

WALNUT CREEK MUTUAL FORTY-EIGHT
REGULAR MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, AUGUST 12, 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, August 12, 2015, in the MOD Conference Room, 800 Rock View Dr., Walnut Creek, California 94595.

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

Mutual Operations staff was represented by Rich Perona, Landscape Manager; Rick West, Building Maintenance 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 – August 12, 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, September 16, 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 July 31 the Operating Fund Balance was \$19,508 and the Reserve Fund Balance was \$416,232. Year to date the Mutual was under budget by approximately \$7,000.

Paul Donner answered Board Director questions.

BUILDING MAINTENANCE

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

3306 PT toilet overflow: Work was done for the repair and all bills associated with this by the owner.

3258 PT #2A and #2B: The termite inspection of the garage was performed by Antimite, but the report has yet to be submitted. Because of this, a new vendor is now being used for inspections, Specialty Inspections.

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

Follow-up:

Painting for all exterior hand railing, verandas and mailboxes is now complete. This work was done by CVP.

3318 PT: the last dry-rotted hand railing is a work in progress.

3306 PT Garage #52 gutter replacement: This job is completed

Pump House Roof: Sorenson Roofing completed the roof replacement.

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:

Budget: It is estimated that insurance will increase by five percent for 2016.

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

HOSPITALITY COMMITTEE – Anne Long

Anne Long reported that 57 people attended the very successful Summer Dinner that took place on July 18. 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

Elita Park moved and Sonya Ford seconded to purchase four FRS radios at a cost not to exceed \$250 for Mutual use in case of an emergency. The motion passed unanimously.

LANDSCAPE -- Sonya Ford and Rich Perona

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

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. No update has been given as to when work will take place in and around 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. Each of these companies made a presentation as part of an interview process conducted by the Committee. They recommended to the Board to engage Solar Tech for the Mutual's solar needs. Norm King moved and Bob Burch seconded to use Solar Tech exclusively for all Mutual 48 solar needs. The motion passed unanimously.

The board moved, seconded, and unanimously agreed to send a ballot out to the membership in order to allow the community to vote on the matter of allowing pv panels to be installed on the roofs of Mutual dwellings. A town hall meeting is scheduled to better inform residents about solar before they cast their votes.

NEW BUSINESS

There was no New Business to discuss.

ADJOURNMENT

With no further business to discuss, the August 12, 2015 Mutual Forty-Eight board meeting adjourned at 3:13 p.m.

Sharon Fees

Sharon Fees, Assistant Secretary
Mutual Forty-Eight