

WALNUT CREEK MUTUAL FORTY-EIGHT
REGULAR MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, OCTOBER 21, 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, October 21, 2015, in the MOD Conference Room, 800 Rock View Dr., Walnut Creek, California 94595.

ROLL CALL

PRESENT:	John Reppart	President
	Bob Burch	Vice President
	Norm King	Secretary
	Sonya Ford	Director

EXCUSED:	Elita Park	Treasurer
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COMMITTEES:	Trudi Garland	Hospitality
	Sonya Ford	Landscape Maint.
	Sheafe Ewing	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 were no additional Mutual members 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 – September 16, 2015

Special Meeting of the Board – October 1, 2015

With one correction on attendance in the minutes of the Special Meeting, Reppart declared the minutes as approved.

ANNOUNCEMENTS

Reppart announced that the next regular meeting of the Board will take place on Wednesday, November 18, 2015, beginning at 2 p.m. in the MOD Conference Room.

MEMBERS' FORUM

No presentations were made.

FINANCIAL REPORT

Paul Donner reported that the fund balances, as of September 30, are in \$14,154 in Operating and \$407,730 in Reserves. The Mutual is currently under budget by about \$1,000.

Paul Donner answered Board Director questions.

BUILDING MAINTENANCE

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

3318 PT: The repair of the Carport #60's dry rot around the window frame is scheduled to be done the week ending October 30.

3250 PT: The replacement window screen is scheduled to be put in by R&R Window Screen.

3340 PT: Antimite still needs to perform the inspection and submit a report.

3324 PT: The work to repair the dry-rotted beam on the second level by #4 has gone out to bid.

Follow-up:

3324 PT: The latch on the trash enclosure has been adjusted. Touch-up painting is scheduled for the week ending October 23.

Entry signs: MOD installed the new signs; however, they do not match the existing signs as was asked by the Board. The replacement lettering is on order

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:

GRF President Les Birdsall presented his report that included information about the hiring of the new CEO and the interview process, the new GRF POD policy, and that there has been further discussion about broadband.

HOSPITALITY COMMITTEE – Trudi Garland

Trudi Garland reported that the Holiday Party is coming up on December 1 at Dollar Clubhouse. The event will be catered by Creekside Grill.

The October Game Night was lightly attended. Several cancellations occurred the day of the event. Many of those were due to illness.

The Committee will re-evaluate their social offerings. Garland observed that the most popular events are the ones that revolve around a meal.

The Committee is considering hosting a Spring Block Party.

EMERGENCY PREPAREDNESS -- John Reppart

John Reppart reported that he purchased four family radio units. He would like to schedule a Mutual-wide Emergency Walk-Out for the evening of October 27 at 6:30 p.m.

LANDSCAPE -- Sonya Ford and Rich Perona

LAWN MAINTENANCE: Mowing is now taking place every other week. Turf areas were fertilized in mid-August. The last fertilization for the year will be the week after Thanksgiving. 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. Sonya Ford and Rich Perona walked the Mutual with Ed Waraner to plan out work for late October/early November

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

Review of final 2016 budget proposals: Bob Burch moved and Sonya Ford seconded to approve a \$40 increase for the 2016 coupon resulting in a monthly assessment of \$775 per manor, per month. The motion passed by majority vote with one abstention submitted by Norm King.

Status of Solar Committee progress: Norm King reported that the Solar Ballot passed by a vote of 52 to six. The solar provider will be sending letters of intent out to Mutual 48 residents to ascertain if individual homeowners would like to participate in the solar program.

NEW BUSINESS

The Annual Mutual budget Meeting will take place on October 28, 2015, beginning at 2 p.m. at Dollar Clubhouse.

ADJOURNMENT

With no further business to discuss, the October 21, 2015 Mutual Forty-Eight board meeting adjourned at 3:05 p.m.



Sharon Fees, Assistant Secretary
Mutual Forty-Eight