

## Third Walnut Creek Mutual

Board of Directors Meeting  
Monday, January 26, 2026, at 1:00 p.m.  
In Person and Virtually  
Multi-Purpose Room #2 – Gateway  
1001 Golden Rain Rd, Walnut Creek, CA 94595

### MINUTES

1. Call to Order – Mr. Lauck  
President Tom Lauck called the Regular Meeting of the Board of Directors of Third Walnut Creek Mutual (TWCM) to order at 1:01 p.m.

2. Roll Call - Ms. Lauck

**Present:**

Tom Lauck, President Dist. 4, (2026)  
Kim Starr, Treasurer Dist. 7, (2027)  
Florence McConnell, VP Dist. 13, (2026) - *virtual*  
Lyman Shaffer, Secretary Dist. 10, (2027)  
Bill Leary, Director Dist. 5, (2026)  
*Vacant*, Director Dist. 15, (2028)  
Harvey Baumel, Director Dist. 3, (2027) *arrived at 1:05 p.m.*  
Al Rothman, Director Dist.9, (2028)  
Nan Warren, Director Dist. 14, (2028)

**Staff Present:**

Rick West, Sr. Building Maintenance Manager  
Jim Hayes, TWCM Contract Administrator  
Janneth Lujan, 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.  
No comments were made.

4. Contract Approvals - Mr. Lauck

- a. M03, P31 Morgan's Outdoor Living Metal Fence Contract - \$20,600

Rick West explained that the fence project was promised to former Director Lauralee Barbaria to be completed by the end of 2025, and the material was on backorder. The fence will match the existing wood fence in appearance and color, with 8 segments of 5-foot sections.

Tom Lauck made a motion, seconded by Kim Starr to approve the Proposal from Morgan's Outdoor Living Metal Fence Contract –\$20,600.

**Moved, Seconded, Carried 8-0**

- b. M03, P37 2100 Cactus Court- \$63,640.00- Agenda item was tabled.

- c. M03, P37 Contract M003P037.KRE.26 \$163,500

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Lyman Shaffer made a motion, seconded by Tom Lauck to approve the proposal for Contract M003P037 in the new amount of \$163,500.

**Moved, Seconded, Carried 8-0**

- d. M03, P42 - 676 TERRA CALIFORNIA - \$53,565.00
- e. M03, P44 - 3118 & 3136 ROSSMOOR PARKWAY - \$60,600.00
- f. M03, P45 - 3462 & 3478 ROSSMOOR PARKWAY - \$120,000.00
- g. M03, P 54 - 1446 & 1458 STANLEY DOLLAR - \$145,000.00

Agenda Items d through g were tabled.

- h. M03, P35 - 3101 TERRA GRANADA – CASE 10140 - \$13,050.51 (Carpentry only)
- i. M03, P35 - 3109 TERRA GRANADA – CASE 10139 - \$10,259.07 (Carpentry only)
- j. M03, P35 - 3117 TERRA GRANADA – CASE 10135 - \$20,520.98 (Carpentry only)
- k. M03, P35 - 3125 TERRA GRANADA – CASE 6527 - \$14,441.70 (Carpentry only)
- l. M03, P35 - 3133 TERRA GRANADA – CASE 10141 - \$7,564.50 (Carpentry only)
- m. M03, P35 - 3141 TERRA GRANADA – CASE 10413 - \$7,994.15 (Carpentry only)
- n. M03, P35 - TERRA GRANADA ENTRY 2 CARPORTS (2) - CASE 10301 - \$5,839.91 (Carpentry only)

Tom Lauck made a motion, seconded by Al Rothman to approve the proposals from RPM for agenda items h through n. **Moved, Seconded, Carried 8-0**

- o. M03, P26 - Deck Coating - 1601, 1605, 1609, 1613 & 1617 PTARMIGAN DR - \$15,027.35

Tom Lauck made a motion, seconded by Al Rothman to approve the proposal for Deck Coating in the amount of \$15,027.35. **Moved, Seconded, Carried 8-0**

- p. M03, P26 - Exterior Painting - 1601, 1605, 1609, 1613 & 1617 PTARMIGAN DR, (1) 6-Car Carport, (2) 2-Car Carports - \$45,560.00

Tom Lauck made a motion, seconded by Al Rothman to approve the proposals for exterior painting in the amount of \$45,560.00. **Moved, Seconded, Carried 8-0**

- q. M03, P26 - Carpentry - 1601, 1605, 1609, 1613 & 1617 PTARMIGAN DR, 6-Car Carport, (2) 2-Car Carports - \$24,400.00

Tom Lauck made a motion, seconded by Al Rothman to approve the proposal carpentry in the amount of \$24,400.00. **Moved, Seconded, Carried 8-0**

### 5. Announcements:

The next scheduled Regular Meeting of the Board of Directors will be on Monday, February 9,

### **Third Walnut Creek Mutual**

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 1:57 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.

Janneth Lujan

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**Assistant Secretary**