

Third Walnut Creek Mutual

Board of Directors Regular Meeting
Monday, October 13, 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/89139181145> or use the meeting ID: 891 3918 1145.

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: 891 3918 1145.

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)

Al Rothman, 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. Approval of Minutes - Mr. Lauck

a. Regular Board Meeting Minutes	September 8, 2025
b. Executive Board Meeting Minutes	September 8, 2025
c. Executive Board Meeting Minutes	September 10, 2025
d. Executive Board Meeting Minutes	September 12, 2025

5. President’s Report – Mr. Lauck

6. Secretary’s Report - Mr. Shaffer

7. Treasurer’s Report – Ms. Starr

8. RWC/RPM Senior Staff Reports

Third Walnut Creek Mutual

- 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
- e. Mary Hurt – RWC Board

9. 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
- f. Building Alterations Committee - Ms. Warren
- g. Landscape Committee – Jerri McNair

10. Old Business

- a. Policy 64 Electric Vehicle and Golf Cart Charging Review of Comments/Board Approval – Ms. McConnell

11. New Business:

- a. Investment Actions – Kim Starr
- b. Contract Review for Board Approval.
 - 1. Work Order 733472 – 4020 TG Dry Rot \$17,330
 - 2. Work Order 733473 – 3125 TG Dry Rot \$15,489
 - 3. Work Order 736908 – 4201 TG Dry Rot \$11,221
 - 4. Work Order 736909 – 4217 TG Dry Rot \$18,514
 - 5. Work Order 736910 – 4243 TG Dry Rot \$17,824
 - 6. Work Order 736911 – 4259 TG Dry Rot \$30,796
 - 7. Flowing Water Plumbing & Drain – Stanley Dollar Dr \$9,200
- c. 3276 Rossmoor Pkwy. Water Damage

12. Announcements:

The next scheduled Regular Meeting of the Board of Directors will be on Monday, November 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.