug Amsden, Secretary
Mutual Forty-Eight