

Third Walnut Creek Mutual

Board of Directors Regular Meeting
Monday, April 13, 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/83827439282> or use the meeting ID: 838 2743 9282. The meeting passcode is **549195**.

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: 838 2743 9282. The meeting passcode is **549195**.

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. FAI Presentation – Reserve Studies

5. Consent Calendar - Mr. Lauck

a. Regular Board Meeting Minutes March 9, 2026

b. Executive Board Meeting Minutes March 9, 2026

c. Executive Board Meeting Minutes April 2, 2026

d. Ratify - San Francisco Elevator Proposal - \$36,950

e. Ratify – Five Star Smoke Detector Replacements Proposal

f. P45 – Black Diamond Asphalt Proposal - \$53,964

Third Walnut Creek Mutual

- g. P61 - Black Diamond Asphalt Proposal - \$23,798
- h. P36/37 – RPM Rehab Proposal - \$108,723.59
- i. P44 – RPM Landscape Proposal - \$6,057.86
- j. P45 – RPM Landscape Proposal - \$5,806.93
- k. P51B – RPM Landscape Proposal - \$9,451.74
- l. P51A Rehab Proposals (Buildings: 4201,4217,4243, and 4259 TG):
 - 24/7 Builders Total \$21,225.00
 - Deck Coating: Mt. Diablo Flooring Total \$48,582.63
 - Painting: Spectrum Painting Total \$93,700.00

6. President's Report – Mr. Lauck

7. Secretary's Report - Mr. Shaffer

8. Treasurer's Report – Ms. Starr

9. RWC/RPM Senior Staff Reports

- a. Associate Director of Operations Report – John Tawastsjerna
- b. Chief Financial Officer's Report – Todd Arterburn
- c. Landscape Manager – Jesus Morales
- d. Rick West – Mutual Manager

10. 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

11. Old Business

- a. Policy 64 EV and Golf Cart Charging – Update on Implementation – Mr. Lauck

12. New Business:

- a. Discussion/Action: Appoint Volunteers for Inspector of Elections Districts 5 and 13– Mr. Lauck
- b. District 4 Vacancy after June Organizational Meeting – Mr. Lauck
- c. Proposal to change May Meeting date – Mr. Lauck

13. Announcements:



Third Walnut Creek Mutual

The next scheduled Regular Meeting of the Board of Directors will be on Monday, May 11, 2026, at 9:30 am, via zoom and in-person, in the Gateway Boardroom

14. Adjournment to Executive Session: if necessary, for items not completed in the 9:00 a.m. executive session.