



## WALNUT CREEK MUTUAL THIRTY-NINE

### ANNUAL MEETING MINUTES OF THE BOARD TUESDAY, MAY 27, 2025, AT 1:00 PM CLUBROOM – CREEKSIDE CLUBHOUSE 1010 STANLEY DOLLAR DR WALNUT CREEK, CA 94595

#### **Call to Order**

The Annual Mutual Thirty-Nine Members meeting was called to order at 1:03PM

#### **Election of Chair and Secretary for the Annual Meeting**

The membership made a motion to appoint Victoria Haket as Chair and Secretary for the Mutual 39 Annual Meeting.

#### **Directors Present**

Victoria Haket – President  
Bill Claussen – Vice President  
Karen McEligot – Treasurer  
Jennifer Mu – Secretary  
Terry Gordon – Director at Large

#### **Staff Present**

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

#### **Election Results** – Bill Broxham

The following is a report from Inspector of Elections- Bill Broxham:

Dear Board Members,

I am writing to inform you that, following the nomination period for the upcoming Board election, the number of qualified candidates does not exceed the number of available Board positions. As a result, the election is uncontested.

In accordance with Civil Code Section 5103, the Mutual may declare the qualified candidates elected by acclamation, provided all statutory requirements have been met:

- Holding a regular director election within the last three years
- Providing individual notice of the election nomination procedures at least 90 days before the nomination deadline
- Sending a reminder notice between 7 and 30 days before the nomination deadline
- Acknowledging receipt of nominations and confirming candidate qualifications within 7

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business days

- Permitting all qualified candidates to run, except those disqualified with proper notice and appeal procedures
- Posting the names of qualified candidates on the meeting agenda for the Board's vote on acclamation

Should you agree, a Board meeting can be scheduled to vote on seating the qualified candidates by acclamation.

### **President's Report**

Victoria Haket gave the following report:

Thank you to all our board and committee members. I truly appreciate the time, insight, and dedication you bring to our HOA.

There are a few committees currently looking for volunteers. If you know someone who would add value to our Mutual, please let us know—we're always looking for engaged residents who care about our community.

It's also important that we continue encouraging our neighbors to attend board meetings and get involved. As board members rotate off, we want to ensure we have new leaders ready to step in and carry the work forward.

Together, we're building a more connected and sustainable community.

### **Committee Reports**

#### **1. Budget and Finance Committee: Bill Claussen**

Karen McEligot reported on the following:

Over the past year we have analyzed nine months of financial statements and addressed variances when needed.

We have invested excess reserve cash balances into T-Bills using a ladder formula to maximize income from cash that is not needed in the near future.

We have developed and approved a budget for the new fiscal year ending March 31, 2026.

#### **2. Landscape Committee:**

Olga Gordon provided the following report:

In the Spring M39 Newsletter we highlighted the achievements of the Landscape Committee over the past fiscal year, all made possible with the support of MOD's Landscaping Department.

Each year M39 is allocated 16 prepaid days of labor from MOD to support our projects. We identify

## WALNUT CREEK MUTUAL THIRTY-NINE

large areas that need attention, and work with Eddy Ibarra, the landscape manager, who helps us with design and implementation.

In the first project, in the lowest part of E12 Saklan Indian Saklan Drive, poorly performing lawn, riddled with gopher holes, was removed. There are now decomposed granite (DG) pathways, interspersed with drought tolerant shrubs, and a new flat area for outdoor seating.

The second project involved part of the steep slope on Saklan Indian Drive, close to E9. Some junipers, a failing tree and other poorly performing shrubs were removed. Two moss rock retaining walls were added and a Chinese Pistachio tree was planted. We also extended the Oleanders running from E7, while adding Lomandra Platinum Beauty and Myoporum ground cover along the hillside.

The third project took place on the slope below E4 and above E3. Once again juniper was removed and replaced by a Photinia hedge, Oleanders and many other shrubs that will be drought tolerant once established.

All of these areas will take a while to fill out, but we look forward to watching the progression to the finished design.

Our past Terra Landscaping Area Manager, Kevin, recently retired. We are grateful for all the work that he has done for us in the past and wish him a well-deserved retirement.

We welcome the newly appointed Terra Landscaping Area Manager, Juan Chavez. He and his team have recently completed several projects and are in the process of getting more done.

The first project took place on E1 where we replaced 7 shrubs that had died, and E8 where a 15-gallon Crape Myrtle was planted.

The second project was at the end of E4 when Blue Fines DG was installed to replenish the old DG. In addition, the bender board was adjusted as needed.

Another upcoming project will be to install 86 retaining blocks to add a higher level to a bed. This should help retain the soil and minimize the turkey activity.

In addition, we will be installing a 14"x19" concrete catch basin to an existing drain that runs under a DG path at the end of the lower level of E12.

The Landscape Committee, consisting of Jean Faszholz, Ron Goldberg, Nahide Craig, Martha Heald, Lydia Schulman and myself, meets from time to time, and each is assigned a specific area to "watch". As a gesture of appreciation, we provide snacks during morning or afternoon breaks for our three dedicated MOD staff—Florante, Javier and Nivardo—while they work on our prepaid days. If you would like to participate in this special way of thanking our team, please contact me, Olga Gordon, at (713) 299-2030.

### **3. Building Maintenance/Alteration Committee: Jennifer Mu/Clayton Clark**

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Clayton Clark provided a presentation.

*See the attached report.*

### **4. Communications Committee: Jennifer Mu**

No report given.

