

## Third Walnut Creek Mutual

Board of Directors Regular Meeting  
Monday, July 14, 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 log-in to <https://rossmoor.zoom.us/j/86016832726> or use the meeting ID: 860 1683 2726.

You will see a few prompts to click on such as allowing “the page to open [zoom.us](https://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: 860 1683 2726.

For technical support to join a meeting, contact (925)988-7627 or [Support@rossmoor.com](mailto: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, Treasurer 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. Approval of Minutes - Mr. Lauck
  - a. Special Board Meeting Minutes May 2, 2025
  - b. Regular Board Meeting Minutes May 13, 2025
  - c. Executive Board Meeting Minutes May 13, 2025
  - d. Special Board Meeting Minutes June 3, 2025
  - e. Executive Board Meeting Minutes June 9, 2025
  - f. Annual Meeting of the Members Minutes June 10, 2025
  - g. Organizational Board Meeting Minutes June 10, 2025
5. President’s Report – Mr. Lauck
6. Secretary’s Report - Mr. Shaffer

## Third Walnut Creek Mutual

7. Treasurer's Report – Ms. Starr
8. GRF 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
9. Committee Reports
  - a. Finance Committee – Ms. Starr
    - Appointment of committee members
  - b. Governing Documents Committee - Ms. McConnell
    - Appointment of committee members
  - c. Building Maintenance - Mr. Baumel
    - Appointment of committee members
    - GRF Building Maintenance Report – Rick West
  - d. Dispute Resolution Committee - Mr. Shaffer
    - Appointment of committee members
  - e. Communications Committee – Mr. Shaffer
    - Appointment of committee members
  - f. Landscape Committee – Ms. McNair
    - Appointment of committee members
  - g. Building Alterations Committee - Ms. Warren
    - Appointment of committee members
10. Old Business
  - a. Status of Board-approved Investment Actions – January 2025- Mr. Abell
  - b. Status of Board-approved Investment Actions – March 2025- Mr. Abell
  - c. Financial Impact of Form 4041 – Policy Revisions – Mr. Lauck
11. New Business:
  - a. Policy 64 Electric Vehicle and Golf Cart Charging issued for 28 Day Comment Period – Ms. McConnell/Mr. Lauck
  - b. Response to Solicitation of Volunteers for Directors in Districts 9, 14 and 15 – Mr. Lauck
12. Announcements: The next scheduled Regular Meeting of the Board of Directors will be on Monday, August 11, 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.