

WALNUT CREEK MUTUAL FORTY-EIGHT  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
WEDNESDAY, AUGUST 20, 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, August 20, 2014, in the MOD Conference Room, 800 Rockview Drive, Walnut Creek, California 94595.

<u>ROLL CALL</u>	PRESENT:	John Reppart Sonya Ford Elita Park Mimi Rosenberg	President Vice President Treasurer Director
	EXUSED:	Doug Amsden	Secretary
	COMMITTEES:	Jim Ford 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; Rich Perona, Landscape Manager and Sharon Fees, Board Services Coordinator

Two 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 July 16, 2014 Regular Board Meeting. The motion passed unanimously.

ANNOUNCEMENTS

Reppart announced that the next Regular Meeting of the Board will take place on Wednesday, September 17, 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 July financial statements and presented her report.

It is forecast that the Mutual should end the year on budget which also includes staying on budget with water consumption.

Paul Donner answered board director questions concerning the finances.

#### LANDSCAPE -- Sonya Ford

It was decided that Rich Perona will arrange for "gorilla hair" to be installed in some areas next to some parking spaces that will replace the river stones that present a slipping hazard when entering cars.

Turf areas were fertilized in early August and aeration took place in June.

Crews are on regular working schedules and tree pruning is scheduled for late October/early November.

Rehab was completed in May.

#### BUILDING MAINTENANCE

3318 Dry Rot Beam Project: This project is complete except for painting and downspout replacement which are scheduled to be completed by August 22.

3266 #1B Front Porch Update: AMAC started work on August 14. Tear out is complete and new deck boards have been installed. The estimated completion date is August 29. The total estimated cost is \$5,000.

3306 PT: Termite treatment for this building is complete. The deck rehabilitation for #3A and #4A are complete. Additional dry rot was discovered at #1A. The estimated completion for this project is August 20.

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.

John Reppart wrote a letter to be delivered to the residents of 3306 PT and 3340 PT explaining the deck repair and membrane replacement.

Update on Entry 19 Membrane Replacements and Termite Inspection: Tuf-dek installation by State Roofing was completed on August 14. Now that the decks have been resurfaced, the preventative termite treatment is scheduled to begin for all Entry 19 buildings.

Pump House Equipment: Davis Plumbing scheduled August 19 for bladder and gasket replacement on back flow domestic water supply piping and valves. An estimate from Davis Plumbing for a new pump motor and an estimate from East Bay Pump and Equipment for new computer components are forthcoming.

Jim Ford went over a punch list of items to be completed with Rick West.

HOSPITALITY COMMITTEE – Trudi Garland

Trudi Garland reported that the Committee is planning the Game Night for Wednesday, October 1 from 7 – 9 p.m. This social will include drinks and desserts.

EMERGENCY PREPAREDNESS -- John Reppart

The next Walk-Out will be this autumn; most likely the first week of November

UNFINISHED BUSINESS

PG&E Easement: While helicopter noise should still be expected during the reconductoring project, there will not be a helipad installed near the Mutual.

Policy 22 Power Sources for Electric Vehicles: Sonya Ford moved and Elita Park seconded to adopt the amendments to Policy 22 as presented. The motion passed unanimously. The updated policy will be distributed to the membership.

REPORT ON THE PRESIDENTS' FORUM -- John Reppart

No report was given.

NEW BUSINESS

Upcoming Budget Talks: John Reppart and Elita Park will meet with Paul Donner to iron out the Mutual budget for 2015.

ADJOURNMENT

With no further business to discuss, the August 20, 2014 Mutual Forty-Eight board meeting adjourned at 2:51 p.m.

  
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Doug Amsden, Secretary  
Mutual Forty-Eight