

WALNUT CREEK MUTUAL FORTY-EIGHT
REGULAR MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, SEPTEMBER 16, 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, September 16, 2015, in the MOD Conference Room, 800 Rock View Dr., Walnut Creek, California 94595.

ROLL CALL

PRESENT:

John Reppart
Bob Burch
Elita Park
Norm King
Sonya Ford

President
Vice President
Treasurer
Secretary
Director

COMMITTEES:

Trudi Garland
Sonya Ford
Sheafe Ewing

Hospitality
Landscape Maint.
Building Maint.

Mutual Operations staff was represented by Paul Donner, Director of Mutual Operations; 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, October 21, 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. The Mutual is, however, over budget year to date in building maintenance. Plumbing problems are the cause of the majority of the issues.

Paul Donner answered Board Director questions.

BUILDING MAINTENANCE

Building Maintenance Manager, Rick West, reported on the following works in progress:

3324 PT: An Authorization has been sent to adjust the latch on the trash enclosure doors.

3318 PT: Dry rot around the window frame of carport no. 60 was found. The repair work has been scheduled. The authorization for \$800 has been signed.

3250 PT: The replacement window screen is scheduled to put in.

Follow-up:

3258 PT #2A and #2B: The termite inspection and treatment for the garage are complete.

3306 PT #4A: The repairs from the toilet overflow are complete. Associated costs will be handled by the resident's insurance company.

Entry signs: MOD installed the new signs; however, they do not match the existing signs as was asked by the Board. Rick West will have another set of signs made to the specifications of the Board.

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:

New CEO: The Presidents had the opportunity to meet the new CEO, Tim O'Keefe, who will be starting on November 16.

HOSPITALITY COMMITTEE – Trudi Garland

Trudi Garland reported that the Committee has planned a Game Night for Wednesday, October 14, in the Oak Room of Gateway. The game will be Mexican Train Dominoes and there will be prizes to be won.

EMERGENCY PREPAREDNESS -- John Reppart

John Reppart reported that he is still investigating FRS radios for purchase.

LANDSCAPE -- Sonya Ford and Rich Perona

LAWN MAINTENANCE: Turf areas were fertilized in mid- August with sulfur coated urea, a slow release fertilizer. Irrigation systems are watering two days a week per EBMUD.

ENTRY MAINTENANCE: Crews are working on schedule.

TREE MAINTENANCE: Tree pruning is scheduled for fall. Sonja and Rich will walk the mutual with Ed Waraner to plant out work for October.

LANDSCAPE REHAB: Landscape work was completed in June. No further work is planned for the rest of the year.

Rich Perona fielded Director questions.

UNFINISHED BUSINESS

PG&E Easement update: PG&E is currently working in different areas in Rossmoor. They were supposed to start in Mutual 48 on September 21, but are now estimating that they will begin in Mutual 48 in October. John Reppart has been decidedly disenchanted with the communications from PG&E.

Status of Solar Committee progress: Norm King reported that the ballots were sent out to the membership in the matter of amending the CC&Rs to designate roof tops as exclusive-use common area from common area to help facilitate the ability for individual homeowners to install solar panels if they so choose.

NEW BUSINESS

2016 Budget: Bob Burch moved and Sonya Ford seconded to increase the coupon \$35 from \$735 to \$770 for 2016. The motion passed with dissensions submitted by Norm King and John Reppart.

Approval of Auditor: Bob Burch moved and Elita Park seconded to approve the contract presented by Ernst and Young to perform the 2015 financial audit. The motion passed unanimously.

ADJOURNMENT

With no further business to discuss, the September 16, 2015 Mutual Forty-Eight board meeting adjourned at 3:40 p.m.



Sharon Fees, Assistant Secretary
Mutual Forty-Eight