



THIRD WALNUT CREEK MUTUAL
SPECIAL MEETING OF THE BOARD OF DIRECTORS
THURSDAY, NOVEMBER 14TH, 2024, AT 9:00 A.M.
ZOOM & IN-PERSON
DONNER ROOM – EVENT CENTER
1021 STANLEY DOLLAR DR
WALNUT CREEK, CA 94595

Call to Order

President Tom Lauck called the Special Budget Meeting of the Board of Directors of Third Walnut Creek Mutual to order at 9:01 a.m. on Thursday, November 14th, 2024.

Roll Call

Directors Present:

Tom Lauck, President, Dist. 4 (2026)
Florence McConnell, VP, Dist. 13 (2026) Bill Leary, Secretary, Dist. 5 (2026)
Mike Abell, Treasurer Dist. 9, (2025) Harvey Baumel, Director Dist. 3, (2027)
Adrian Byram, Director Dist. 7, (2027) Nan Warren, Director Dist. 14, (2025)
Lyman Shaffer, Director, Dist. 10 (2027) LauraLee Barbaria, Director Dist. 15, (2025)

MOD Present:

Jeroen Wright, Mutual Operations Director
Todd Arterburn, Chief Financial Officer
Bud Baxter, Budget Manager
Clayton Clark, Building Maintenance Manager
John Tawaststjerna, Landscape Manager
Lucy Limon, Board Services Coordinator.

President's Welcome

President Tom Lauck welcomed those in attendance and stated the purpose of the meeting was to explain the 2025 coupon and approve the 2025 Budgets for all of Third Walnut Creek Mutual's Projects.

Mutual Operations 2024 Budget

Mutual Operations Director, Jeroen Wright presented the proposed 2025 Budget for total basic assessments of each of the nineteen (19) Projects and provided the reasoning and method of operation used to draft each budget.

Resident Questions

Residents were afforded the opportunity to express their concerns, make comments, and have questions answered by the Board and Jeroen Wright, Mutual Operations Director, regarding the proposed budgets.

Approval of 2025 Budgets

A motion was made to approve the 2024 Budgets as follows:

Project 23 (DISTRICT V): monthly coupon will increase by \$138 to \$1,398



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- Project 26 (DISTRICT IV): monthly coupon will increase by \$150 to \$1,300
- Project 27 (DISTRICT XV): monthly coupon will increase by \$130 to \$1,295
- Project 31 (DISTRICT XV): monthly coupon will increase by \$150 to \$1,300
- Project 32 (DISTRICT XV): monthly coupon will increase by \$97 to \$1,280
- Project 33 (DISTRICT V): monthly coupon will increase by \$75 to \$1,464
- Project 34 (DISTRICT XIII): monthly coupon will increase by \$115 to \$1,425
- Project 35 (DISTRICT IV): monthly coupon will increase by \$150 to \$1,385
- Project 36 (DISTRICT XIV): monthly coupon will increase by \$110 to \$1,360
- Project 37 (DISTRICT XIV): monthly coupon will increase by \$130 to \$1,280
- Project 38 (DISTRICT XIII): monthly coupon will increase by \$105 to \$1,265
- Project 42 (DISTRICT X): monthly coupon will increase by \$90 to \$1,360
- Project 44 (DISTRICT X): monthly coupon will increase by \$135 to \$1,395
- Project 45 (DISTRICT IX): monthly coupon will increase by \$110 to \$1,260
- Project 49 (DISTRICT III): monthly coupon will increase by \$232 to \$1,497
- Project 51-A (DISTRICT VII): monthly coupon will increase by \$65 to \$1,340
- Project 51-B (DISTRICT VII): monthly coupon will increase by \$65 to \$1,340
- Project 54 (DISTRICT III): monthly coupon will increase by \$115 to \$1,365
- Project 64 (DISTRICT XIII): monthly coupon will increase by \$107 to \$1,545

Moved, Seconded, Carried 9-0

Resident’s Forum

Residents were afforded the opportunity to express their general concerns and make comments.

Adjournment

There being no further business, the Special Budget Meeting of the Board was adjourned at 9:59 a.m.

Secretary's Certificate

I hereby certify that the foregoing is a true and correct copy of the minutes of the Board of Director’s meeting.

Lucy Limon

Assistant Secretary
Third Walnut Creek Mutual