### **5. Recycling Committee: Victoria Haket**

Victoria Haket reported that the compost bins will be cleaned August-October by Nice Cans.

### **6. Governing Documents Committee John Rice**

John Rice provided the following report:

#### **Governing Documents Committee**

John Rice (c)

Carol Ansley

Denise Mauldin

Karen McEligot

Jennifer Mu

#### **1. CTA/BOI (as of 5/27/2025)**

- “The Treasury Department has announced that the Corporate Transparency Act (CTA) enforcement is **suspended** for U.S. companies and U.S. citizens. This means U.S. reporting companies are not required to submit BOI reports at this time.”

#### **2. Annual distribution of §4041 forms sent to M39 Members (Owners)**

- 122 units out of 130 have returned forms received (94%)
- M39 GovDocs continues to manage M39 membership list and notice distribution pending implementation in NetSuite.
- Working with RWC on processes and structure of membership data in NetSuite with objective to phase out M39 activities ASAP.
  - First extract received 5/23/2025
  - Initial review suggests more work needed.

#### **3. Elections – Board of Directors:**

- **Confirmed**
  - 3 open positions – Victoria, Jennifer and Terry’s terms expire today.
  - Election by acclamation is possible in 2025 – [legal counsel](#)
  - Inspector of Elections - Bill Broxham appointed on 2/18/2025
  - Vote by Board to Elect by Acclamation today!
- **Schedule**
  - Very long cycle needed for Director elections under the “new” rules

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- In 2026 cycle we will need to have a mail-in ballot election, after 3 cycles of acclamation!
- If we are to have our next annual meeting on 5/26/2026 – this means we need to start the 2026 cycle by 12/17/2025!!
- See planning tool

M39 R&Rs	Assumes X open positions	Cycle Days	2025		2026 Prelim	
	Action		Schedule	DOW	Schedule	DOW
	Send election results	15	8/2/2025	Sat	6/10/2026	Wed
	Annual/Organization meeting	0	7/18/2025	Fri	5/26/2026	Tue
	Ballot Count meeting	1	7/18/2025	Fri	5/26/2026	Tue
	Ballot due date	30	7/17/2025	Thu	5/25/2026	Mon
22.5.0 2)	Ballots mailed	32	6/17/2025	Tue	4/25/2026	Sat
22.5.0 3)	Mail Ballot Notice, candidates, due, count	7	5/16/2025	Fri	3/24/2026	Tue
	if >X Prepare/Mail ballots	0	5/9/2025	Fri	3/17/2026	Tue
	Send election results	15	6/11/2025	Wed	4/19/2026	Sun
	Organization meeting (or later)	0	5/27/2025	Tue	4/4/2026	Sat
22.3.1 6)	Open Board meeting - vote to acclaim	18	5/27/2025	Tue	4/4/2026	Sat
	send notice open board meeting	0	5/9/2025	Fri	3/17/2026	Tue
22.3.1	if <= X then acclamation	0	5/9/2025	Fri	3/17/2026	Tue
22.3.1 2)	Nominations close	30	5/9/2025	Fri	3/17/2026	Tue
22.3.1 3)	Reminder 7-30 days before nom close	60	4/9/2025	Wed	2/15/2026	Sun
	Send Notice BOD elections	1	2/8/2025	Sat	12/17/2025	Wed
	Prepare BOD Election Notice	3	2/7/2025	Fri	12/16/2025	Tue
	Inspector of Elections (IOE) voted by BOD		2/3/2025	Mon	12/12/2025	Fri

### 4.1 Leasing/Rental of Units RR 41.0

- **Recap Last meeting 2/18/25**
  - Held back draft of RR 41.0 pending clarification on Lease agreement to be used.
  - Find a real estate attorney to advise on best practices regarding HOA Leases
- **Current status**
  - Unable to find a RE attorney willing to do the required review!
  - Issue is Rossmoor wide – GRF/RWC withdrew the “lease agreement” previously given to Members requesting to lease.
- **To prevent an interruption of all leasing**
  - Lease is the responsibility of the Member but must contain a clause that Tenant has received and agrees to abide by the M39 Governing Documents.
  - Working with M39 Legal, and other Mutuals, developed a new “Member Request to Lease Form” with appropriate signoffs.

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- Implemented the new process at Mutual Records 2/21/2025.
- **Proposal**
  - RR 41.0 has been modified to comply with the above.
  - Plan to circulate the updated version to Members asap for comments – [BOD Motion]
- 4.2 Elections RR 22.0**
  - Approved changes to Bylaws and RR 22.0 to comply with the law have been released on the website.
- 4.3 Electrical and BESS [RR 64.0](#)**
  - Ready for distribution to Members - Held up waiting for RR 22.0
  - No BESS in/on Common Area
  - Circulate to Members for comment – [BOD Motion]
- 5 GRF/RWC Mutual Agreement**
  - Participating in multi-Mutual Working Group
  - Draft of main agreement nearly completed
  - Exhibits (devil in the details) ongoing
  - Tasks included in agreement (Exhibit A), if not billable (Exhibit B)
  - Learning experience for both RWC and Mutuals!
  - Target: complete by August 2025.

### **Managers' Report- Jeroen Wright**

Jeroen Wright, Mutual Operations Director, reported that Clayton Clark will be retiring after 36 years.

Jeroen mentioned that the Golden Rain Foundation Board will now be conducting business under the name Rossmoor Walnut Creek (RWC), and the Mutual Operations Department (MOD) will operate under the new name Rossmoor Property Management (RPM). This rebranding initiative is part of a broader marketing strategy aimed at distinguishing Rossmoor Walnut Creek from other communities with the Rossmoor name across the United States.

