

**BOARD OF DIRECTORS REGULAR MEETING
ARCHITECTURAL CONTROL**

Tuesday, January 6, 2025 at 10:00 a.m.

Meeting was Conducted In Person and Virtually

MINUTES

1. Call to Order

Thomas called the meeting to order at 10:00 a.m.

**2. Roll Call
Directors**

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

Rossmoor Property Management

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

3. Residents' Forum

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

- Ongoing remodels are placing significant strain on the community's infrastructure, while necessary upgrades continue to be deferred. Many long-time residents chose Rossmoor for its affordability, shared amenities such as the community laundry and bus system, and its peaceful environment. The volume of construction projects has disrupted that peace, creating persistent noise and inconvenience. As a result, the Board was asked to place a moratorium on total remodels until necessary problems are solved.

4. Topics

- a. Alt. #52857 – 1873 Golden Rain Rd. #1 – Monterey model – Convert existing parapet with ¼” stainless steel cable from top to bottom.
Contractor: Valentino V&D Inc.
Motion made by Moderacki, seconded by Sund, to approve the alteration application. Approved by vote. (3-1 Dowling voted no)
- b. Alt.# 52882 – 1916 Golden Rain Rd #3 – Golden Gate model – Total remodel – kitchen cabinets, appliances, countertops, bathroom remodel, add new bathroom, washer/dryer installation, new windows, vinyl plank flooring throughout.
Contractor: Legacy Designs
Motion made by Dowling, seconded by Sund, to approve the alteration application contingent on a moisture barrier be installed under the flooring and have the HVAC cleaned after the alteration is complete. Approved by unanimous vote. (4-0)

FIRST WALNUT CREEK MUTUAL

- c. Alt.# 52861 – 3433 Golden Rain Rd. #2 – Golden Gate model – Total remodel – kitchen cabinets, appliances, electric range, countertops, bathroom remodel, add new bathroom, washer/dryer installation, new windows, new front door, skylights in the kitchen, living room and bathroom, hard surface flooring throughout.
Contractor: Construction West Services Inc.
Motion made by Dowling, seconded by Sund, to approve the alteration application contingent on a moisture barrier be installed under the flooring and have the HVAC cleaned after the alteration is complete. Approved by unanimous vote. (4-0)
- d. Alt. #52749 – 2045 Pine Knoll Dr. #6 – Golden Gate model – Revisit for discussion on gas range versus Board desired electric range, previously reviewed at last Board meeting on Dec. 2, 25.
Contractor: Mars Construction
Motion made by Moderacki, seconded by Dowling, to deny the request for a gas range. And install an electric range. Approved by unanimous vote. (4-0)
- e. Alt. #52964 – 3033 Golden Rain Rd. #4 – Sonoma Model – Total remodel – kitchen cabinets, countertops, appliances, bath remodel and additional bathroom installed, new windows and front door, encapsulate ceilings, recessed lighting, electrical fireplace and flooring throughout.
Contractor: Metis Construction
Motion made by Dowling, seconded by Kaiser, to approve the alteration application contingent on Peakes checking the waste pipe, a moisture barrier be installed under the flooring, and have the HVAC cleaned after the alteration is complete. Approved by unanimous vote. (4-0)
- f. Alt. #52965 – 1221 Oakmont Drive #2 – Golden Gate Model – Total remodel – kitchen cabinets, countertops, appliances, bath remodel and additional bathroom installed, new windows and front door, recessed lighting, electrical fireplace and flooring throughout.
Contractor: Pars Design and Construction
Motion made by Kaiser, seconded by Dowling, to approve the alteration application contingent on a moisture barrier be installed under the flooring, and have the HVAC cleaned after the alteration is complete. Approved by unanimous vote. (4-0)
- d. Monthly Reports
The Board reviewed the In Progress and Completed Alteration Reports.

5. Adjourned

There being no further business the meeting adjourned at 11:14 a.m.

Board Assistant Secretary's Certificate

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

Victoria Thomas