

Third Walnut Creek Mutual

Board of Directors Regular Meeting
Monday, January 12, 2026, 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/87385564330> or use the meeting ID: 873 8556 4330.

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: 873 8556 4330.

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

December 8, 2025

b. Executive Board Meeting Minutes

December 8, 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. Collection of Fees – RWC Accounting
 - 2. Application and Agreement Submittal and Record Keeping

11. New Business:

- a. Investment Actions – Ms. Starr
- b. Contract Review for Board Approval
 - 1. 800 Terra California and 2130 Cactus Court need approval for \$42,863.00 for roof repair- Ms. Warren
 - 2. TWCM Project 26- 1621 Ptarmigan Dr Elevator Modernization – Mr. Lauck
 - 3. Project 44 – Installation of fire-resistant roof vents – Mr. Shaffer
 - 4. Project 36 – 900 Terra California Panel Replacement – Ms. Warren
- c. Motion to Approve 2026 Shared Deductible Agreement
- d. Motion to Approve TWCM 2024 Audit

12. Announcements:

The next scheduled Regular Meeting of the Board of Directors will be on Monday, February 9, 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.