

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

ROLL CALL

PRESENT:

John Reppart
Sonya Ford
Elita Park
Doug Amsden
Mimi Rosenberg

President
Vice President
Treasurer
Secretary
Director

COMMITTEES:

Jim Ford
Sonya Ford
Trudi Garland

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

One additional Mutual member was 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 September 17, 2014 Regular Board Meeting including a date change of the board meeting under the section labeled Announcements. The motion passed unanimously.

ANNOUNCEMENTS

Reppart announced that the next Regular Meeting of the Board will take place on Wednesday, November 19, 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

Dr. Sheafe Ewing, 3318 PT #2A: Dr. Ewing brought to the attention of the Board that a new club has been formed in Rossmoor called "Solar Rossmoor." The purpose of the club is to promote solar energy in Rossmoor. He would like the board to consider and keep abreast of ever-evolving solar energy options. Ewing pointed out that utilizing solar energy saves money.

FINANCIAL REPORT

Elita Park reviewed the September financial statements and presented her report. As of September 30, 2014, the Mutual is doing well in all categories except for building maintenance as a result of unexpected termite damage remediation.

The Mutual is forecast to 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

Sonya Ford reported that she and Rich Perona will be performing a tree walk this week in order to identify trimming and removal needs. The pruning will take place in late October/early November.

Turf areas will be fertilized in early November and watering is still limited 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 Deck Repair: AMAC is scheduled to complete painting and the gutter re-install on October 15.

Pump House Equipment: Davis Plumbing completed the new pressure gauge installation and East Bay Pump and Equipment installed the new computer components. Pump #3 still needs some fine tuning.

3318 PT Beam Rot: Replacement of handrail is complete. Painting is scheduled. The inspection for the handrail at 3324 PT is also scheduled.

3306 PT #1A: Tsang will install new exterior light fixtures once they arrive on order.

3318 PT, 3324 PT, and 3340 PT: Termite inspection Work Orders were sent out and are currently waiting to get scheduled.

3258 PT #2A: AMAC is to schedule the installation of the new rear deck steps. The downspout installation is to be completed on October 15.

3318 PT #4C and 3306 PT #2A: State Roofing completed the Tud-Dek installation on October 4.

Jim Ford discussed open Work Orders with Rick West.

HOSPITALITY COMMITTEE – Trudi Garland

Trudi Garland reported that the BUNCO party was a success because it was well-attended and attracted residents who don't normally regularly attend the other Mutual social events.

The assembled group discussed ideas on how to welcome new residents.

The Holiday Dinner will take place on Tuesday, December 2, at Dollar Clubhouse. The charge, per person, is \$40. It was determined that the Mutual will continue to offer complimentary tickets for the Holiday Dinner to new residents.

EMERGENCY PREPAREDNESS -- John Reppart

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

UNFINISHED BUSINESS

2015 Budget: Sonya Ford moved and Doug Amsden seconded to raise the monthly coupon by \$25 for 2015. The motion failed with dissenting votes submitted by Dr. John Reppart, Elita Park, and Mimi Rosenberg.

Elita Park moved and Mimi Rosenberg seconded to approve the 2015 budget as presented, reflecting a \$20 increase from 2014 to 2015. The motion passed unanimously.

REPORT ON THE PRESIDENTS' FORUM -- John Reppart

Golf Cart Registration: The Mutual Presidents continued discussion of this matter.

NEW BUSINESS

There was no new business to discuss.

ADJOURNMENT

With no further business to discuss, the October 15, 2014 Mutual Forty-Eight board meeting adjourned at 3:10 p.m.



Sharon Fees, Assistant Secretary
Mutual Forty-Eight