Jeroen provided an update on the management contract, noting that progress continues to go well and the committee is making significant strides. He also reported that the Fire Wise Committee is still compiling a list of the most frequently asked questions from the January Town Hall. Once finalized, the committee will publish detailed responses on the Rossmoor website for residents to access.

Jeroen presented an update on two new laws affecting fire safety and landscaping. AB 3074 introduces defensible space guidelines, with stricter enforcement expected in high fire danger zones. Cal Fire currently recommends removing flammable mulches and materials in Zone 0 and installing ember-resistant screening for foundation vents. Jeroen advises mutuals to proceed cautiously with changes until detailed regulations are available.

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AB 1572 focuses on new water conservation and fire safety regulations affecting landscaping in Rossmoor. Jeroen explained that non-functional turf irrigation will be prohibited, with some exceptions for functional areas like sports fields and civic gathering spaces. The implementation timeline for these regulations is January 1, 2029, for multifamily properties.

Todd Arterburn, CFO, reported that the accounting department has finally completed the January-April financial statements.

### **CFO Report- Todd Arterburn**

Todd Arterburn reported that the accounting department has completed the financial statements for the period of January through April 2025. He acknowledged that the transition to NetSuite has presented a learning curve for the team, but expressed optimism that the process will become more streamlined and efficient moving forward.

### **Residents' Forum**

A Resident's Forum was held for comments and questions from the membership. Topics discussed in the Resident's Forum included: Parkinsons golf tournament, round up, smoke detectors in garage, disclosure packet from MOD.

### **Announcements**

An organizational meeting of the board will directly follow the annual meeting. The next scheduled Board Meeting will be held on Tuesday August 19, 2025, @ 1:00 PM in the Board Room at Gateway.

### **Adjournment to Organizational Meeting**

President Haket adjourned the meeting at 2:08 p.m. and the Board moved into an organizational meeting.

### **Secretary's Certificate**

I hereby certify that the foregoing is a true and correct copy of the annual minutes of Mutual 39.

Lucy Limon

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**Assistant Secretary  
Mutual 39**



## WALNUT CREEK MUTUAL THIRTY-NINE

### ORGANIZATIONAL MEETING MINUTES OF THE BOARD TUESDAY, MAY 27, 2025, AT 1:00 PM CLUBROOM – CREEKSIDE CLUBHOUSE 1010 STANLEY DOLLAR DR WALNUT CREEK, CA 94595

#### **Call to Order**

Victoria Haket called the organizational meeting to order at 2:16 p.m.

#### **Directors Present**

Victoria Haket  
Bill Claussen  
Karen McEligot  
Jennifer Mu  
Terry Gordon

#### **Staff Present**

Jeroen Wright, Mutual Operations Director  
Todd Arterburn, Chief Financial Officer  
Lucy Limon, Board Coordinator

#### **Appointment of Victoria Haket, Jennifer Mu and Terry Gordon to the Board via Acclamation for a 3-year term**

**Moved, Seconded, Carried 5-0**

#### **Selection of Officers**

1. **President:** A motion was made to appoint Victoria Haket as President.  
**Moved, Seconded, Carried 5-0**
2. **Vice President:** A motion was made to appoint Bill Claussen as Vice President.  
**Moved, Seconded, Carried 5-0**
3. **Treasurer:** A motion was made to appoint Karen McEligot as Treasurer.  
**Moved, Seconded, Carried 5-0**
4. **Secretary:** A motion was made to appoint Jennifer Mu as Secretary.  
**Moved, Seconded, Carried 5-0**
5. **Director at Large:** A motion was made to appoint Terry Gordon as Director at Large.  
**Moved, Seconded, Carried 5-0**

#### **Appointment of Todd Arterburn as Assistant Treasurer**

A motion was made to appoint Todd Arterburn as Assistant Treasurer.

**Moved, Seconded, Carried 5-0**

#### **Appointment of Lucy Limon as Assistant Secretary**

A motion was made to appoint Lucy Limon as Assistant Secretary.

**Moved, Seconded, Carried 5-0**



## WALNUT CREEK MUTUAL THIRTY-NINE

### **Appointment of Committee Chairs and Members**

1. **Budget and Finance Committee:** A motion was made to appoint Karen McEligot as chair of the committee.  
**Moved, Seconded, Carried 5-0**
2. **Landscaping Committee:** A motion was made to appoint Olga Gordon as chair of the committee.  
**Moved, Seconded, Carried 5-0**
3. **Building Maintenance/Alterations Committee:** A motion was made to appoint Jennifer Mu as chair of the committee.  
**Moved, Seconded, Carried 5-0**
4. **Communications Committee:** A motion was made to appoint Jennifer Mu as chair of the committee.  
**Moved, Seconded, Carried 5-0**
5. **Recycling Committee:** A motion was made to appoint Victoria Haket as chair of the committee.  
**Moved, Seconded, Carried 5-0**
6. **Governing Documents Committee:** A motion was made to appoint John Rice as chair of the committee.  
**Moved, Seconded, Carried 5-0**
7. **Architectural Review Committee:** Board of Directors.

