



Third Walnut Creek Mutual

Board of Directors Regular Meeting
Monday, November 10, 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/82352556754> or use the meeting ID: 823 5255 6754

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: 823 5255 6754

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 October 10, 2025
 - b. Executive Board Meeting Minutes October 10, 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
- g. Landscape Committee – Jerri McNair

10. Old Business

- a. Policy 64 EV and Golf Cart Charging – Implementation
 - 1. Updated List of EV's and Golf Carts – Public Safety/Securitas
 - 2. Distribution of Policy Application and Agreement by Project
 - 3. RPM Evaluation of Existing Electrical Outlets
 - 4. Collection of Fees – RWC Accounting
 - 5. Application and Agreement Submittal and Record Keeping

11. New Business:

- a. Investment Actions – Kim Starr
- b. Reserve Study Procurement
- c. Contract Review for Board Approval.
 - 1. MU3P42. SP.612TCAL.25
 - 2. MU3P44 Pond Agreement Sole Source
 - 3. 1129 Avenida Sevilla Carport Repair
 - 4. MU3P26.SVP.PTARE8.25
 - 5. Work Order 733473 – 3125 TG Dry Rot
 - 6. MU3P31 Borg Fencing
- d. Project 54 Waterproofing and Painting
- e. Approval of the 2026 Management Agreement

12. Announcements

The Annual Budget Meeting will be on Thursday, November 13, 2025, at 9:00 am, via zoom and in-person, in the Club Room at Creekside. The next scheduled Regular Meeting of the Board of Directors will be on Monday, December 8, 2025, at 9:30 am, via zoom and in-person, in the Gateway Boardroom



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13. Adjournment to Executive Session: if necessary, for items not completed in the 9:00 a.m. executive session.