

WALNUT CREEK MUTUAL FORTY-EIGHT
REGULAR MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, APRIL 20, 2016, 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 20, 2016, in the MOD Conference Room, 800 Rockview Drive, Walnut Creek, California 94595.

ROLL CALL

PRESENT:	John Reppart	President
	Bob Burch	Vice President
	Elita Park	Treasurer
	Norm King	Secretary
	Sonya Ford	Director
COMMITTEES:	Sonya Ford	Landscape Maint.
	Marcia Cutter	Hospitality Comm.

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

One additional Mutual member was 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 16, 2016

Elita Park noted one address correction: towards to the top of page 3 the address reads 3318 PT #3B; it should read 3318 PT # 3A. With this correction noted Reppart declared the minutes as approved.

MEMBERS FORUM

Jerry Laughlin, 3340 PT #1A: Jerry Laughlin noted that he was unable to get a VA loan because of the rental restrictions that exist in Mutual 48. Discussion took place, but it was the consensus of the Board that the rental restrictions should stay in place.

ANNOUNCEMENTS

Repart announced that the next Regular Meeting of the Board will take place on Wednesday, May 18, 2016, beginning at 2:00 p.m. in the MOD Large Conference Room.

MEMBERS' FORUM

Sheafe Ewing, 3318 PT #2A, commented on the release form that residents are required to sign off with GRF when one gets a new barcode for the Fitness Center.

FINANCIAL REPORT

Paul Donner announced the fund balances as reported in the March financials. As of March 31, 2016 the Operating Account had a balance of \$29,835 and the Reserve Account had a balance of \$462,530.

Donner concluded that the Mutual is running slightly under budget year to date.

LANDSCAPE -- Sonya Ford and Rich Perona

Lawn Maintenance: The irrigation systems are now on. Turf is being mowed weekly and will be fertilized in mid-May.

Entry Maintenance: Crews are on their regular schedules.

Tree Maintenance: Waraner Tree Service performs all tree maintenance. Pruning took place last autumn.

Landscape Rehab: Sonya Ford and Rich Perona walked the Mutual to identify work projects to be done. These projects are now underway.

PG&E watershed drainage in Entry 20: There is no new news to report on this project. PG&E should be coming out at the end of May/beginning of June to finish the work. Perona said that he is trying to get permission to keep the gravel road that was put in place. The path would be helpful to fire personnel and landscape workers.

Woodpile in Mutual 48: A Mutual 48 resident has a woodpile in the common area. This needs to be removed as it is an attraction for termites. It was discussed that it can be kept in the resident's garage.

Rich Perona Retirement: Rich Perona was heartily thanked for his excellent years of service. Perona thanked the Mutual 48 Board for their retirement gift and well-wishes.

New Landscape Manager: Rebecca Pollon was welcomed as the new Landscape Manager for Rossmoor. She explained her education. She obtained her undergraduate degree in design from UC Davis and a Masters at university in Melbourne, Australia.

Perona fielded director questions.

BUILDING MAINTENANCE

3318 PT #3B: The MOD investigation of wet deck corners supplied no evidence of leaking. It has been scheduled for touch-up painting.

3306 PT: The repairs to the trash enclosure latch and trim board has been scheduled. Eagle Iron will do the work.

3258 PT #4A: MOD is scheduled to replace the leaking slider. The Mutual will only pay for the installation of the slider; the resident will purchase the door.

3250 PT #1A: MOD is scheduled to replace the leaking slider. The Mutual will only pay for the installation of the slider; the resident will purchase the door. Sub-floor damage was also discovered and this will be repaired at a cost to the Mutual.

3258 PT #1B: The gutter is scheduled to be cleaned.

3340 PT #4A: Touch-up paint for around the slider is scheduled.

3324 PT Building Beam Rot, 2nd level by #4: A motion was made, seconded, and unanimously approved to hire Empire for \$3,163.52 to perform this remediation.

Follow-up:

3306 PT missing vent screens: The missing screens were replaced.

3250 PT #1A: The work is done which was under warranty of Specialty Treatment.

3324 PT new IMO Pump installed by Otis Elevator: The cost of this work was \$4,588.50 and includes the 15 percent discount that the Mutual received for making a commitment to a five-year contract.

3258 PT #2A Alteration Request: Bob Burch moved and Norm King seconded to deny the homeowner's request to change the size of a window that is visible from the common area. The motion passed unanimously.

Rick West fielded Director questions and requests.

SOLAR COMMITTEE

John Reppart reported that the three members of this Committee are Norm King, Bill Van Lack, and Richard Pancoast.

Norm King said that Sustainable Rossmoor manned a table at the Earth Day event held on April 15.

There are currently 24 subscribers for solar which is about 40% of all Mutual 48 households.

327 total panels will be installed to service these 24 subscribers. Each of the first three identified buildings can accommodate approximately 150 panels per building.

King reported that the Committee has been working with the vendor on getting the installation started. The vendor is currently working with PG&E and permitting agencies in getting the solar project closer to being installed. The Committee and residents are getting a bit frustrated with setbacks that have resulted in delaying the project.

HOSPITALITY COMMITTEE

Marcia Cutter reported that the Spring Fling will take place on May 11 with a Condo Stroll. A food truck will set up a Mexican-themed buffet. Cost for this will be \$15 per person. It will take place in Davis-Gorges Park.

The Summer Party will take place on Saturday, July 23, at Dollar Clubhouse. The celebration will be a picnic. Back 40 will do the catering.

EMERGENCY PREPAREDNESS -- John Reppart

Dr. John Reppart will remain as the Emergency Preparedness Committee Chairperson.

Several residents need to update their emergency contact information forms.

UNFINISHED BUSINESS

PG&E Easement: PG&E cut up concrete and repaved the area.

Legal update for CC&Rs: The CC&R amendment has been recorded with Contra Costa County and will be distributed to the Mutual 48 membership.

REPORT ON THE PRESIDENTS' FORUM -- John Reppart

The new Landscape Manager was introduced to the Presidents.

An additional staff person will be added to the Work Order Desk Staff.

NEW BUSINESS

Annual Meeting: The Board discussed the impending Annual Meeting.

ADJOURNMENT

With no further business to discuss, the April 20, 2016 Mutual Forty-Eight board meeting adjourned at 3:02 p.m.



Sharon Fees, Assistant Secretary
Mutual Forty-Eight