

WALNUT CREEK MUTUAL FORTY-EIGHT
REGULAR MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, JULY 15, 2015 2:00 P.M.
MOD CONFERENCE ROOM
800 ROCKVIEW DR., 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, July 15, 2015, in the MOD Conference Room, 800 Rock View Dr., Walnut Creek, California 94595.

<u>ROLL CALL</u>	PRESENT:	John Reppart	President
		Bob Burch	Vice President
		Elita Park	Treasurer
		Norm King	Secretary
		Sonya Ford	Director
	COMMITTEES:	Trudi Garland	Hospitality
		Sonya Ford	Landscape Maint.
		Sheaf Ewing	Building Maint.

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

There were no additional Mutual members 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 – June 17, 2015

With no corrections or additions, Reppart declared the minutes as approved.

ANNOUNCEMENTS

Reppart announced that the next regular meeting of the Board will take place on Wednesday, August 19, 2015, beginning at 2 p.m. in the MOD Conference Room.

MEMBERS' FORUM

No presentations were made.

FINANCIAL REPORT

Elita Park reported that the Mutual is in good financial order. As of May 31 the Operating Fund Balance was \$19,233 and the Reserve Fund Balance was \$416,421.

Rick West fielded Board Director questions.

BUILDING MAINTENANCE

Building Maintenance Manager, Rick West, reported on the following:

Painting for all exterior hand railing including verandas and mailboxes: CVP was hired to do the job and the project is currently in progress. The paint job should last approximately five to six years.

3306 PT Garage #52 gutter replacement: This work is done by MOD and is scheduled for the week ending July 17.

Pump House Roof: Sorenson Roofing is scheduled to replace the roof in the beginning of August at a cost of \$950.

Entry signs: Signs are on order and MOD will install them once they arrive.

Follow-up:

3266 PT #3A rear steps: Toupin completed the job on June 19.

3324 PT – 3318 PT: All of the hand rails have been replaced.

3340 PT 1A-2A: The termite damage repair is complete.

Rick West responded to Board and Committee Chair inquiries.

REPORT ON THE PRESIDENTS' FORUM-- John Reppart

John Reppart reported on the following highlights from the latest Presidents' Forum:

Interviews for new CEO: This is moving forward with initial interviews that will result in a short list of 5 – 6 for another round of interviews in early August.

Golf Cart Registration: This matter continues to be discussed and considered by the Presidents.

Electric Power in Carports: Discussion took place concerning the aging electrical infrastructure within many of the carports throughout Rossmoor and possible actions that could take place to avoid electric overload.

HOSPITALITY COMMITTEE – Trudi Garland

Trudi Garland reported that all preparations for the Summer Dinner will take place on Saturday, July 18, at Stanley Dollar. Fifty-five residents are expected to attend. It will be catered by Smokin' Mo's BBQ. The Committee has planned a Game Night for Wednesday, October 14, in the Oak Room of Gateway. The game will be Mexican Train Dominoes.

EMERGENCY PREPAREDNESS -- John Reppart

No report was given.

LANDSCAPE -- Sonya Ford and Rich Perona

Turf areas will be fertilized in mid-August. Irrigation systems are watering two day a week per EMMUD.

Crews are working on schedule and tree pruning is scheduled for fall. Landscape rehab work was completed in June.

There is a small amount left in the budget for some minor rehabs that can take place in the autumn.

UNFINISHED BUSINESS

PG&E Easement update: PG&E is currently working in different areas in Rossmoor. So far, this work has had no impact on Mutual 48.

Status of Solar Committee progress: Norm King reported that the Committee put out A Request for Proposal (RFP) to four solar companies that met the set qualifications presented to companies. The Committee is awaiting a response from these companies and plans to schedule meetings with each of the respondents in order for them to make presentations.

Possible Mutual 48 email list: Norm King proposed that he solicit resident email addresses and maintain a database of this contact information so that the Mutual can push information out to residents when appropriate.

NEW BUSINESS

There was no New Business to discuss.

ADJOURNMENT

With no further business to discuss, the July 15, 2015 Mutual Forty-Eight board meeting adjourned at 3:03 p.m.

Sharon Fees

Sharon Fees, Assistant Secretary
Mutual Forty-Eight