

FIRST WALNUT CREEK MUTUAL

BOARD OF DIRECTORS REGULAR MEETING

Friday, March 27, 2026 at 10:00a.m.

(Social Gathering at 9:30am)

Meeting is Conducted In-Person and Virtually

Event Center – Donner Room

1021 Stanley Dollar Drive, Walnut Creek, CA 94595

Join Meeting Virtually

To view the meeting on your computer, iPad, or smart phone, residents should log-in to <https://rossmoor.zoom.us/j/88349537409?pwd=UkCp3C9uLF4CMv4iVR7haBbWi4XMfU.1> or use the Meeting ID: 883 4953 7409. Passcode 961904. You will 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 (669) 900-6833 on any phone, and they will be prompted to enter the Meeting ID: 883 4953 7409. Passcode: 961904.

For technical support to join a meeting, contact (925) 988-7627 or Support@rossmoor.com.

AGENDA

1. **Call to Order**

2. **Roll Call**
Directors

Young Chung – President
Kevin Dowling – 1st Vice President
Mike Sund – 2nd Vice President
Paul Moderacki – Treasurer
Peggy Kaiser – Secretary

Rossmoor Property Management

Jeroen Wright – Director
Todd Arterburn – Chief Financial Officer
Dave Peakes – Building Maintenance Manager
John Tawaststjerna – Landscape Manager
Victoria Thomas – Board Services Coordinator

3. **Members’ Forum**

All members are invited to address the Board with questions, comments, and suggestions. The Board does not directly answer questions posed by speakers during the Members’ 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 member.

4. **Consent Calendar**

- a. Board of Directors Regular Meeting Minutes – February 20, 2026
- b. Board of Directors Executive Session Meeting Minutes – February 20, 2026
- c. Board of Directors Regular (ACC) Meeting Minutes – March 4, 2026
- d. Board of Directors Special Meeting Minutes – March 4, 2026

Recommendation: The Board of Directors approve the Consent Calendar

5. **Executive Session Meeting Summary**
 - Executive Session Meeting on February 20, 2026
 - All meetings discussed: litigation, matters relating to formation of contracts, member discipline, personnel matters, meeting with individual member(s) regarding payment of assessments, payment plans, and/or attorney/client privileged communications.
6. **Treasurer’s Report** – *Paul Moderacki*
 - a. Treasurer’s Report
Recommendation: The Board of Directors certify compliance with Civil Code §5500.
7. **Director’s Report** – *Jeroen Wright*
8. **Chief Financial Officer’s Report** – *Todd Arterburn*
9. **Building Maintenance Manager’s Report** – *Dave Peakes*
10. **Landscape Manager’s Report** – *John Tawaststjerna*
 - a. Bids pending approval for tree pruning in Entries 18 and 19 in the amount of \$17,385.00 from the reserves account.
Recommendation: The Board of Directors approve the contract for tree pruning in Entries 18 and 19 in the amount of \$17,385.00 from the reserves account.
11. **Vice President’s Report** – *Kevin Dowling*
12. **Committee Reports**
 - a. Budget and Finance Committee – *Jean Autrey*
 - b. Landscape Committee – *Committee Chair Vacant*
 - c. Capital Projects Committee – *Committee Chair Vacant*
 - d. Social Engagement Committee – *Marcia Keating/Brenda Wilson*
13. **New Resident Orientation** – *Victoria Thomas*

Next Orientation Meeting: The next meeting scheduled is on April 17, 2026 at 10:00 a.m. in the Bunker Room at the Creekside Clubhouse.
14. **New Business**
 - Action Items**
 - a. Director of Elections Process and Selection of Inspector of Elections – *Kevin Dowling*
Recommendation: The Board of Directors select the Inspector of Elections.
 - b. Enforcement Policy and Schedule of Fines – *Kevin Dowling*
Recommendation: The Board of Directors adopt the Enforcement Policy and Schedule of Fines.
 - c. Pilot Project for Electrification/Electric Vehicle Charging – *Mike Sund*
Recommendation: The Board of Directors approve the pilot project for Electrification/Electric Vehicle Charging.
 - d. 2024 Audit Report & Financial Statements – *Paul Moderacki*
Recommendation: The Board of Directors adopt the 2024 Audit Report & Financial Statements.

- e. 2025 Audit and Tax Services Agreement – *Paul Moderacki*
Recommendation: The Board of Directors approve the Audit and Tax Services Agreement.

15. **Informational/Discussion Items**

- a. Golfcart Charging Policy – *Kevin Dowling*
- b. Parking Policy / Electric Vehicle Charging Policy – *Kevin Dowling*

16. **Announcements** – The next meeting scheduled is the Board of Directors Regular Meeting on April 24, 2026 at 10:00 a.m. in the Donner Room at the Event Center as well as virtually.

17. **Adjournment to Executive Session** – If necessary, for legal issues, contracts, member discipline, personnel issues, delinquencies, or foreclosures.