### **Approval of Minutes**

1. Regular Meeting Minutes of February 18, 2025  
**Moved, Seconded, Carried 5-0**

### **Other Business**

#### **New Business**

- a. Review of Exterior Paint Colors Choices:  
Victoria Haket made a motion, Terry Gordon seconded to create an AD-HOC Paint Committee to discuss color options.  
**Moved, Seconded, Carried 5-0**
- b. Motion to Accept RR 64 and 41 for Membership Distribution  
Bill Claussen made a motion, Terry Gordon seconded to approve the mailing of Rules and Regulations 64 and 41 to the membership for the required 28-days comment period.  
**Moved, Seconded, Carried 5-0**
- c. **Financial Update:**  
Karen McEligot gave the following report:

## WALNUT CREEK MUTUAL THIRTY-NINE

Since the beginning of this year the MOD Accounting Department has been very busy with the implementation of our new reporting systems. Because of this demanding process complete financial information has not been available for review.

What I can report on are the current balances of our three separate bank accounts that I have reviewed for the first four months of this calendar year:

Operations = \$ 386,411.34

Reserves = \$ 436,906.21

Securities = \$ 900,901.94

Total = \$ 1,724,219.49

These balances are consistent with our budget for this fiscal year to-date.

### **Members Forum**

A Resident's Forum was held for comments and questions from the membership. Topics discussed in the Resident's Forum included: Clayton's replacement.

### **Adjournment**

President Haket adjourned the organizational meeting at 2:32 p.m.

### **Executive Session Summary**

The Board met in executive session from 2:45 pm to 3:10 pm and discussed the following:

1. Member matters

### **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

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**Assistant Secretary  
Mutual 39**

Walnut Creek Mutual Thirty-Nine (Mutual 39)  
1001 Golden Rain Rd  
Walnut Creek CA 94595

May 26, 2025

Board of Directors  
Walnut Creek Mutual Thirty-Nine (Mutual 39)

Dear Board Members,

I am writing to inform you that, following the nomination period for the upcoming board election, the number of qualified candidates does not exceed the number of available board positions. As a result, the election is uncontested.

The qualified candidates are Victoria Haket, Terry Gordon, and Jennifer Mu.

In accordance with Civil Code Section 5103, the Mutual may declare the qualified candidates elected by acclamation, provided all statutory requirements have been met. These requirements include and have been met:

- Holding a regular director election within the last three years.
- Providing individual notice of the election and nomination procedures at least 90 days before the nomination deadline.
- Sending a reminder notice between 7 and 30 days before the nomination deadline.
- Acknowledging receipt of nominations and confirming candidate qualifications within 7 business days.
- Permitting all qualified candidates to run, except those disqualified with proper notice and appeal procedures.
- Posting the names of qualified candidates on the meeting agenda for the board's vote on acclamation.

Should you agree, a board meeting can be scheduled to vote on seating the qualified candidates by acclamation.

Thank you for your attention to this matter.

Sincerely,



Willard "Bill" Broxham  
Inspector of Elections  
Walnut Creek Mutual Thirty-Nine (Mutual 39)

