

ARCHITECTURAL CONTROL COMMITTEE MEETING**Thursday, July 17, 2025 at 10:00 a.m.****Meeting was Conducted Virtually**

MINUTES**1. Call to Order**

Thomas called the meeting to order at 10:01 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

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:

- New law states violations are \$100. Fine Schedule Policy should be changed.
- Approving a walkway in common area set a precedence for future requests for this.

4. Topics**a. 1400 Golden Rain Rd. #4 – Install Walkway in Common Area**

Chung reported that the topic was placed on the agenda for transparency. The walkway that will be in the common area was approved to allow for an accommodation for a resident that is disabled. The walkway can be used by anyone. Prior to selling the manor, the resident will return common area to the condition it was prior to the alteration.

b. 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.

Contractor is Juarez Construction

Plans are incorrect. No mention of gas line. Electrical service upgraded to 100 amps, plans show only using 88 amps. Subpanel was replaced in 2012. Washer and dryer is ductless.

Motion made by Autrey, seconded by Chung, to approve the alteration application contingent on updating the scope of work. Approved by unanimous vote. (4-0)

c. 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 Pereyra Construction

FIRST WALNUT CREEK MUTUAL

Treatment should be applied to the balcony flooring. Outlets will be brought up to code. Scope of work is not complete. No mention of running gas lines, adding a washer and dryer, and other appliances.

Topic Deferred

- d. 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.

Contractor RK Bonner

Original panel needs upgrade and load calculation needs to be done, and HVAC need to be done.

Topic Deferred

- e. Alt. #52280 – 2432 Pine Knoll Dr. #3, Entry #6 – San Franciscan model – Add half bathroom to bedroom and replace flooring in hall bath. Contractor: Boydstun Construction

Exhaust fan will be installed

Motion made by Autrey, seconded by Dowling, to approve the alteration application. Approved by unanimous vote. (4-0)

- f. 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 11:33 a.m.

Board Assistant Secretary's Certificate

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

Victoria Thomas