

FIRST WALNUT CREEK MUTUAL

BOARD OF DIRECTORS SPECIAL MEETING

Tuesday, November 25, 2025 at 10:00 a.m.

Meeting was Conducted Virtually

MINUTES

1. Call to Order

The meeting was called to order at 10:05 a.m.

**2. Roll Call
Directors**

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

Rossmoor Property Management

Jeroen Wright – Director
John Tawaststjerna – Landscape Manager
Dave Peakes – Building Maintenance Manager
Victoria Thomas – Board Services Coordinator

3. Members' Forum

Members were afforded an opportunity to address the Board for up to 3 minutes. There were no comments.

**4. New Business
Action Items**

a. **Lawn Conversation Project on Golden Rain Entry 12**

Will receive an \$8,000 rebate for the removal of the grass and less water use.

Staff received three bids for the project. Brightview came in with the lowest bid at \$57,938.11.

Two benches will be placed in the gathering area.

Native and non-native plants will be planted in the area.

The area will be low water use and fire safe.

Gathering space is approximately 1,200 square feet.

Motion made by Chung, seconded by Dowling, to approve the contract with Brightview in the amount of \$57,938.11 from the reserve account. Approved by unanimous vote. (3-0)

b. **Consideration and Appointment by vote of a Director to fill a vacancy on the Board until expiring term**

Two candidates interviewed for the vacant position on the Board. The Board selected Paul Moderacki as he was the most qualified.

Motion made by Dowling, seconded by Chung, to appoint Paul Moderacki as a Director on the Board. Approved by unanimous vote. (3-0)

Motion made by Chung, seconded by Dowling, to appoint Paul Moderacki as the Treasurer on the Board. Approved by unanimous vote. (3-0)

FIRST WALNUT CREEK MUTUAL

c. Reorganization of the Board

Motion made by Chung, seconded by Moderacki, to appoint Kevin Dowling as the 1st Vice President on the Board. Approved by unanimous vote. (4-0)

Motion made by Chung, seconded by Dowling, to appoint Mike Sund as the 2nd Vice President on the Board. Approved by unanimous vote. (4-0)

Motion made by Chung, seconded by Dowling, to approve the reassignment of districts to the Board Members.

District 1 – Mike Sund

District 2 – Paul Moderacki

District 3 – Young Chung

District 4 – Kevin Dowling

District 5 – Peggy Kaiser

Approved by unanimous vote. (4-0)

d. 2024 Audit

Motion made by Chung, seconded by Dowling, to adopt the 2024 Audit. Approved by unanimous vote. (4-0)

Motion made by Moderacki, seconded by Chung, to authorize Chung to sign the audit letter on the Board's behalf. Approved by unanimous vote. (4-0)

5. **Adjournment**

There being no further business, the Board of Directors Special Meeting was adjourned at 10:30 a.m.

Board Secretary's Certificate

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

Victoria Thomas