

ARCHITECTURAL CONTROL COMMITTEE MEETING**Tuesday, August 5, 2025 at 10:00 a.m.****Meeting was Conducted Virtually**

MINUTES**1. Call to Order**

Thomas called the meeting to order at 10:05 a.m.

**2. Roll Call
Directors**

Young Chung – President

Peter Catalano – 1st Vice President – Absent

Kevin Dowling – 2nd Vice President

Peggy Kaiser – Treasurer

Jean Autrey – Secretary

Rossmoor Property Management

Jeroen Wright – Director

Bill Parsons – Resales/Alterations Supervisor

Victoria Thomas – Board Services Coordinator

3. Members' Forum

Members were afforded an opportunity to address the board for up to 3 minutes. Comments included:

- A request was made that contractors be listed on the agenda.
- It was noted that certain contractors are still permitted to work in the Valley despite prior violations.

4. Topics

- a. Alt. #51224 – 2641 Golden Rain Rd. #4 San Franciscan model – Total remodel: Move kitchen, new cabinets, countertops, appliances, bathroom remodel, bathroom addition, new subpanel, move existing W/D, flooring throughout, new windows.

This alteration was approved at the July meeting contingent on the contractor updating the scope of work. The contractor has updated the scope of work to include HVAC duct work and tearing out the plumbing for the bathrooms.

- b. Alt. #52149 – 1131 Oakmont Dr. #6 Sonoma model – Total remodel: Kitchen cabinets, countertops, appliances, remodel bathroom, bathroom addition, new windows, remove enclosure to open up veranda, new flooring, W/D.

Contractor is Preyra. Electric fireplace load calculation is not listed in the scope of work. Chung is going to contact the contractor to get clarification on fireplace electric usage.

- c. Alt. #52038 – 2133 Tice Creek Dr. #4 Mendocino model – Total remodel: Kitchen cabinets, countertops, appliances, bathroom remodel with addition of window, new windows, front door, W/D addition, new flooring.

Motion made by Chung, seconded by Kaiser, to approve the application contingent upon cleaning the HVAC system once construction is complete. Approved by unanimous vote. (4-0)



FIRST WALNUT CREEK MUTUAL

- a. Alteration Department Monthly Reports
The Committee reviewed the In Progress and Completed Alteration Reports.

5. Adjourned

There being no further business the Architectural Control Committee Meeting adjourned at 11:00 a.m.

Board Assistant Secretary's Certificate

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

Victoria Thomas