

FIRST WALNUT CREEK MUTUAL**BOARD OF DIRECTORS REGULAR MEETING*****ARCHITECTURAL CONTROL******This Meeting is Open to the Public*****Tuesday, January 6, 2026 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/85225958239> or use the Meeting ID: 852 2595 8239 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: 852 2595 8239.

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

Bill Parsons – Resales and 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. #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.
- 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



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- c. Alt.# 52861 – 3433 Golden Rain Rd. #2 – Golden Gate model – Total remodel – kitchen cabinets, appliances, gas 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.
- 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
- 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
- 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

d. Monthly Reports

5. Adjournment