

WALNUT CREEK MUTUAL FORTY-EIGHT
REGULAR MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, MARCH 16, 2016, 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, February 17, 2016, in the MOD Conference Room, 800 Rockview Drive, Walnut Creek, California 94595.

ROLL CALL

PRESENT:	John Reppart	President
	Bob Burch	Vice President
	Elita Park	Treasurer
	Norm King	Secretary
	Sonya Ford	Director
COMMITTEES:	Sheafe Ewing	Building Maint.
	Sonya Ford	Landscape Maint.
	Trudi Garland	Hospitality

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

Three additional Mutual members were 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 – March 17, 2016

Hearing none, Reppart declared the minutes as approved.

ANNOUNCEMENTS

Reppart announced that the next Regular Meeting of the Board will take place on Wednesday, April 20, 2016, beginning at 2:00 p.m. in the MOD Large Conference Room. The Annual Meeting will take place on April 27, 2016, beginning at 7:00 p.m. at Dollar Clubhouse.

MEMBERS' FORUM

Sheafe Ewing, 3318 PT #2A, commented on the release form that residents are required to sign off with GRF when one gets a new barcode for the Fitness Center.

INTRODUCTION OF GRF DISTRICT F CANDIDATE

Candidate Steve Roath introduced himself and explained to the assembled group his qualifications and desire to be on the GRF Board. Roath was thanked for his presentation and then excused.

FINANCIAL REPORT

Paul Donner announced the fund balances as reported in the February financials. As of February 29, 2016 the Operating Account had a balance of \$25,714 and the Reserve Account had a balance of \$452,849.

Elita Park reported that the Mutual is running slightly under budget year to date.

LANDSCAPE -- Sonya Ford and Rich Perona

Lawn Maintenance: The irrigation systems are off and mowing occurs as needed. EBMUD has announced that watering restrictions will continue to remain in place for the 2016 growing season. Turf mowing takes place as needed and the lawns and were fertilized at the end February.

Entry Maintenance: Crews are on their regular schedules.

Tree Maintenance: Waraner Tree Service performs all tree maintenance. Pruning took place last autumn.

Landscape Rehab: Sonya Ford and Rich Perona will do a walk of the property to identify work projects to be done. Landscape rehab work is scheduled for the last week of April.

PG&E watershed drainage in Entry 20: This work is will be completed after the rainy season.

California Sod Presentation: Rich Perona reported on the native grasses that are available to the Mutual. There is a long, no-mow variety. The most appropriate applications for this type of sod are areas where people will not intend to walk.

Mosquito abatement: In light of the threat of serious illnesses spread by mosquitos, John Reppart encouraged the board to be on the lookout for unkempt bird baths and other potential instances of sitting water.

Perona fielded director questions.

BUILDING MAINTENANCE

3324 PT Building Beam Rot, 2nd level by #4: A motion was made, seconded, and unanimously approved to hire Empire for \$3,163.52 to perform this remediation.

3318 PT #3B: Custom Exteriors will install new paper, framing, flashing, and stucco around the window that was leaking at a cost of \$3,486. Some of this work is complete and it should be fully complete by week's end.

3318 PT #3B: MOD will continue to investigate the wet deck corners.

3340 PT: Two directional signs and one no parking sign have been installed.

3258 PT #4A: MOD is scheduled to seal the leaking slider.

Follow-up:

3318 PT #2B: MOD has repaired the downspout and will get it painted.

3250 PT #1A: Specialty Termite is scheduled for treatment under warranty.

Rick West fielded Director questions and requests.

SOLAR COMMITTEE

John Reppart reported that the three members of this Committee are Norm King, Bill Van Lack, and Richard Pancoast.

Norm King reported that one homeowner of 3340 PT will be negatively impacted if solar panels are put in place in an area that was previously identified. King was shown the view from one of the windows. The Committee requested that 3266 PT be considered by the solar company for the same price of 3340 PT.

There are currently 24 subscribers for solar which is about 40% of all Mutual 48 households.

Based on Richard Pancoast's review, an addendum will be added to contracts that were already signed by Mutual 48 homeowners. This addendum was added to make the contract more favorable towards owners in a common interest development.

327 total panels will be installed to service these 24 subscribers. Each of the first three identified buildings can accommodate approximately 150 panels per building.

The Mutual could also become a subscriber, but the number of panels needed for common area electricity is cost prohibitive.

HOSPITALITY COMMITTEE

Trudi Garland reported that the summer party will take place on Saturday, July 23, at Dollar Clubhouse.

On Wednesday, May 11 the Mutual will hold a casual neighborhood party and Condo Stroll. A food truck will set up a Mexican-themed buffet. Cost for this will be \$15 per person. It will take place in Davis-Gorges Park.

EMERGENCY PREPAREDNESS -- John Reppart

No report was given.

UNFINISHED BUSINESS

PG&E Easement: PG&E still has to properly repair the asphalt that the utility dug up. John Reppart wrote PG&E a letter expressing his concern about the timeliness of performing the final repairs.

Legal update for CC&Rs: The CC&R amendment will be recorded with Contra Costa County.

REPORT ON THE PRESIDENTS' FORUM -- John Reppart

A legal seminar for Mutual Directors will take place on April 12.

Special Assessment Information Requested by Realtors: Area realtors requested that Mutuals provide updated lists of Mutuals with Special Assessments. The Board discussed this matter at length. Consensus was that offering this information on a special list to realtors would not be prudent because it would paint an incomplete picture of what is going on in each Mutual.

NEW BUSINESS

Annual Golf Cart Charging Fee: A motion was made by Elita Park and seconded by Sonya Ford to lower the annual fee from \$150 to \$130 per annum. The motion failed with dissenting votes submitted by all Directors present.

ADJOURNMENT

With no further business to discuss, the March 16, 2016 Mutual Forty-Eight board meeting adjourned at 3:15 p.m.



Sharon Fees, Assistant Secretary
Mutual Forty-Eight