

WALNUT CREEK MUTUAL FORTY-EIGHT
REGULAR MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, JUNE 18, 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, June 18, 2014, in the MOD Conference Room, 800 Rockview Drive, Walnut Creek, California 94595.

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

Mutual Operations staff was represented by Paul Donner, Mutual Operations Director; Rick West, Building Maintenance Manager; and Rich Perona,

Three additional Mutual members were present.

John Reppart welcomed everyone and thanked them for their attendance.

APPROVAL OF MINUTES

The approval of the latest sets of minutes will take place at the next regularly scheduled board meeting.

ANNOUNCEMENTS

Reppart announced that the next Regular Meeting of the Board will take place on Wednesday, July 16, 2014, beginning at 2:00 p.m., in the Conference Room located at MOD.

MEMBERS' FORUM

Jerry Laughlin, 3340 PT #1A: Mr. Laughlin commented that residents, the Hodges, will be moving out of the Mutual for health reasons. On the Hodges behalf, he asked that the Board of Directors allow the Hodges to pay the \$9,000 Special Assessment at the close of escrow of the sale of their home which is anticipated by no later than late July. The Board of Directors requested that the Hodges fill out the appropriate paperwork prior to July 1 and that payment of the Special Assessment may be delayed until later in the month due to the circumstances.

FINANCIAL REPORT

Elita Park reviewed the May financial statements and reported that the Mutual's Replacement Reserves are low. The Operating expenses are on budget.

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: All dry rot has been repaired and the breezeway has now been painted. The total cost for these repairs is approximately \$41,000.

3318 PT: Most of the repairs have been made with just some touch ups and painting to be completed. John Reppart reported that the total cost, to date, for these repairs is \$54,892.

3266 PT #1B: AMAC presented an estimate of \$1,802 for the deck repair. Based on the incomplete remediation of the same problem four years ago, Reppart expects AMAC to offer a significant price reduction on the final bill.

3306 PT termite remediation: Treatment was recently completed.

Deck membrane replacement in Entry 19, PT: This is scheduled to start July 7. Notices were sent to all Entry 19 residents. The contractor will start with building 3282.

REPORT ON THE PRESIDENTS' FORUM -- John Reppart

Recent Water-main break: In light of the recent water-main break, it was discussed that it is incumbent upon individual Mutuuls to employ their emergency preparedness volunteers and implement their emergency plans when such an occurrence takes place.

HOSPITALITY COMMITTEE -- Anne Long

Anne Long reported that the summer party will take place this Saturday, July 19. The dinner will take place at Dollar Clubhouse. Hot dogs, hamburgers, and sausages will be provided. Attendees are required to pay \$12 per person and bring one covered dish, per household, to share. A bartender and full bar will be provided.

An autumn tailgate is being planned.

EMERGENCY PREPAREDNESS -- John Reppart

No report was given.

LANDSCAPE -- Sonya Ford

Rich Perona reported that he has cut turf watering by ten percent in an effort to comply with the voluntary water rationing that EBMUD has requested all water customers to participate in. As a result, lawns will look stressed this summer.

All turf and shrub maintenance is on schedule. Landscape rehabilitation was completed in May. Trees will be pruned in October.

UNFINISHED BUSINESS

COMCAST Survey: John Reppart received responses from approximately half of the Mutual 48 membership.

Results of Election for the Special Assessment: The membership approved the Special Assessment by a vote of 44 in favor and 9 against.

NEW BUSINESS

Meeting with State Roofing in regards to Entry 19 decks: John Reppart and Rick West had an extensive meeting with State Roofing in the effort to make sure that all of the known ancillaries are included in the estimate.

President's absence: John Reppart will be away from the area from July 9 – July 13.

ADJOURNMENT

With no further business to discuss, the June 18, 2014 Mutual Forty-Eight board meeting adjourned at 2:42 p.m.



Doug Amsden, Secretary
Mutual Forty-Eight