

#### Third Walnut Creek Mutual

Board of Directors Regular Meeting Monday, August 11, 2025, at 9:30 a.m. In Person and Virtually Board Room – Gateway 1001 Golden Rain Rd, Walnut Creek, CA 94595

**Zoom instructions:** To view the meeting on your computer, iPad, or smart phone, residents should login to <a href="https://rossmoor.zoom.us/j/88682553347">https://rossmoor.zoom.us/j/88682553347</a> or use the meeting ID: 886 8255 3347.

You will see a few prompts to click on such as allowing "the page to open <u>zoom.us</u>, "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 669-900-6833 on any phone, and they will be prompted to enter the meeting ID: 886 8255 3347

For technical support to join a meeting, contact (925)988-7627 or Support@rossmoor.com

### **AGENDA**

- 1. Call to Order Mr. Lauck
- 2. Roll Call Ms. Limon

Tom Lauck, President Dist. 4, (2026)

Kim Starr, Treasurer Dist. 7, (2027) Florence McConnell, VP Dist. 13, (2026)

Lyman Shaffer, Secretary Dist. 10, (2027) Bill Leary, Director Dist. 5, (2026)

Vacant, Director Dist. 15, (2028) Harvey Baumel, Director Dist. 3, (2027)

Mike Abell, Director Dist. 9, (2028) Nan Warren, Director Dist. 14, (2028)

3. Members' Forum (3 minutes per speaker) - Ms. Limon

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. <u>Approval of Minutes</u> - Mr. Lauck

a. Regular Board Meeting Minutes	July 14, 2025
b. Executive Board Meeting Minutes	July 14, 2025
c. Special Board Meeting Minutes	July 21, 2025
d. Executive Board Meeting Minutes	August 4, 2025

- 5. Accept Resignation of Mike Abell Mr. Lauck
- 6. Appointment of Director for District 9 3 year term (2025-2028) Mr. Lauck
- 7. President's Report Mr. Lauck



### **Third Walnut Creek Mutual**

- 8. Secretary's Report Mr. Shaffer
- 9. Treasurer's Report Ms. Starr

## 10. RWC/RPM Senior Staff Reports

- a. Director of Mutual Operation's Report Jeroen Wright
- b. Chief Financial Officer's Report Todd Arterburn
- c. Landscape Manager John Tawaststjerna
- d. Rick West Senior Building Maintenance Manager

# 11. Committee Reports

- a. Finance Committee Ms. Starr
- b. Governing Documents Committee Ms. McConnell
- c. Building Maintenance Mr. Baumel
- d. Dispute Resolution Committee Mr. Shaffer
- e. Communications Committee Mr. Shaffer
  - Approval of Committee Charter
- f. Landscape Committee Ms. McNair
- g. Building Alterations Committee Ms. Warren

### 12. Old Business

a. Policy 64 Electric Vehicle and Golf Cart Charging issued for 28 Day Comment Period – Ms. McConnell/Mr. Lauck

### 13. New Business:

- a. P-45 KR Electric Main panel inspection 37 panels at \$250 each total cost \$9,250. 00 Mr. Lauck/Mr. West
- b. Estimates for P26 Trenching and Asphalt Mr. Lauck/Mr. West
- c. Board Resolution to Approve Repayment of Funds Borrowed from Reserves for Insurance Payments–Ms. Starr/Mr. Lauck
- d. Board Resolution and Policy Regarding Placement of Personal Items in the Common Area Mr. Lauck
- 14. <u>Announcements</u>: The next scheduled Regular Meeting of the Board of Directors will be on Monday, September 8, 2025, at 9:30 am, via zoom and in-person, in the Gateway Boardroom.
- 15. Adjournment to Executive Session: if necessary, for items not completed in the 9:00 a.m. executive session.