# MUTUAL 39 MAINTENANCE ACTIVITIES

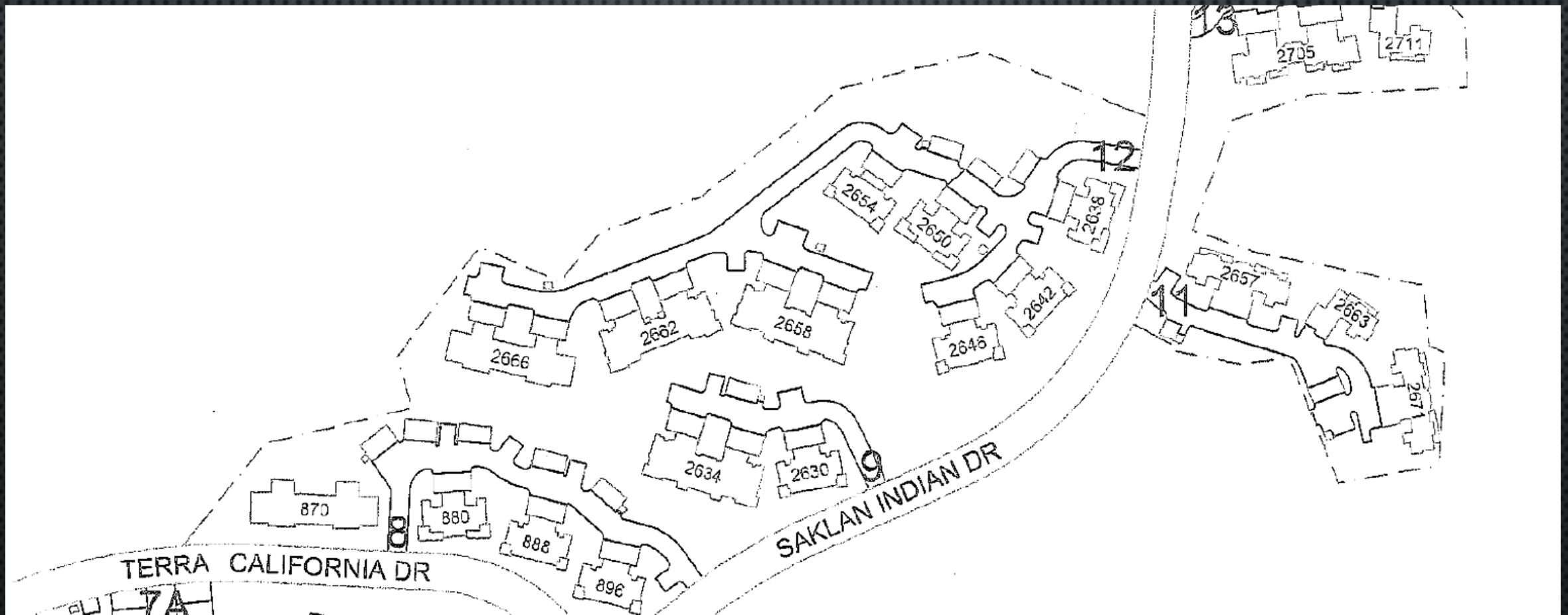
MAY 27, 2025

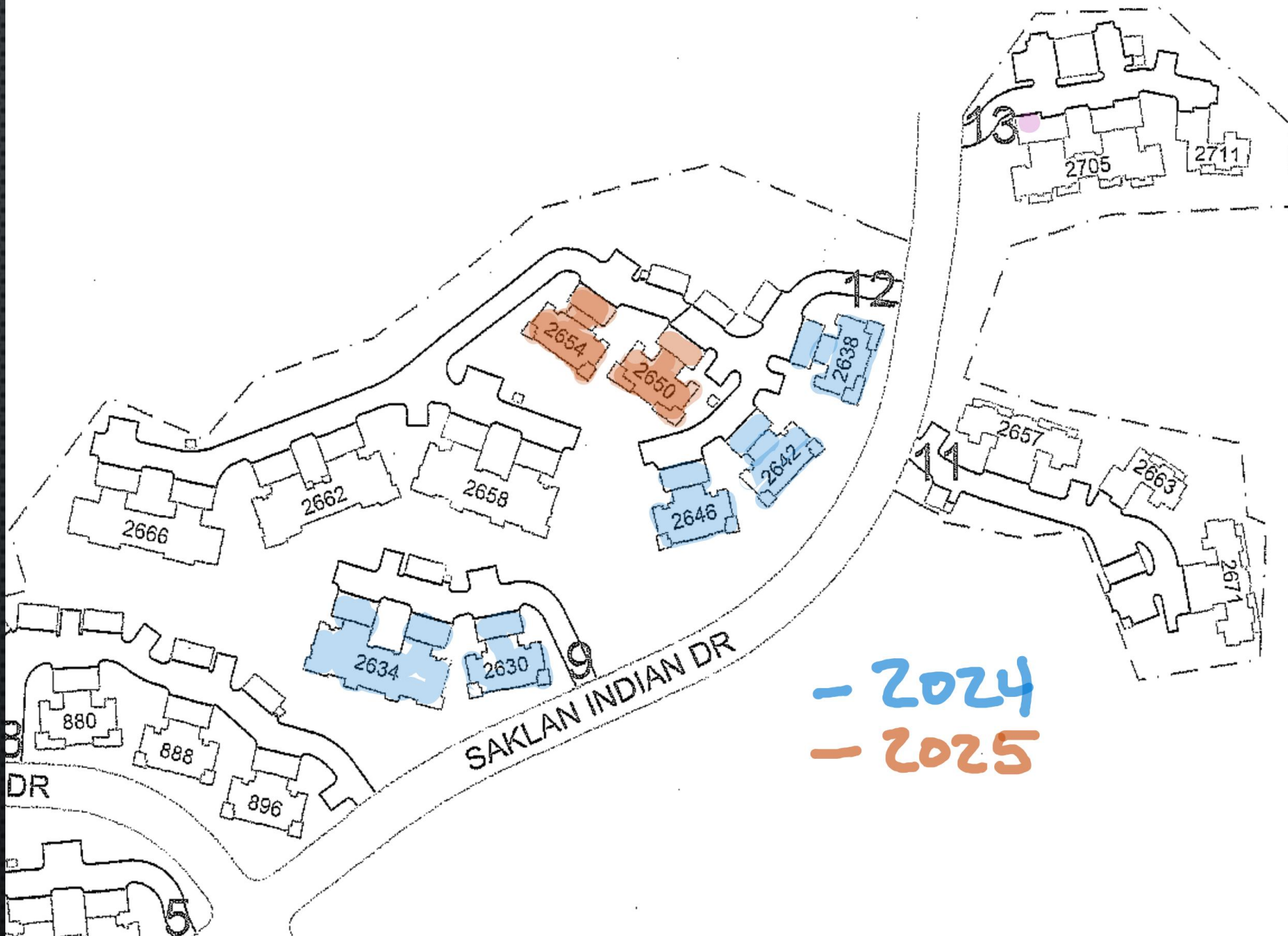




NOTE: Garages have the same structure number as the building.

