

WALNUT CREEK MUTUAL FORTY-EIGHT
REGULAR MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, JANUARY 15, 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, January 15, 2014, in the MOD Conference Room, 800 Rockview Drive, Walnut Creek, California 94595.

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

Mutual Operations staff was represented by Paul Donner, Director of MOD; Rick West, Building Maintenance Manager; and Sharon Fees, Board Services Coordinator.

John Reppart welcomed Board Directors and staff. He thanked everyone 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 – December 18, 2013

Hearing none, the minutes to the December 18, 2013 regular meeting stand approved.

MEMBERS' FORUM

No presentations were made.

FINANCIAL REPORT

The end-of-year financials were not ready, therefore no report was given.

BUILDING MAINTENANCE

3318 PT: Work on gutter and painting has been completed and the scaffolding has been taken down and will be removed.

No-smoking signs: The signs are ready. Jim Ford will install them at the appropriate locations in the Mutual.

Deck rehab in Entry 19: This work is scheduled to take place and the budget for the project is \$105,000.

Gutter cleaning: Jim Ford reminded Rick West and the board that the regular gutter cleaning for the entire Mutual still needs to take place.

REPORT ON THE PRESIDENTS' FORUM -- John Reppart

No report was given.

HOSPITALITY COMMITTEE

Elita Park reported that there are no plans at this time for any social events.

EMERGENCY PREPAREDNESS -- John Reppart

No report was given.

LANDSCAPE -- Sonya Ford

Rehabilitation will take place in May. Many of the ornamental fruit and olive trees will be sprayed to prevent fruit production. Such fruit production creates a lot of messy droppings from the trees which soils that sidewalks and streets.

UNFINISHED BUSINESS

PG&E Easement Update: John Reppart submitted questions to PG&E in regards to the easement request, but to date, there has been no response. Thus, he will not pursue the issue further until they respond.

CBUs: The CBU matter is on hold until further notice from the Walnut Creek branch of the USPS.

NEW BUSINESS

Legal Seminar: The legal seminar for Mutual directors will take place on February 5.

Trickle Chargers: In regards to the proposed Electric Vehicle Charging Policy a resident asked if trickle chargers are permissible. The board has discussed this previously and determined that trickle chargers will not present any significant electrical costs to the Mutual and thus will approve the trickle charger.

ANNOUNCEMENTS

Reppart announced that the next Regular Meeting of the Board will take place on Wednesday, February 19, 2014 at 2:00 p.m. in the MOD Conference Room.

ADJOURNMENT

With no further business to discuss, the January 15, 2014 Mutual Forty-Eight board meeting adjourned at 2:45 p.m.



Sharon Fees, Assistant Secretary
Mutual Forty-Eight