

Third Walnut Creek Mutual

Board of Directors Regular Meeting
Monday, February 10, 2025 at 9:30 a.m.
In Person and Virtually
Boardroom – Gateway Complex
1001 Golden Rain Road, Walnut Creek, CA 94595

Zoom instructions: To view the meeting on your computer, iPad, or smart phone, residents should log-in to <https://rossmoor.zoom.us/j/83188629145> or use the meeting ID: 831 8862 9145

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 669-900-6833 on any phone, and they will be prompted to enter the meeting ID: 831 8862 9145.

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)

Mike Abell, Treasurer Dist.9, (2025)	Florence McConnell, VP Dist. 13, (2026)
Lyman Shaffer, Director Dist. 10, (2027)	Bill Leary, Secretary Dist. 5, (2026)
Lauralee Barbaria, Director Dist. 15, (2025)	Harvey Baumel, Director Dist. 3, (2027)
Adrian Byram, Director Dist. 7, (2027)	Nan Warren, Director Dist. 14, (2025)

3. Approval of Minutes - Mr. Lauck
 - a. Regular Board Meeting Minutes January 13, 2025
 - b. Executive Board Meeting Minutes January 13, 2025
 - c. Special Meeting Minutes January 29, 2025
4. President’s Report – Mr. Lauck
5. Secretary’s Report - Mr. Leary
6. Treasurer's Report - Mr. Abell
 - a. Motion that the Mutual Funds Report has been reviewed by the Treasurer and a summary was provided to all Directors.
 - b. Motion that all Directors have reviewed their Project Specific Financials.
7. GRF Senior Staff Reports
 - a. Director of Mutual Operation’s Report – Jeroen Wright
 - b. Chief Financial Officer’s Report – Todd Arterburn

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8. Committee Reports
 - a. Governing Documents Committee - Ms. McConnell
 - b. Building Maintenance - Mr. Byram
 - GRF Building Maintenance Report - Clayton Clark
 - c. Dispute Resolution Committee - Mr. Shaffer
 - d. Communications Committee – Mr. Shaffer
 - e. Landscape Committee – Ms. McNair
 - f. Emergency Preparedness – Ms. Gibson
 - g. EV Charging Committee – Ms. Barbaria
 - h. Building Alterations Committee - Ms. Warren

9. New Business:
 - a. Shared Deductible Agreement for 2025
 - b. Solicitation of Director Candidates through Rossmoor News
 - c. Fire-Resistant Improvements for 2025
 - d. Investment Actions

10. Old Business
 - a. Update on CC&R balloting on Rental Provisions
 - b. Response to Member Comments/Adoption of Policy Revisions

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

12. Announcements: The next scheduled Regular Meeting of the Board of Directors will be on **Monday, March 10, 2025, at 9:30 am**, via zoom and in-person, in the Gateway Boardroom.

13. Adjournment to Executive Session: if necessary, for items not completed in the 9:00 a.m. executive session.