# REHAB: CARPENTRY, DECK COATING, PAINTING





- 2024  
- 2025

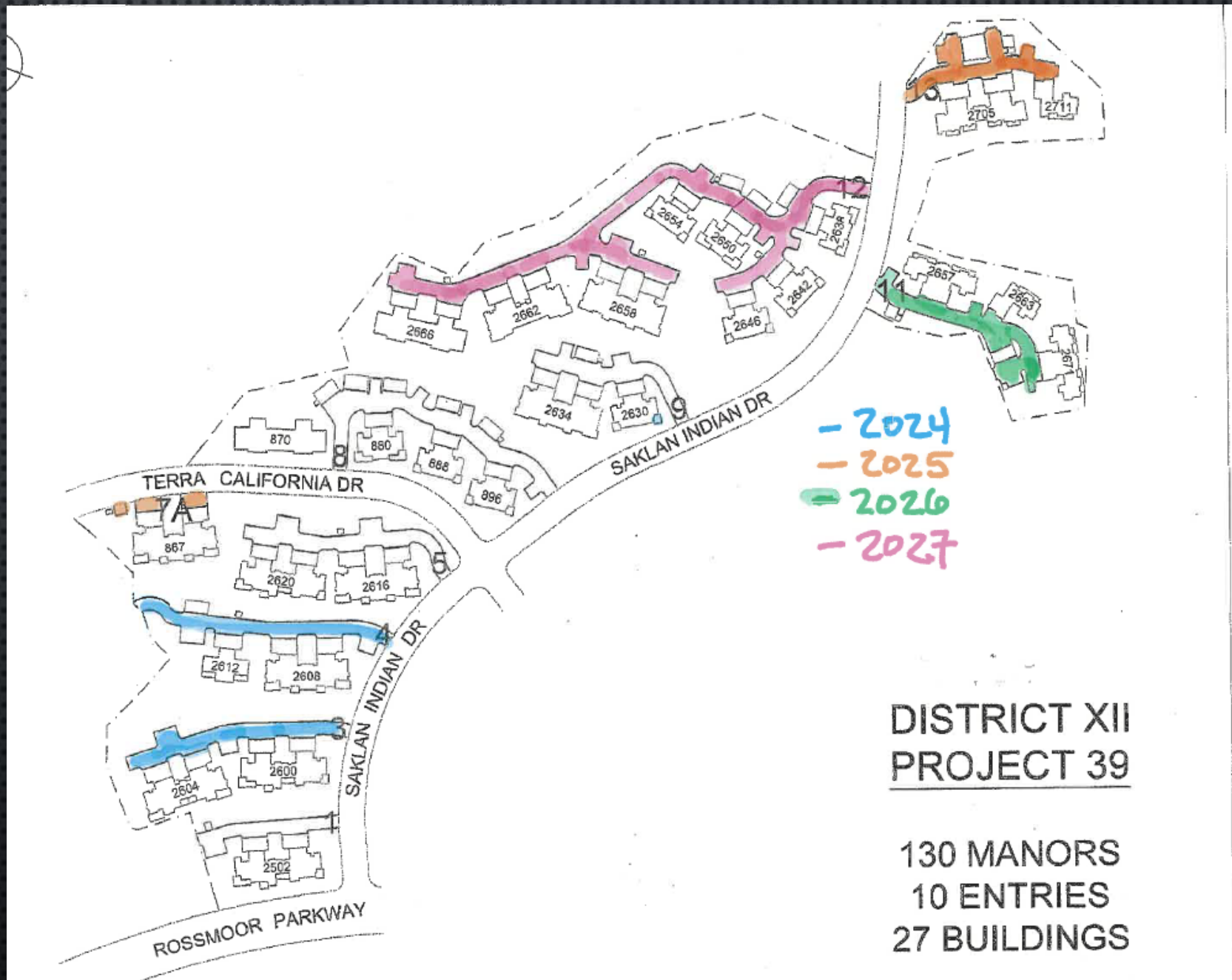


- 2024  
- 2025  
- 2026





# PAVING





# ELECTRICAL

- FIRE IN FWCM DUE TO ZINSER PANEL
- PANELS ARE APPROXIMATELY 50 YEARS OLD.
- MUTUAL 4, 3 AND 70 HAVE BEGUN INSPECTING ELECTRICAL PANELS.
  - PANELS ARE SHOWING ARCING/SPARKS.
  - HUMMING
  - POOR GROUNDING





