



## FIRST WALNUT CREEK MUTUAL

### BOARD OF DIRECTORS REGULAR MEETING

**Friday, January 23, 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/85211793571> or use the Meeting ID: 852 1179 3571. 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 (305) 224-1968 on any phone, and they will be prompted to enter the Meeting ID: 852 1179 3571.

For technical support to join a meeting, contact (925) 988-7627 or [Support@rossmoor.com](mailto: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 of Mutual Operations  
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 (ACC) Meeting Minutes – December 2, 2025
- b. Board of Directors Executive Session Meeting Minutes – December 3, 2025
- c. Tabulation Meeting Minutes – December 9, 2025

- d. Board of Directors Regular Meeting Minutes – December 12, 2025
- e. Board of Directors Executive Session Minutes – December 12, 2025
- f. Board of Directors Regular (ACC) Meeting Minutes – January 6, 2026

*Recommendation: The Board of Directors approve the Consent Calendar*

5. **Executive Session Meetings Summary**

- Executive Session Meeting on December 3, 2025
  - Board Matters
- Executive Session Meeting on December 12, 2025
  - Litigation
  - Board Matters

6. **Treasurer's Report** – *Paul Moderacki*

- a. Treasurer's Report

*Recommendation: The Board of Directors certifies 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*

- a. Carport Inspections

*Recommendation: The Board of Directors approve the contract in the amount of \$4,730.00 for all carports to be inspected.*

10. **Landscape Manager's Report** – *John Tawaststjerna*

11. **President's Report** – *Young Chung*

12. **Committee Reports**

- a. Budget and Finance Committee Report – *Jean Autrey*
- b. Landscape Committee – *Committee Chair Vacant*
- c. Capital Projects Committee – *Committee Chair Vacant*
- d. Social Engagement Committee – *Marcia Keating*

13. **New Resident Orientation** – *Kevin Dowling*

Next Orientation Meeting: The next scheduled meeting is on February 20, 2026 at 10:00 a.m. in the Bunker Room at the Creekside Clubhouse.

14. **Unfinished Business**

**Action Items**

15. **New Business**

**Action Items**

- a. 2026 Shared Deductible Agreement

*Recommendation: The Board of Directors approve the 2026 Shared Deductible Agreement and authorized the Board President to sign the agreement on the Board's behalf.*

- b. Proposed Enforcement Policy and Schedule of Fines – *Young Chung*  
*Recommendation: The Board of Directors adopt the proposed amendments to the Enforcement Policy and Schedule of Fines.*
- c. Proposed Amendments to the Assessment Collection Policy – *Young Chung*  
*Recommendation: The Board of Directors adopt the proposed amendments to the Assessment Collection Policy.*
- d. Maintenance Policy – *Young Chung*  
*Recommendation: The Board of Directors adopt Maintenance Policy.*
- e. Pilot Project for Electrification/Electric Vehicle Charging  
*Recommendation: The Board of Directors approve the pilot project for Electrification/Electric Vehicle Charging.*
- f. ECHO Membership Renewal Invoice  
*Recommendation: The Board of Directors approve renewing the ECHO membership.*

**16. Informational/Discussion Items**

- a. Participation in the RWC Management Agreement Task Force – *Young Chung*
- b. Elimination of all Gas Appliances – *Mike Sund*
- c. Rockledge Lane Yard Update – *Young Chung*
- d. Golfcart Charging Policy – *Young Chung*
- e. Parking Policy / Electric Vehicle Charging Policy – *Young Chung*
- a. Alterations Policy – *Young Chung*
- b. Trash Policy – *Young Chung*

17. **Announcements** – The next scheduled meeting is the Board of Directors Regular Meeting on February 20, 2026 at 10:00 a.m. in the Club Room at the Creekside Clubhouse as well as virtually.

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