



Third Walnut Creek Mutual

Board of Directors Regular Meeting
Monday, December 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/87401674506> or use the meeting ID: 874 0167 4506.

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: 874 0167 4506

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 November 10, 2025
 - b. Executive Board Meeting Minutes November 10, 2025
 - c. Budget Meeting Minutes November 13, 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

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- b. Chief Financial Officer's Report – Todd Arterburn
- 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. Collection of Fees – RWC Accounting
 - 4. Application and Agreement Submittal and Record Keeping

11. New Business:

- a. Investment Actions – Ms. Starr
- b. Reserve Study Request for Proposals – Mr. Lauck
- c. Contract Review for Board Approval
 - 1. M003P054.PP.1434SD.25 – Case 6517 - \$9,430.24 – Mr. Baumel
 - 2. M003P054.SP.1434SD.25 – Case 6518 - \$29,240.00 – Mr. Baumel
 - 3. P27 Main Panel 1928 Ptarmigan KR Electric Estimate 4329 - \$9,067.12 – Mr. Leary
 - 4. P27 Main Panel 1904 Ptarmigan KR Electric Estimate 4330 - \$17,861.98 – Mr. Leary
 - 5. P27 Main Panel 2609 Ptarmigan KR Electric Estimate 4331 - \$17,908.54 – Mr. Leary
 - 6. P45 Deck Coating Proposal – Mr. Lauck

12. Announcements:

The next scheduled Regular Meeting of the Board of Directors will be on Monday, January 12, 2026, 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.