

SECOND WALNUT CREEK MUTUAL

BOARD OF DIRECTORS SPECIAL MEETING
Friday, August 29, 2025, at 9:00 a.m.
In Person and Virtually
Board Room – Gateway Clubhouse
1001 Golden Rain Road, Walnut Creek, CA 94595

MINUTES**1. Call to Order**

President Bruce called the meeting to order at 9:01 a.m.

2. Roll Call of Directors

Lon Bruce – President
Michele Colucci – Vice President
Vona Scott – Treasurer
Bob Kelso – Secretary
Marv Ryken – Director

3. RPM Staff

Jeroen Wright – Mutual Operations Director
Eric Howard – Building Maintenance Manager
Lucy Limon – Board Services Coordinator

4. Building Maintenance Manager's Report– Eric Howard**a. Review Contracts for Tice Creek Earth Movement Stabilization/Repairs:**

Bob Kelso made a motion, Vona Scott seconded to approve the Net Clyde contract in the amount of \$104,755 plus an additional \$10k for engineering cost and city permits for the earth movement repairs at 3448 Tice Creek.

Moved, Seconded, Carried 5-0

b. Building Plumbing Bid Review:

Lon Bruce moved, and Michelle Colucci seconded, to approve the replacement of galvanized plumbing at 1301 Ptarmigan. The work will include Flowing Water completing the re-piping and Gauthier handling the drywall and siding repairs, at a cost not to exceed \$80,000.

Moved, Seconded, Carried 5-0

5. Members' Forum

Members were afforded the opportunity to express their general concerns and make comments. Comments included appreciation and thanks to the Board and RPM staff.

6. Announcements:

There being no further business, the Board of Directors Special Meeting was adjourned at 9:20 a.m.

7. Board Services Coordinator

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

Lucy Limon