

Third Walnut Creek Mutual

- 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.