

WALNUT CREEK MUTUAL FORTY-EIGHT  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
WEDNESDAY, JUNE 17, 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, June 17, 2015, in the MOD Conference Room, 800 Rock View Dr., Walnut Creek, California 94595.

<u>ROLL CALL</u>	PRESENT:	John Reppart	President
		Bob Burch	Vice President
		Elita Park	Treasurer
		Norm King	Secretary
		Sonya Ford	Director
	COMMITTEES:	Anne Long	Hospitality
		Sonya Ford	Landscape Maint.

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

There were two 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 – May 20, 2015

With the correction of the location of the meeting in the first paragraph of the report, Reppart declared the minutes as approved.

ANNOUNCEMENTS

Reppart announced that the next regular meeting of the Board will take place on Wednesday, July 15, 2015, 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 May 31, the Operating Fund balance is \$23,502 and the Reserve Fund balance is \$413,694. Year to date, the Mutual is under budget by approximately \$10,000 due mostly to lower utility costs.

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

## BUILDING MAINTENANCE

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

Painting for all exterior hand railing including verandas and mailboxes: The Board approved the bid from CVP for \$19,985 to perform all of the painting of the metal hand rails, verandas, and mailboxes throughout the Mutual. The paint job should last approximately five to six years.

3266 PT #3A rear steps: Toupin will begin work on the step replacement on June 19.

3306 PT Garage #52 gutter replacement: This work is done by MOD and is scheduled for June 22.

Pump House Roof: Rick West is waiting for Sierra Roofing's bid to be returned for this project.

Follow-up:

Entry signs: MOD is working on an estimate for this project.

3340 PT Garage Door hit by mail truck: This repair was completed on May 25.

3324 PT: Eight hand railings are complete and there is one left to complete.

3340 PT 1A-2A: AMAC is progressing with the termite damage repair. Both are complete, except for the final stucco coat.

3324 PT Concrete Pad Removal: The pad was removed.

West and Paul Donner responded to Board and Committee Chair inquiries.

REPORT ON THE PRESIDENTS' FORUM-- John Reppart

John Reppart reported that the next time City representatives attend a Presidents' Forum he will ask them if the City can accelerate the building permit process. This question is prompted by frustration caused by permit issuance delays and significant cost increases.

HOSPITALITY COMMITTEE – Anne Long

Anne Long reported that the Summer Dinner will take place on Saturday, July 18, at Stanley Dollar. It will be catered by Smokin' Mo's BBQ. The Committee has planned a Game Night for Wednesday, October 14, in the Oak Room of Gateway. The game will be Mexican Train Dominoes.

EMERGENCY PREPAREDNESS -- John Reppart

No report was given.

LANDSCAPE -- Sonya Ford

Sonya Ford reported that there have been some issues with the irrigation system. Paul Donner confirmed this problem and added that the electrical outage that took place a couple of weeks prior resulted in affecting communications between the computer and satellite that controls the irrigation systems throughout Rossmoor.

UNFINISHED BUSINESS

PG&E Easement update: Paul Donner and Dr. John Reppart are meeting with representatives of PG&E tomorrow to discuss details of the impending projects.

Review of Solar Committee Survey: Norm King reported that residents are amenable to the Solar Committee further investigating the option photovoltaic installations in Mutual 48.

Bob Burch moved and Norm King seconded to spend an amount not to exceed \$3,000 to hire an attorney whose specialty is photovoltaic installations for homeowners associations. This amount would be considered the first phase of expenditures for legal fees for the overall project. The motion passed unanimously.

NEW BUSINESS

City National Bank: Bob Burch moved and Sonya Ford seconded to open an Operating Account and a Reserve Account at City National Bank with the intent of eventually closing all accounts at Mechanics Bank. This action is so that the Mutual can take advantage of lower service fees. The motion passed unanimously.

Unregistered occupant at 3258 PT #2B: John Reppart will be sending a letter to a homeowner regarding an unregistered occupant who is living in her manor.

ADJOURNMENT

With no further business to discuss, the June 17, 2015 Mutual Forty-Eight board meeting adjourned at 3:20 p.m.

*Sharon Fees*

---

Sharon Fees, Assistant Secretary  
Mutual Forty-Eight