



Third Walnut Creek Mutual

Board of Directors Regular Meeting
Monday, February 9, 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/89775706153> or use the meeting ID: 897 7570 6153. The meeting passcode is **994371**.

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: 897 7570 6153. The meeting passcode is **994371**.

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 January 12, 2026
 - b. Executive Board Meeting Minutes January 12, 2026
 - c. Special Board Meeting Minutes January 26, 2026
5. President's Report – Mr. Lauck
6. Secretary's Report - Mr. Shaffer
7. Treasurer's Report – Ms. Starr

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8. RWC/RPM Senior Staff Reports

- a. Director of Mutual Operation's Report – Jeroen Wright
- 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 – Update on Implementation – Mr. Lauck
 - 1. Collection of Fees – RWC Accounting
 - 2. Application and Agreement Submittal and Record Keeping
- b. Request for Proposals from Reserve Study Service Providers – Mr. Lauck

11. New Business:

- a. Investment Actions – Ms. Starr
- b. Contract Review for Board Approval
 - 1. MU3 P36 KR Electric Panel repairs \$181,000 - Ms. Warren
 - 2. Project 44 – Installation of fire-resistant vents – Mr. Shaffer
 - 3. MU3 P31 Asphalt Proposals – Mr. Leary
 - 4. MU3 P36 2025 Cactus Rehab – Case #10652 - \$41,283.30 – Ms. Warren
 - 5. MU3 P45 3462 RP Rehab – Case #11095 - \$32,460.69 – Mr. Rothman
 - 6. MU3 P45 3478 RP Rehab – Case #11096 - \$22,071.60 – Mr. Rothman
 - 7. MU3 P42 626 TC Rehab – Case #1042 - \$39,476.93 – Mr. Shaffer
- c. Merger of Common Interest Development Projects – Ms. McConnell

12. Announcements:

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