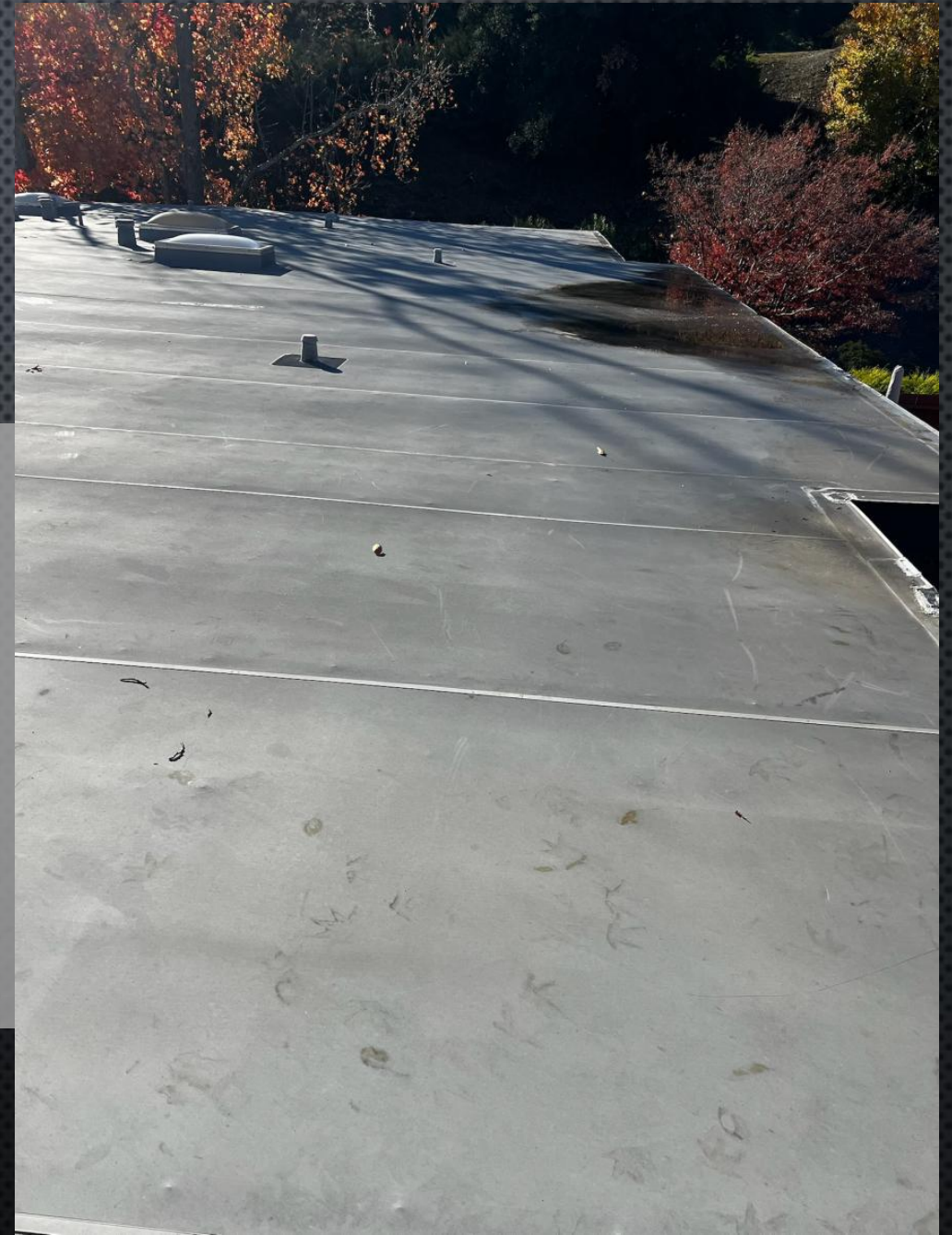
# ROOFING

- FLAT ROOFS DUE 2029-2032 ON GARAGE ROOFS.
  - COATING SYSTEM
    - LESS EXPENSIVE 50% OF COST
    - 20 YEAR LABOR AND MATERIAL WARRANTY
    - MANY COLORS OTHER THAN WHITE
- ROOFING INSPECTIONS AT REHAB FOR MAINTENANCE AND RESERVES





# GUTTER CLEANING





# SB 326 INSPECTION CORRECTIONS





# SB INSPECTION COMMENTS

FWC also observed potted plants set directly on the deck, which should be placed on elevated potholders to allow airflow below the pots and moved periodically to prevent wear spots on the deck surface at the potholder contact locations







## CONDENSATE LINES

- DRAINS FROM FURNACE AND HOT WATER HEATER.
- BACKUP AND INTO UNIT
- HVAC MAY NOT WORK WHEN NEEDED
- TRINI (TERRA) COMPLETING IN JUNE



# FIREWISE

- WOOD FENCES
  - OPTION METAL
    - 3 X COST
  - PAINT





# PAINT PRODUCTS

FireGuard E-84 Intumescent Coating Demonstration



**ELAPSED TIME:  
17 MINUTES**



Play (k)



THE END





# Mutual 39

## Governing Documents

Report to BOD 02/18/2025

Governing Documents Committee

John Rice (c)

Carol Ansley

Denise Mauldin

Karen McEligot

Jennifer Mu

### **1. CTA/BOI (as of 2/14/2025)**

- Total chaos regarding due date on/off/delayed.
- Requirement has NOT gone away – new administration filed to continue but may have optout for “small businesses”.
- M39 filing status?

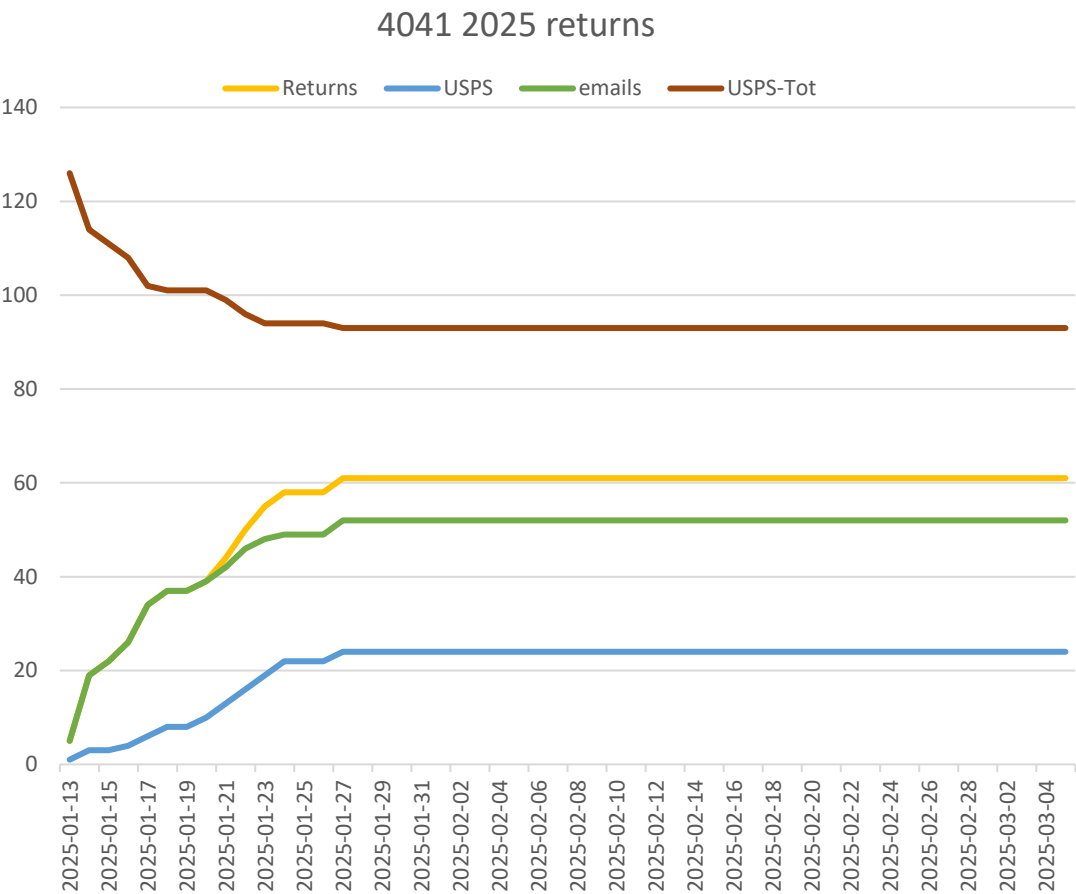
### **2. Annual distribution of §4041 forms sent to M39 Members (Owners)**

