

**BOARD OF DIRECTORS REGULAR MEETING
ARCHITECTURAL CONTROL****Wednesday, March 4, 2026 at 10:00 a.m.****Meeting was Conducted Virtually**

MINUTES**1. Call to Order**

Thomas called the meeting to order at 10:01 a.m.

**2. Roll Call
Directors**

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

Rossmoor Property Management

Bill Parsons – Resales/Alterations Manager
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:

- Given my recent experience to resolve my problem with the heating and cooling system, I am requesting that the Board address the responsibility of the entire maintenance of the system including the ducts and upgrading the filters. Presently our policy has been in conflict with the CC&R's and the language was clarified that the ducts belonged to the Mutual in 2017. I am mostly concerned that every total remodel by a contractor/owner (flipper) be responsible for the cleaning of the ducts with documentation on the sales paperwork. I feel this issue might seriously impact residents' health if not addressed.

4. Topics

- a. Alt. #53140 – 1517 Oakmont Dr. #1 – Golden Gate Model – Total Remodel: Kitchen cabinets, countertops, appliances -Bathroom remodel with new tub, vanity, vanity top and faucet, additional bathroom with a shower, vanity, sink, faucet, can lights in the living room, new flooring throughout, new front door, electrical upgraded, and stamped finish on atrium floor. Contractor Ron Hansen Construction.

Motion made by Young Chung, seconded by Kevin Dowling, to approve the application contingent on doing vapor barriers and clean ducts. Approved by unanimous vote. (4-0)

- b. Alt. #53075 – 2308 Pine Knoll Dr. #3 – San Franciscan Model – Add a bath in closet of front bedroom and build new closet on back wall of front bedroom.

Contractor Whole Contractor & Son.

Motion made by Young Chung, seconded by Kevin Dowling, to approve the application. Approved by unanimous vote. (4-0)

FIRST WALNUT CREEK MUTUALc. **Monthly Reports**

The Board reviewed the In Progress and Completed Alteration Reports.

5. Adjourned

There being no further business the meeting adjourned at 10:42 a.m.

Board Assistant Secretary's Certificate

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

Victoria Thomas