

Third Walnut Creek Mutual

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

MINUTES

1. Call to Order – Mr. Lauck
President Tom Lauck called the Special Meeting of the Board of Directors of Third Walnut Creek Mutual (TWCM) to order at 1:33 p.m.

2. Roll Call - Ms. Lauck
Present:

Tom Lauck, President Dist. 4, (2026)
Nan Warren, Director Dist. 14, (2028) Al Rothman, Director Dist.9, (2028)
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)

Directors Absent: Florence McConnell, VP Dist. 13, (2026) Kim Starr, Treasurer Dist. 7, (2027)

Staff Present: Rick West, Sr. Building Maintenance Manager
Jim Hayes, TWCM Contract Administrator
Lucy Limon, Board Services Coordinator

3. Members' Forum (3 minutes per speaker) - Mr. Lauck
All members are invited to address the Board with questions, comments, and suggestions.
During the Residents Forum, comments were made regarding the RWC Planning Committee's proposal to utilize the Gateway building, together with the Dollar House, as the future location for Rossmoor management offices.
4. Contract Approvals - Mr. Lauck
 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 – Silicon Valley Paving \$71,500
 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
 10. P45 Fiala Roofing - \$49,894 – Mr. Rothman
 11. P38 24/7 Builders Carpentry Change Order \$9,225 – Mr. Lauck

Tom Lauck made a motion, seconded by Nan Warren, to approve contracts #1–11, excluding #2 and #8, which will be addressed at the March meeting.

Third Walnut Creek Mutual

Moved, Seconded, Carried 6-0

5. 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

6. Adjournment:

There being no further business, the Regular Meeting of the Board was adjourned at 2 p.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