



FIRST WALNUT CREEK MUTUAL

BOARD OF DIRECTORS REGULAR MEETING ARCHITECTURAL CONTROL

Tuesday, December 2, 2025 at 10:00 a.m.

Meeting was Conducted Virtually

MINUTES

1. Call to Order

Thomas called the meeting to order at 10:03 a.m.

2. Roll Call Directors

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

Rossmoor Property Management

Bill Parsons – Resales/Alterations Supervisor
Rogan Vogler – Resales/Alterations Inspector
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:

- Measure all patios to ensure they do not encroach on common areas. Some existing patios appear to be located partly within the common area.
- Compliments were given to the two employees who have conducted inspections over the past two months, as their work has resulted in a much smoother process than before. Kaiser acknowledged that was Dave Peakes and Rogan Vogler.

4. Topics

a. White Fence 2573 Golden Rain Road, #4

Fence was built in 2004, which was approved by the ACC at that time. During the latest resale the owner was told that part of the fence needs to be removed as it is in common area. The real estate agent removed a section of fencing that was in common area. Cost for removal was \$300.00, which was paid by the real estate agent. The remaining fence is located solely within the patio area, which is designated for exclusive use. The real estate agent is asking to be reimbursed \$300.00. The Board will seek legal counsel's guidance regarding reimbursement procedures.

Topic Deferred

b. Alteration #52715 - 1548 Golden Rain Rd. #14

Scope: Enclose balcony with new construction windows, remodel existing bathroom, relocate laundry, Install electric fireplace, relocate sub panel, recessed lighting, and outlets and switches.
Contractor: G.C. Raymond Construction

Motion made by Chung, seconded by Sund, to approve the alteration application contingent on the contractor provide electrical load calculations. Approved by vote. (3-1 Dowling voted no stating that the balcony should be kept open)



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c. Alteration #52749 - 2045 Pine Knoll Dr. #6

Scope: Unit remodel with bathroom addition, kitchen & existing bathroom remodels, replace windows, replace kitchen slider with window, front door, electric fireplace, hard surface flooring, replace sub panel and all wiring, remove popcorn ceiling, remove wall to the right of the main entry, and replace tile in patio area. Contractor: Mars Construction / Synergy

Parsons was asked to inform the contractor that the range be changed to an electric one.

Motion made by Dowling, seconded by Sund, to approve the alteration application contingent that the range be changed to an electric range. Approved by vote. (3-1 Kaiser voted no)

d. Monthly Reports

The Board reviewed the In Progress and Completed Alteration Reports.

5. Adjourned

There being no further business the meeting adjourned at 11:31 a.m.

Board Assistant Secretary's Certificate

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

Victoria Thomas

DRAFT