

WALNUT CREEK MUTUAL FORTY-EIGHT  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
WEDNESDAY, JULY 16, 2014, 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, July 16 2014, in the MOD Conference Room, 800 Rockview Drive, Walnut Creek, California 94595.

<u>ROLL CALL</u>	PRESENT:	John Reppart Sonya Ford Elita Park Doug Amsden	President Vice President Treasurer Secretary
	EXUSED:	Mimi Rosenberg	Director
	COMMITTEES:	Jim Ford Sonya Ford Anne Long	Building Maint. Landscape Maint. Hospitality

Mutual Operations staff was represented by Paul Donner, Mutual Operations Director 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

Sonya Ford moved and Elita Park seconded to approve the minutes to the May 21, 2014 Regular Board Meeting, the June 10, 2014 Special Meeting of the Board, and the June 18, 2014 Regular Board Meeting. The motion passed unanimously.

ANNOUNCEMENTS

Reppart announced that the next Regular Meeting of the Board will take place on Wednesday, August 20, 2014, beginning at 2:00 p.m., in the Conference Room located at MOD.

MEMBERS' FORUM

No presentations were made.

FINANCIAL REPORT

Elita Park reviewed the June financial statements and presented her report.

Paul Donner reported that EBMUD will be making a presentation at the next Presidents' Forum and that, in conjunction with EBMUD, he was organized a Water Conservation Faire that will take place in the Fireside Room on Friday, August 22 and on Friday, August 29. At this faire, residents will be able to obtain water conservation kits free of charge. It will be advertised in the Rossmoor News.

Paul Donner answered board director questions concerning the finances.

#### LANDSCAPE -- Sonya Ford

Sonya Ford reported that landscape is on regularly scheduled maintenance.

Ford reported to Paul Donner that there is a coned-off dug hole in the lawn in Entry 20 and would like to know what the status of this is. It is suspected that it has something to do with the irrigation system because the lawn at 3340 is currently very dry.

#### BUILDING MAINTENANCE

Water pump: The water pump needs to be serviced.

3340 PT #4A: The patio door and deck membrane need replacing before close of escrow.

Bolt Caps: The project still has a few more locations that need caps placed on bolts to prevent birds from roosting on them.

3324 Dry Rot Beam Project: The total bill for this completed project is \$40,331.

3318 Dry Rot Beam Project: This project is nearing completion and the total cost thus far is \$86,984.

3266 #1B Front Porch Update: The bid is for \$1,802. However, the Mutual is of the opinion that AMAC should offer a reduction in price because the repair that they performed several years ago was not effective.

3306 #1A: The sales inspection discovered a lot of termite damage that also extended to the other adjoining decks. The estimate from AMAC for remediation of just the deck at 3306 #1A is \$4,600.

3340-#4A: The new membrane on the deck has been severely damaged by either hot embers from a charcoal stove or cigarette butts. Also damage from a heavy concrete fountain was noted. The membrane will be replaced at the owner's expense. As a result of the discovery of this damage, Reppart is going to develop more stringent guidelines for residents to adhere to on how to properly treat and maintain their decks.

Update on Entry 19 Membrane Replacements and Termite Inspection: Membrane replacement is progressing on schedule. Also repairs are being made to the four decks that had dry rot damage.

#### HOSPITALITY COMMITTEE -- Anne Long

Anne Long reported that the Committee is ready for the summer party will take place this Saturday, July 19. The dinner will take place at Dollar Clubhouse. Hot dogs, hamburgers, and sausages will be provided. Attendees are required to pay \$12 per person and bring one covered dish, per household, to share. A bartender and full bar will be provided.

No fall tailgate is planned. Instead, a Bunko Party is planned for Wednesday, October 1 from 7 – 9 p.m. This social will include drinks and desserts.

After considerable discussion, it was recommended by the Board that for the holiday party, new residents be given a one-time \$30 discount for the event. The Board asked that Long take this suggestion back to the Hospitality Committee for their consideration and input. Other options were discussed regarding how to welcome new residents.

#### EMERGENCY PREPAREDNESS -- John Reppart

The next Walk-Out will be this autumn.

#### UNFINISHED BUSINESS

Update on Special Assessment Results: The membership approved the Special Assessment by a vote of 44 in favor and 9 against. Fifty residents opted for the one-time lump-sum payment of \$9,000 while the remaining 12 residents chose the multi-year payment plan.

COMCAST Survey: John Reppart reported that 27 residents use COMCAST and 15 use AT&T and that there are at least ten residents that do not use a computer. Based on this information, the Board decided not to pursue the COMCAST Bulk Options Package any further.

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

CCC Solid Waste Authority: Waste Management consolidated with Republic. Beginning March 1, 2015, recycle bins will be switched out and the company will run on newer trucks that are quieter and fuelled by natural gas.

NEW BUSINESS

PG&E Easement: Towers are going to be increased in height and higher capacity wires are going to be installed. PG&E will be using helicopters to help complete this job. The upgrades will extend to at least Moraga.

Helsing Study: Dr. Reppart reviewed the first draft of the Study. Paul Donner answered Board questions regarding hiring The Helsing Group and their package pricing.

ADJOURNMENT

With no further business to discuss, the July 16, 2014 Mutual Forty-Eight board meeting adjourned at 2:24 p.m.



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Sharon Fees, Assistant Secretary  
Mutual Forty-Eight