

WALNUT CREEK MUTUAL FORTY-EIGHT
REGULAR MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, MARCH 18, 2015 2:00 P.M.
GATEWAY BOARD ROOM
1001 GOLDEN RAIN RD., 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, March 18, 2015, in the Gateway Board Room, 1001 Golden Rain Rd., Walnut Creek, California 94595.

<u>ROLL CALL</u>	PRESENT:	John Reppart Sonya Ford Doug Amsden Mimi Rosenberg	President Vice President Secretary Director
	EXCUSED:	Elita Park	Treasurer
	COMMITTEES:	Sheafe Ewing 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; and Sharon Fees, Board Services Coordinator.

Invited guest present was Kent Steele of All On Electric & Solar

There were two additional Mutual members was present.

John Reppart welcomed everyone. 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 – February 18, 2015

Hearing none, Reppart declared both sets of minutes as approved.

ANNOUNCEMENTS

Reppart announced that the next Regular Meeting of the Board will take place on Wednesday, April 15, beginning at 2:00 p.m. The Annual Meeting of Members will take place on Wednesday, April 22, beginning at 7:00 p.m.

MEMBERS' FORUM

No presentations were made.

FINANCIAL REPORT.

Paul Donner reported that year to date the Mutual is better than budget by \$6,409. As of February 28, the Operating Fund balance is \$19,309 and the Reserve Fund balance is \$406,643.

Paul Donner and Rick West answered board director questions concerning the finances.

BUILDING MAINTENANCE

Building Maintenance Manager, Rick West, reported on the following:

3324 PT: Inspection of the hand railing is complete. The estimated cost for the dry rot repair is \$3,500. The Board approved MOD to order the materials for the repair and they are on order.

Wood barrier replacement: Tree Sculpture will replace the wood barriers with stone blocks located at A/C units for a cost of \$1,000 per pad. An estimate for \$11,980.00 was presented and approved for 12 pads.

3306 PT: As inspection of the downspout connections located under buildings in complete. The Cost was \$117. Five Star is scheduled to check the downspout connections at all of the remaining buildings.

3340 PT 1A-2A: Termite damage was discovered at these two addresses. AMAC and Toupin presented bids.

3250 PT #1A: The estimate for the trellis beam and storage door replacement is \$2,000. This was presented to the Board for signature.

3266 PT #1B: Concerning the front deck repair, AMAC pressure washed the landing on February 20 and no leaks appeared.

3250 PT #1A: The gutter and scupper work order repairs are now complete.

3266 PT #2A: Toupin Construction completed the stair riser repairs at a cost of \$1,135.

West responded to Board and Committee Chair inquiries.

REPORT ON THE PRESIDENTS' FORUM-- John Reppart

Rossmoor CERT: Rossmoor CERT is always looking for more people to volunteer to go through the training.

HOSPITALITY COMMITTEE – Trudi Garland

Trudi Garland reported that the Committee is planning the summer party and a Cinco de Mayo party that would include a food truck.

EMERGENCY PREPAREDNESS -- John Reppart

No report was given.

LANDSCAPE -- Sonya Ford

Lawn Maintenance: Turf areas will be fertilized the week of February 23. Irrigation systems are on for two days a week.

Entry Maintenance: Crews are on their regular schedules.

Tree Maintenance: Tree pruning is scheduled for the autumn.

Landscape Rehabilitation: The MOD rehab crew is scheduled to work in the Mutual starting the week of April 28. Sonya Ford and Rich Perona will walk the Mutual to identify projects to be done.

UNFINISHED BUSINESS

PG&E Easement request revisited: PG&E has two projects that will affect Mutual 48. One is reconductoring and the other is to install two new relay stations. It is unclear who owns the property that PG&E would like to utilize during this work project. It could be the Mutual's but exact property lines will be investigated and determined.

Dr. Reppart continues with negotiations with representatives of PG&E concerning work project logistics.

2015 Legal Seminar: The seminar for all Mutual Board Directors will be held on March 24 in the Fireside Room and will be presented by the law firm of Hughes Gill Cochrane.

TARRC: Doug Amsden moved and Mimi Rosenberg seconded to approve the restated Trust Agreement, dated December 15, 2014, as presented by TARRC. The motion passed unanimously.

NEW BUSINESS

Solar Presentation: Kent Steele of All On Electric & Solar made a presentation to the Mutual 48 Board Directors.

ADJOURNMENT

With no further business to discuss, the March 18, 2015 Mutual Forty-Eight board meeting adjourned at 3:17 p.m.

Sharon Fees

Sharon Fees, Assistant Secretary
Mutual Forty-Eight