



THIRD WALNUT CREEK MUTUAL
SPECIAL MEETING OF THE BOARD OF DIRECTORS
THURSDAY, NOVEMBER 13, 2025, AT 9:00 A.M.
ZOOM & IN-PERSON

CLUBROOM CREEKSIDE & ZOOM
1021 STANLEY DOLLAR DR - WALNUT CREEK, CA 94595

MINUTES

Call to Order

President Tom Lauck called the Special Budget Meeting of the Board of Directors of Third Walnut Creek Mutual to order at 9:01 a.m. on Thursday, November 13, 2025.

Roll Call

Director's Present:

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)

RPM Present:

Jeroen Wright, Mutual Operations Director
Todd Arterburn, Chief Financial Officer
Jason Lopez, Senior Budget Analyst
Rick West, Building Maintenance Manager
Lucy Limon, Board Services Coordinator.

President's Welcome

President Tom Lauck welcomed those in attendance and stated the purpose of the meeting was to explain the 2026 coupon and approve the 2026 Budgets for all of Third Walnut Creek Mutual's Projects.

Mutual Operations 2026 Budget

Mutual Operations Director, Jeroen Wright presented the proposed 2026 Budget for total basic assessments of each of the nineteen (19) Projects and provided the reasoning and method of operation used to draft each budget.

Resident Questions

Residents were afforded the opportunity to express their concerns, make comments, and have questions answered by the Board and Jeroen Wright, Mutual Operations Director, regarding the proposed budgets.

Approval of 2026 Budgets

A motion was made to approve the 2026 Budgets as follows:



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Project 23 (DISTRICT V): monthly coupon will increase by \$102 to \$1,500
Project 26 (DISTRICT IV): monthly coupon will increase by \$95 to \$1,395
Project 27 (DISTRICT XV): monthly coupon will increase by \$65 to \$1,360
Project 31 (DISTRICT XV): monthly coupon will increase by \$50 to \$1,350
Project 32 (DISTRICT XV): monthly coupon will increase by \$70 to \$1,350
Project 33 (DISTRICT V): monthly coupon will increase by \$70 to \$1,535
Project 34 (DISTRICT XIII): monthly coupon will increase by \$103 to \$1,528
Project 35 (DISTRICT IV): monthly coupon will increase by \$100 to \$1,485
Project 36 (DISTRICT XIV): monthly coupon will increase by \$35 to \$1,395
Project 37 (DISTRICT XIV): monthly coupon will increase by \$50 to \$1,330
Project 38 (DISTRICT XIII): monthly coupon will increase by \$62 to \$1,327
Project 42 (DISTRICT X): monthly coupon will increase by \$90 to \$1,450
Project 44 (DISTRICT X): monthly coupon will increase by \$35 to \$1,430
Project 45 (DISTRICT IX): monthly coupon will increase by \$65 to \$1,325
Project 49 (DISTRICT III): monthly coupon will increase by \$101 to \$1,598
Project 51-A (DISTRICT VII): monthly coupon will increase by \$58 to \$1,398
Project 51-B (DISTRICT VII): monthly coupon will increase by \$58 to \$1,398
Project 54 (DISTRICT III): monthly coupon will increase by \$89 to \$1,454
Project 64 (DISTRICT XIII): monthly coupon will increase by \$60 to \$1,605

Tom Lauck made a motion, seconded by Lyman Shaffer to approve the total assessment for all projects for 2026. **Moved, Seconded, Carried 8-0**

Resident's Forum

Residents were afforded the opportunity to express their general concerns and make comments.

Adjournment

There being no further business, the Special Budget Meeting of the Board was adjourned at 11:37 a.m.

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

Assistant Secretary

Third Walnut Creek Mutual