

WALNUT CREEK MUTUAL FORTY-EIGHT
REGULAR MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, SEPTEMBER 17, 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, September 17, 2014, in the MOD Conference Room, 800 Rockview Drive, Walnut Creek, California 94595.

ROLL CALL

PRESENT:

John Reppart
Sonya Ford
Elita Park
Doug Amsden

President
Vice President
Treasurer
Secretary

EXCUSED:

Mimi Rosenberg

Director

COMMITTEES:

Jim Ford
Sonya Ford
Anne Long

Building Maint.
Landscape Maint.
Hospitality

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

Two additional Mutual members were present.

John Reppart welcomed everyone and thanked them for their attendance.

APPROVAL OF MINUTES

Sonya Ford moved and Elita Park seconded to approve the minutes to the August 20, 2014 Regular Board Meeting. The motion passed unanimously.

ANNOUNCEMENTS

Reppart announced that the next Regular Meeting of the Board will take place on Wednesday, October 15, 2014, beginning at 2:00 p.m., in the Conference Room located at MOD. The Annual Members Budget meeting will take place on Wednesday, October 22, 2014, beginning at 2:00 p.m., at Dollar Clubhouse.

MEMBERS' FORUM

No presentations were made.

FINANCIAL REPORT

Elita Park reviewed the August financials financial statements and presented her report. As of August 31, 2014, the Operating Fund has \$34,218 and the Reserve Fund has \$411,921.

The Mutual was over budget for August, but it is forecast that the Mutual should end the year on budget which also includes staying on budget with water consumption.

Paul Donner answered board director questions concerning the finances.

LANDSCAPE -- Sonya Ford

Turf areas were fertilized in early August and aeration took place in June. Watering has been cut down to twice-weekly.

Crews are on regular working schedules and tree pruning is scheduled for late October/early November.

Rehab was completed in May.

BUILDING MAINTENANCE

3266 #1B Front Porch Update: AMAC started work on the front deck repair on August 14. It continues as a work in progress. The total estimated cost is \$5,000.

3318 #4C: AMAC performed the balcony tear-out. No dry rot was found. State Roofing will install the new deck the week of September 26.

3318 PT Beam Rot: This work is complete. A replacement handrail is on order.

3306 PT: All deck rehabilitation is complete.

Entry 19 Termite Treatment: The preventative termite treatment for all Entry 19 buildings is complete.

John Reppart asked Rick West to get an estimate for treatment to be done for addresses 3318, 3324, and 3340.

Pump House Equipment: Davis Plumbing performed the bladder and gasket replacement on back flow domestic water supply piping and valves.

Entry 19 and 20 Deck Glass Sliders: It is necessary to reseal the minter on the back of the exposed sliders. The MOD estimate for this is \$4,200. Jim Ford will look further into this matter before a commitment to the work is made.

Jim Ford went over a punch list of items to be completed with Rick West.

HOSPITALITY COMMITTEE – Anne Long

Anne Long reported that the August Summer Party hosted 41 attendees. The Committee has decided that hosting a Barbeque is too much work and that it should be catered in the future.

The Hospitality Committee would like to not be involved with comp tickets for new residents. The Board asked the Committee to come up with an idea that will welcome new residents and encourage them to get involved in Mutual activities.

The Bunco Party is scheduled for October 1 from 7 – 9 p.m. A light dessert will be provided.

The Holiday Dinner will take place on Tuesday, December 2, at Dollar Clubhouse. The charge, per person, is \$40.

EMERGENCY PREPAREDNESS -- John Reppart

The next Walk-Out will be October 30, beginning at 7 p.m.

UNFINISHED BUSINESS

PG&E Easement: To date, there is no further report. Paul Donner will look into the matter.

REPORT ON THE PRESIDENTS' FORUM -- John Reppart

Golf Cart Registration: The Mutual Presidents have asked GRF to re-implement golf cart registration.

NEW BUSINESS

2015 Budget: The preliminary 2015 budget is set.

Audit Contract: Elita Park moved and Doug Amsden seconded to engage the auditor for \$3,600 to perform the 2014 financial audit and complete income tax returns. The motion passed unanimously.

Annual Budget Meeting: The Annual Budget Meeting is set for Wednesday, October 22, 2014, beginning at 2:00 p.m., at Dollar Clubhouse.

ADJOURNMENT

With no further business to discuss, the September 17, 2014 Mutual Forty-Eight board meeting adjourned at 2:54 p.m.



Sharon Fees, Assistant Secretary
Mutual Forty-Eight