



FIRST WALNUT CREEK MUTUAL

BOARD OF DIRECTORS REGULAR MEETING *ARCHITECTURAL CONTROL* *This Meeting is Open to the Public*

Tuesday, November 4, 2025 at 10:00 a.m.

Meeting will be Conducted Virtually

Join Meeting Virtually

To view the meeting on your computer, iPad, or smart phone, residents should log-in to <https://rossmoor.zoom.us/j/89824191593> or use the Meeting ID: 898 2419 1593 see a few prompts to click on such as allowing “the page to open zoom.us,” “join with video,” and “join with computer audio.” Be sure to have your computer speakers turned on.

If residents just want to hear the deliberations, they can dial (305) 224-1968 on any phone, and they will be prompted to enter the Meeting ID: 898 2419 1593.

AGENDA

1. Call to Order

**2. Roll Call
Directors**

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

Rossmoor Property Management

Bill Parsons – Resales/Alterations Supervisor
Dave Peakes – Building Maintenance Manager
Victoria Thomas – Board Services Coordinator

3. Residents' Forum

All residents are invited to address the Board with questions, comments, and suggestions. The Board does not directly answer questions posed by speakers during the Residents' Forum but does hear the viewpoints and ideas presented and considers them as they act during the meeting. Comments are limited to three minutes per person.

4. Topics

- a. Alt. #52505 – 2300 Tice Creek Dr.#1 – Golden Gate model – Total remodel: Kitchen cabinets, countertops, appliances; bathroom 1 replace existing skylight, new vanity, shower install in new location; add 2nd bathroom, add washer/dryer, new flooring throughout, new windows and front door. Contractor: Juarez Construction.
- b. Alt. #52628 – 2625 Golden Rain Rd. #1 – San Franciscan model – Total Remodel: relocate kitchen to exterior wall with new appliances, cabinets, countertops; bathroom 1 moved to provide access for 2nd bathroom, HVAC ductwork to be added and relocated; existing washer/dryer relocation; encapsulate ceiling; new windows and front door; new flooring throughout. Contractor Juarez Construction.



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- c. Alt. #52661 – 1152 Fairlawn Ct. #3 – San Franciscan model – Total remodel: kitchen cabinets, countertops, appliances, peninsula expanded, add skylight over kitchen; both bathrooms upgraded and converting existing $\frac{1}{2}$ bath into a full bath, extend Primary bedroom 4' into atrium under existing roof line; new windows, add two to the primary bedroom, new front door and flooring throughout; Metal gate at front courtyard; replace courtyard patio door with French doors. Contractor North Valley Construction.
- d. Alt. #52691 – 1216 Oakmont Dr. #2 – Balcony Enclosure: rebuild existing wrap enclosure, add $\frac{1}{2}$ bathroom to enclosure. Contractor: DRB Construction.
- e. Monthly Reports

5. Adjournment