

**THIRD WALNUT CREEK MUTUAL  
MEETING OF THE BOARD OF DIRECTORS  
MONDAY, MARCH 8, 2021 AT 10:00AM  
ZOOM MEETING**

**Zoom instructions:** To view the meeting on your computer, iPad, or smart phone, residents should log-in to <https://rossmoor.zoom.us/j/99503105659> or use the meeting ID: 995 0310 5659. 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: 995 0310 5659.

**AGENDA**

1. Call to Order.....Ms. Rothman
2. Roll Call .....Ms. Maki

Arylss Rothman, President Dist. IX, (2022)

Chuck Decker, VP Dist. X, (2021)	Nan Warren, Director Dist. XIV, (2022)
Matt Kaplan, Treasurer Dist. V, (2022)	Walt Braun, Director Dist. XIII, (2023)
John Swearingen, Secretary Dist. VII, (2021)	Donna Landeros, Director Dist. VIII, (2023)
James McFarland, Director Dist. III, (2021)	Tom Lauck, Director Dist. IV, (2023)
Vacant, Director Dist. XV (2022)	

1. Members' Forum (3 minutes per speaker) .....Ms. Rothman
2. Appointment of Steve Park as Director to Vacancy in District XV .....Ms. Rothman
3. Approval of Minutes.....Ms. Rothman
  - a. Regular Board Meeting Minutes..... February 8, 2021
  - b. Executive Session Meeting Minutes..... February 8, 2021
4. President's Report.....Ms. Rothman
5. Secretary's Report.....Mr. Swearingen
6. Treasurer's Report.....Mr. Kaplan
  - a. Motion that the Mutual Funds Report has been reviewed by the Treasurer and a summary provided to all Directors.
  - b. Motion that all Directors have reviewed their Project Specific Financials.
7. Committee Reports.....Ms. Rothman
  - a. Building Maintenance.....Ms. Warren
  - b. Landscaping .....Mr. Braun
  - c. Governing Documents .....
  - d. Alteration Permit Application Review.....Mr. McFarland
  - e. Communication.....Mr. Swearingen
  - f. Emergency Preparedness.....Ms. Rothman
  - g. Dispute Resolution.....Ms. Warren
8. Old Business
  - a. Status of Project 23 - Update .....Ms. Rothman
  - b. Termination of Establishing Agreements – Cost Discussion.....Ms. Rothman
9. New Business
  - a. Discussion on Rental Restrictions Proposed Policy .....Ms. Rothman
  - b. Updated TWCM Architectural Standards .....Ms. Warren

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10. Adjournment to Executive Session: if necessary, for legal issues, contracts, disciplinary hearings, personnel issues, delinquencies, or foreclosures.

**EXECUTIVE SESSION AGENDA**

- 1. Call to Order.....Ms. Rothman
- 2. Review of Legal Opinion.....Ms. Rothman
- 3. Owner Hearing .....Mr. Lauck
- 4. Member IDR Update.....Ms. Warren
- 5. Adjournment.....Ms. Rothman