



FIRST WALNUT CREEK MUTUAL

ANNUAL MEMBERS' MEETING

Tuesday, October 7, 2024 at 10:00 a.m.

Meeting was Conducted In-Person and Virtually

**Creekside Clubhouse – Fairway Room
1010 Stanley Dollar Drive, Walnut Creek, CA 94595**

MINUTES

1. Certification of Notice of Meeting – Victoria Thomas

I, Victoria Thomas, Assistant Secretary to First Walnut Creek Mutual, certify that a Call for Candidates notice was published in the Rossmoor newspaper on April 16th, 23rd, and 30th of 2025 and was posted on the Mutuals' Board outside of the Gateway Clubhouse.

In accordance with Corporations Code § 7511(b), a notice of the Annual Members' Meeting was mailed to the membership on August 29, 2025.

Kevin Dowling and Mike Sund will be seated on the Board at the Board of Directors Organizational Meeting that follows the Annual Members Meeting.

2. Tabulation Results for Director Election

471 ballots were received.

18 ballots were invalid with 15 not signed, 2 were voided as members voted for all four candidates, and 1 ballot envelope was empty, making 453 ballots valid.

Total number of votes each candidate received:

Kevin Dowling	278
Wayne Leiser	34
Patricia Power	199
Michael Sund	264

Kevin Dowling and Michael Sund will be seated at the Organizational Meeting on October 7, 2025 for a term of three years.

3. Annual Reports

a. Presidents Report – *Young Chung*

Highlights for the year:

- Collaborated with the Alterations Department to correct procedural inconsistencies in the policy process, including coordination with the Building Maintenance Department to ensure infrastructure updates could be completed while walls were open.
- The Mutual created several programs to address fire mitigation by adding firewalls between manors on GII buildings and plans are in place to next focus on level in manors where the firewall is placed in the attic.
- Upgrading manors with original electrical panels by moving the panels outside of the closet to be in line with the City of Walnut Creek's code.
- Air conditioners are being replaced with electric air conditioners.



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- Updated the towing policy to be in line with the City of Walnut Creek's towing policy.
- Golden Rain Foundation (GRF) name has been changed to Rossmoor Walnut Creek (RWC) and Mutual Operations Division (MOD) name has been changed to Rossmoor Property Management (RPM).
- RWC Management Agreement has been developed and will be finalized soon.

b. 1st Vice President's Report – *Peter Catalano*
No Report

c. 2nd Vice President's Report – *Kevin Dowling*

- A Social Engagement Committee has been established.
- Fire extinguisher inspection continues. An inspection is planned for November. Volunteers are needed especially on Golden Rain. If you have interest in volunteering contact Dowling. Contact information is on the Mutual's webpage on Rossmoor's website.

d. Treasurer's Report – *Peggy Kaiser*

- The Mutual remained in positive territory with the budget for the year.
- The Board and Finance Committee received the draft budget on October 3rd. The Board and Finance Committee will meet with RPM to review the proposed budget on October 10th.

e. Secretary's Report – *Jean Autrey*
No Report

f. Budget and Finance Committee Report – *Paul Moderacki*
No Report

g. Landscape Committee Report – *Vacant*
No Report

h. Capital Projects Committee Report – *Mike Sund*

- By partnering with Clear Result to compile all technical data at no cost, the Committee saved the Mutual hundreds of thousands of dollars that would have otherwise been spent on a consultant.
- The Committee continues to research grant and rebate opportunities to reduce costs associated with electric vehicle charging.

i. Social Engagement Committee Report – *Marcia Keating*

- 2025 FWCM Social Engagement Committee: Budget \$1,200.
- The Social Engagement Committee has 26 committee members. The committee meets the first Monday of each month in the Garden Room at the Dollar Clubhouse.

2025 EVENTS

1. FWCM Community Potluck and Gathering on May 30 at Hillside in the Diablo Room. Approximately 120 members attended.

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2. FWCM Landscaping meeting on July 22 in the Donner Room at the Event Center with John Tawaststjerna and Jeroen Wright presenting on Firewise Zone Zero Rule/Insurance Cost Reduction. Approximately 40 members attended.
3. FWCM Community Summer Picnic & Potluck on August 15 at the Sportsmen's Park at Hillside. Approximately 40 members attended.
4. FWCM Meet the Candidates on September 15 in the Club Room at the Creekside Clubhouse. Candidates: Kevin Dowling, Mike Sund, and Patricia Power presented. Wayne Leiser did not attend. Host, Dick Coleman of Mutual 8. Approximately 50 members attended.
5. FWCM Community Holiday Potluck and Gathering planned for December 10 in the Fireside Room at the Creekside Clubhouse.

FWCM New Residents Orientation will be hosted by Kevin Dowling: New date and time pending. The Social Engagement Committee will form a committee to assist Kevin Dowling.

2026 FWCM Social Engagement Committee: Budget \$1,200.

In 2026 the Social Engagement Committee will continue to meet on the first Monday of each month. In 2026, the Committee will organize the events listed below that were very successful in 2025 and plan new social activities for 2026.

2026 EVENTS

1. FWCM Community Potluck and Gathering, May
2. FWCM Informational (TBD) Community meeting: July
3. FWCM Community Summer Picnic & Potluck: August
4. FWCM Community Holiday Potluck and Gathering: December

FWCM New Residents Orientation: Kevin Dowling will host the meetings. Meetings are held the third Friday of each month at 10:00am in the Bunker Room at the Creekside Clubhouse. Any member is welcome to join.

The Social Engagement Committee will form a committee to assist Kevin Dowling.

6. Manager's Report

- a. Director
No Report
- b. Chief Financial Officer
No Report
- c. Building Maintenance Manager
No Report
- d. Landscape Manager
No Report

7. Members' Forum

All members were invited to address the Board with questions, comments, and suggestions. There were no comments.

8. Announcement



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The next scheduled meeting will be the Organization Meeting following this meeting.

9. Adjourned

There being no further business the Annual Members' Meeting ended at 10:17 a.m.

Board Assistant Secretary's Certificate

I hereby certify that the foregoing is a true and correct copy of the minutes.

Victoria Thomas