- The purpose of this exercise is to ensure Members get all important notices from M39.
- 2025 distribution:
  - 2025 form included current information on file giving Members opportunity verify all's OK or notify of corrections
  - Was sent to Email recipients 1/13/25 with form as separate attachment.
  - Mailed to US Mail recipients on 1/17/25
  - Good initial response!

**Please return the § 4041 forms ASAP due date was 2/15/2025**

\$4041 Returns

2025 YTD



Date	Returns	Owner	DR	opt-out	Legal/ICE
2024+2025	122	119	2	14	58
2025	61	61	-	6	32

### 3. Elections – Board of directors:

- **Confusion**

- Over number of open positions this year due to error in MR database
- Whether election by acclamation was possible this year under the current law.

- **Confirmed**

- 3 open positions – Victoria, Jennifer and Terry’s terms expire in 2025
- Election by acclamation is possible in 2025 – [legal counsel](#)
- Inspector of Elections needs to be appointed ~ 6 months in advance (today)

- **Schedule**

- Due to delay in resolving these issues we are behind schedule!
- Notice of election was sent out 2/7/2025
- Very long cycle needed for elections under the “new” rules
- See planning tool

# Election Planning Tool

## example

Assumes X open positions			Input date E10 work back from Org Meeting		Input date H22 work forward to Org Meeting		Notes
M39 R&Rs	Action	Cycle in days	Schedule	DOW	Schedule	DOW	
	Send election results	7	6/4/2025	Wed	6/29/2025	Sun	
Schedule	Annual/Organization meeting	2	5/28/2025	Wed	6/22/2025	Sun	
	Ballot Count meeting	0	5/26/2025	Mon	6/20/2025	Fri	
22.0.5	Ballot due date	30	5/26/2025	Mon	6/20/2025	Fri	
22.2.1	Ballots mailed	7	4/26/2025	Sat	5/21/2025	Wed	
	if >X Prepare/Mail ballots	5	4/19/2025	Sat	5/14/2025	Wed	
	Organization meeting (or later)	0	5/14/2025	Wed	6/8/2025	Sun	
	Open Board meeting - vote to acclaim then organize	30	5/14/2025	Wed	6/8/2025	Sun	long notice to prevent litigation
	send notice open board meeting	0	4/14/2025	Mon	5/9/2025	Fri	
	if <= X then acclamation	0	4/14/2025	Mon	5/9/2025	Fri	
	Nominations close	45	4/14/2025	Mon	5/9/2025	Fri	
22.3.1	Reminder 7-30 days before nom close (mid)	45	2/28/2025	Fri	3/25/2025	Tue	by IOE with candidates to date
22.3.1	Send Notice BOD elections	1	1/14/2025	Tue	2/8/2025	Sat	
	Prepare BOD Election Notice	3	1/13/2025	Mon	2/7/2025	Fri	
	Inspector of Elections (IOE) voted by BOD		1/10/2025	Fri	2/4/2025	Tue	



# Governing Documents

## BOD 2/18/25

### 3. Leasing/Rental of Units [RR 41.0](#) (2 issues)

- **1 year residency requirement**
  - RR 41 proposed draft deleted the 1 yr requirement – legal opinion by [Counsel](#) necessitates Board reconfirmation. (Per RN, TWCM’s recent proposed update includes this restriction).
- **Lease Agreement**
  - Lease Agreement used by MOD out of date, M39 version is a bit better - it requires Renter’s insurance BUT both create liability risk for GRF and M39!
  - We need to [change approach](#). M39 should not propose a lease it’s between Member and Tenant. M39 can require the Lease complies with M39 Governing Documents (CC&Rs, etc), and verify Renter’s Insurance, Civil code 51.3, ... [...](#)
  - This may be is a Rossmoor wide issue!
- **Conclusion?**
  - Do we revise RR 41 again before distribution to Members for comment?
  - Do we get Legal opinion if a “standard” lease agreement is feasible for Rossmoor Mutuals?

# Governing Documents

## BOD 2/18/25

- **Elections [RR 22.0](#)**
  - Bylaws and RR 22 updated to comply with the law.
  - Can be approved by the Board because mandatory by law.
- **Electrical and BESS [RR 64.0](#)**
  - Ready for distribution to Members for comment
  - No BESS in/on Common Area