

WALNUT CREEK MUTUAL FORTY-EIGHT  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
WEDNESDAY, MAY 20, 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, May 20, 2015, in the MOD Conference Room, 800 Rock View Dr., Walnut Creek, California 94595.

<u>ROLL CALL</u>	PRESENT:	John Reppart Bob Burch Norm King Sonya Ford	President Vice President Secretary Director
	EXCUSED:	Elita Park	Treasurer
	COMMITTEES:	Sheafe Ewing Sonya Ford A. Long/T. 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.

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 – April 15, 2015

Hearing none, Reppart declared the minutes as approved.

ANNOUNCEMENTS

Reppart announced that the next regular meeting of the Board will take place on Wednesday, June 17, beginning at 2 p.m. in the MOD Conference Room.

MEMBERS' FORUM

No presentations were made.

## FINANCIAL REPORT

Paul Donner reported that year to date the Mutual is right on budget. As of April 30, the Operating Fund balance is \$22,425 and the Reserve Fund balance is \$408,921.

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: Dry rot hand railing replacement is currently in progress.

3340 PT 1A-2A: AMAC is progressing with the termite damage repair. #2A is complete, except for the final stucco coat. Work on #1A began on May 18.

Entry Sign: MOD completed the stucco repair and painting on the entry sign. Dr. Reppart requested that Rick West replace the worn-looking plastic signs that are attached in the entry wall.

Exterior hand-railing, back verandas and mailbox painting: The work has gone out to bid. Rick West will report back to the Board at the next meeting.

3324 PT #4C: Sang and Souza Electric completed the breaker panel rewiring which was needed because some of the wires had become burnt. The cause of the burnt wiring is still being investigated.

3266 #3A rear steps: Toupin submitted an estimate to the Board for the replacement of the dry rotted stairs. The Board unanimously approved the replacement of the dry rotted stairs.

Damaged garage door: A replacement door had been ordered for the garage door that had been damaged by a mail truck.

West responded to Board and Committee Chair inquiries.

## REPORT ON THE PRESIDENTS' FORUM-- John Reppart

No report was given.

## HOSPITALITY COMMITTEE – Trudi Garland

Garland requested a list of residents who are new to the Mutual since the Christmas party took place.

EMERGENCY PREPAREDNESS -- John Reppart

Dr. Reppart is working on finding volunteers to work on emergency preparedness for the Mutual.

LANDSCAPE -- Sonya Ford

Lawn Maintenance: The lawns were aerated and fertilized in April. Irrigation systems are watering two days a week per EBMUD mandate. Sprinkler rotor heads are being replaced with more water efficient mp rotator heads through Mutual 48 and all throughout Rossmoor.

Entry Maintenance: Crews are on their regular schedules.

Tree Maintenance: Tree pruning is scheduled for the autumn.

Landscape Rehabilitation: Sonya Ford and Rich Perona performed a walk-through of the Mutual to identify projects to be done. The MOD rehab crew will begin this work on Monday, June 1.

UNFINISHED BUSINESS

PG&E Easement update: PG&E announced that the work will be delayed for an unspecified period of time.

Review of Solar Committee Meeting: Norm King reported that the Solar Committee held a meeting for all Mutual 48 residents. 20 families attended the meeting. The survey has been sent out to the membership. If there is enough interest among residents, the Mutual will continue to investigate the use of solar.

NEW BUSINESS

Mutual 48 website: Norm King advocated for the Mutual to establish its own website which King volunteered to maintain. Some discussion ensued. It was noted that the Mutual already maintains its own webpage on rossmoor.com.

ADJOURNMENT

With no further business to discuss, the May 20, 2015 Mutual Forty-Eight board meeting adjourned at 2:55 p.m.



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Sharon Fees, Assistant Secretary  
Mutual Forty-Eight