

Third Walnut Creek Mutual

Special Board of Directors Meeting
Thursday, February 26, 2026, at 1:30 p.m.
ZOOM MEETING

Zoom instructions: To view the meeting on your computer, iPad, or smart phone, residents should log-in to <https://rossmoor.zoom.us/j/86132673124> or use the meeting ID: 861 3267 3124. Meeting passcode **250116.**

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: 861 3267 3124. Meeting passcode **250116.**

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. 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
 8. MU3 P33 Electrical Panel Replacements - \$52,500-\$70,000 – Mr. Leary
 9. MU3 P26 Elevator Modernization Electrical Work Change Order - \$23,250 - Mr. Lauck

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5. Contract Reviews for Discussion

6. 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.

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