

## Third Walnut Creek Mutual

Board of Directors Regular Meeting  
Tuesday, May 13, 2025, at 9:30 a.m.  
In Person and Virtually  
Fairway Room – Creekside  
1010 Stanley Dollar Dr, 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/88223845697> or use the meeting ID: 882 2384 5697.

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: 882 2384 5697.

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)

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. Members’ Forum (3 minutes per speaker) - Ms. Limon
4. Approval of Minutes - Mr. Lauck
  - a. Regular Board Meeting Minutes April 14, 2025
  - b. Executive Board Meeting Minutes April 14, 2025
  - c. Special Board Meeting Minutes May 2, 2025
5. President’s Report – Mr. Lauck
6. Secretary’s Report - Mr. Leary
7. Treasurer’s Report - Mr. Abell
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

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9. 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. EV Charging Committee – Ms. Barbara
  - g. Building Alterations Committee - Ms. Warren
  
10. Old Business
  - a. Ember Resistant Vent Screening – Clayton Clark
  - b. Solicitation of Director Candidates for District 7 – May 2025
  - c. Solicitation of Director Candidates for Districts 9, 14 and 15 – June 2025
  - d. Status of investment actions Q1 2025
  - e. Form 4041 – 2025 results
  
11. New Business:
  - a. New Investment Actions
  - b. Executive Session Discussion and Actions per Civil Code 4935  
(Any matter discussed in executive session shall be generally noted in the minutes of the immediately following meeting that is open to the entire membership.)
  
12. Announcements: Next scheduled meeting will be the Annual Meeting of the Members held on Tuesday, June 10<sup>th</sup>, 2025, at 9:30 am, in the Fireside Room, Gateway, followed by the Organizational Meeting.
  
13. Adjournment to Executive Session: if necessary, for items not completed in the 9:00 a.m. executive session.