

**ARCHITECTURAL CONTROL COMMITTEE MEETING****Tuesday, May 6, 2025 at 10:00 a.m.****Meeting was Conducted Virtually**

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**MINUTES****1. Call to Order**

Thomas called the meeting to order at 10:01 a.m.

**2. Roll Call of Directors**

Young Chung – President  
Peter Catalano – 1st Vice President – Absent  
Kevin Dowling – 2nd Vice President  
Peggy Kaiser – Treasurer  
Jean Autrey – Secretary

**Mutual Operations Staff**

Bill Parsons – Resales/Alterations Supervisor  
Victoria Thomas – Board Services Coordinator

**3. Members' Forum**

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

- Requested to remove the hedge and install a fence. Prior to purchasing the home, the resident was informed by her real estate agent that the existing pavers and hedge in front of the manor was on her property. She just learned that half of the pavers and the hedge are on common property. The requested fence would go around the entire paved area. She is requested that Board consider the fence as she was misinformed by her real estate agent as to where the property line ended.
- Alteration application #51571 will have no window in the second bedroom and application 51929 pavers are on common area.

**4. Topics**

- a. Alt. #51929 – 2100 Golden Rain Rd, #1 – San Franciscan model – Remove hedge and add fence to front patio.

Previous owner removed the fence and planted a hedge and laid pavers in common area in 2004. Common area should have been given back to the Mutual when property was sold. MOD made an error in not conducting an inspection prior to the property going on the market, but was done when new resident purchased the property in June 25, 2024.

Entire hedge needs to be removed to allow for space for a fence.

The Board will seek advice from counsel on the matter and report back.

Topic Deferred

- b. Alt. #51929 – 2601 Golden Rain Rd. #5 – San Franciscan model – Increase the size of the master bedroom, add two recessed lights.

Contractor Don Moura / Architect Chris Gilman

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

**FIRST WALNUT CREEK MUTUAL**

- c. Alt. #51915 – 2601 Pine Knoll Dr. #16 – Sonoma model – Total unit remodel: Kitchen cabinets, countertops, appliances; bathroom remodel, second bathroom addition, washer/dryer, main balcony enclosure, new windows.  
Contractor TK Construction Tom Kamali  
Scope of work was not provided as required.  
Topic Deferred
- d. Alt. #51571 – 2132 Golden Rain Rd. #2 – San Franciscan model – Total unit remodel – Total remodel: kitchen moved to enclosed atrium with new cabinets, countertops, appliances; bathroom addition for primary bedroom, front bathroom remodel, electric fireplace in living room.  
Contractor Joseph Sahar Rossmoor Renovations  
*Motion made by Chung, seconded by Dowling, to approve the application. Approved by vote. (3-1 Kaiser voted no due to no window in the bedroom and wants to see the scope of work prior to voting)*
- e. 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 11:30 a.m.

**Board Assistant Secretary's Certificate**

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

*Victoria Thomas*