

Third Walnut Creek Mutual

Board of Directors Regular Meeting
Monday, September 8, 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/84457437802> or use the meeting ID: 844 5743 7802.

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: 844 5743 7802

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 August 11, 2025
 - b. Executive Board Meeting Minutes August 11, 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
 - a. Director of Mutual Operation’s Report – Jeroen Wright
 - b. Chief Financial Officer’s Report – Todd Arterburn

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- c. Landscape Manager – John Tawaststjerna
- d. Rick West – Senior Building Maintenance Manager

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

10. Old Business

- a. Repayment of Funds borrowed from Reserves for Insurance Payments – Ms. Starr
- b. Policy 64 Electric Vehicle and Golf Cart Charging Review of Comments/Board Approval – Ms. McConnell
- c. Board Resolution and Policy Regarding Placement of Personal Items in the Common Area – Mr. Lauck

11. New Business:

- a. Contract Review for Board Approval
 - 1. Asphalt Paving P33 Entry 9 Terra Granada > \$100,000
 - 2. Change Order #1 Contract MU3P45.ACE.RP7.25 > \$10,000
 - 3. Work Order 733471 Dry Rot Repair 1434 Stanley Dollar Dr. > \$20,000
- b. Investment Actions – Kim Starr
- c. Falling Tree Damage in P23 – Shared Deductible Occurrence - Mr. Lauck

12. Announcements:

Special Executive Session Meeting of the Board will be held on Wednesday, September 10, 2025, at 10:00 am, to discuss Management Agreement and Exhibits. Board Members only. The next scheduled Regular Meeting of the Board of Directors will be on Monday, October 13, 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.