

Walnut Creek Mutual Forty

BOARD MEETING MINUTES OF THE BOARD
THURSDAY, JANUARY 15, 2026, AT 1:00 PM
CLUBROOM AT CREEKSIDE
1010 Stanley Dollar Drive – Walnut Creek, CA 94595

Call to Order

President Gould called the meeting to order at 1:06 p.m.

Directors Present

Greg Gould – President
Kathy Parish – Vice President
Pam Jester -Treasurer
Nancy Herney – Secretary
Joe Tracy – Director

RPM Staff Present

Jeroen Wright, Director of Rossmoor Property Management
Rick West, Sr. Building Maintenance Manager
John Tawaststjerna, Landscape Manager
Lucy Limon, Board Services Coordinator

Approval of Minutes

1. Board Meeting Minutes of November 20, 2025
2. Executive Meeting Minutes of November 20, 2025
3. Executive Meeting Minutes of December 16, 2025

Mr. Gould made a motion and Ms. Parish seconded, to approve the minutes of the aforementioned Board Meetings.

Approved 5-0.

President's Report

President Gould briefly shared that the new MyRossmoor.com website is making steady progress and is expected to be available for resident use soon.

Treasurer's Report.

No report was

Ms. Jester made a motion to certify compliance with \$5500 by review of the September, October and November 2025 financial reports by all Board Members. Mr. Gould seconded the motion.

Approved 5-0.

Finance Committee Report:

No report was made.

Manager's Reports

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Jeroen reported on the fire that occurred in Mutual 70, noting that it originated in a garage loft area and was likely caused by a space heater. He stated that the incident will fall under the Shared Deductible Agreement, as the damage is currently estimated at approximately \$100,000.

Committee Reports

Landscape Committee:

Kathy Parish gave the following report:

The Landscape Committee met on January 7th. Members Shari Carroll, Susie White, Susie Manners, Karyl Toms, Marilyn Reigelhuth, Christina Douglas, Wendy Peterson, and Rod Williams attended. Guests included JoAnn Tracy, Sharon Panagotacos and Carol Amaya.

After an introduction, Carol introduced herself to the Committee.

Business items included an update on various projects including the drain and rehab work behind 625 Terra California, and the removal of the last Mutual 40 Eucalyptus tree in Terra California Entry 11. Also Terra has starting trimming the rear of Saklan Indian Entry 2 and Terra California Entry 14 along Rossmoor Parkway.

Kathy and Shari met with John and Eddy in December to discuss the 2026 RPM Work Days and projects. We have also scheduled the annual tree walk for early February.

Old Business included an update on the new Yearout Park Benches. They will be installed soon. We appreciate the donation, by a resident, for one of the benches. Also the question of Owl Boxes was discussed further. The Committee voted to use a new design provided by John. This design is installed near the golf course and is very successful. Bill Snyder, a Mutual resident, has volunteered to make the two boxes. They will be installed and maintained by RPM.

The Committee also discussed the success of last year's Ivy mowing in helping to reduce rodents. Most thought it was helpful and want to do it again in selected areas. The new Owl Boxes will also help address the pest problem.

New Business involved a discussion of California Bill AB 1572 regarding non-functional turf and its implementation in Mutual 40. This Bill has been passed by the Legislature, signed by the Governor, and becomes effective in 2029.

A motion was made to allocate \$20,000 for grass reclamation to comply with this law. The purpose to have funds to continue these projects in Mutual 40. The motion was approved unanimously and will be presented to the Board.

The next meeting will be February 3rd in the Mulligan Room at 3:30. All are welcome to attend.

John Tawastsjerna noted that Shari and Kathy have already walked the site with Eddy to discuss the 2026 RPM days. He will be scheduling a tree walk soon with both Shari and Kathy. He also mentioned

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that the city typically requires approximately two months to approve tree removal requests.

Governing Documents Committee:

Nancy Herney gave the following report:

The GDC met on January 7 to discuss the following:

Review the final draft of the Enforcement and Fines policy from Adams Stirling in order to comply with AB130. Draft will be sent to Board for approval at the January 15 Board Meeting. After the 28-day comment period it can be adopted.

Review the New Laws for 2026: Completed. SB 770 (EVCs) and SB 625 (Housing development Disasters Reconstruction need to be considered and researched.

Building Maintenance Committee:

Fred Kern announced that the next committee meeting will be held on February 2 at 10:00 a.m. in the Bunker Room at Creekside.

Rick West reported that new signage has been installed at Entries 9 and 10. He noted that four buildings are scheduled for rehab in 2026, and that Building 2641 is scheduled to be painted tomorrow. He also briefly mentioned that he and Fred have been discussing the condensate line.

Alterations/Architectural Review Committee:

Joe Tracy reported that five alteration applications have been processed since the last Board meeting in November. Of those, four applications were approved and one was denied. The denied application involved a request to extend a walkway into another Mutual's boundary line.

Emergency Preparedness Committee:

Nancy Herney gave the following report:

The EP Committee did not meet in December, however we continued working on our new Entry Coordinators Resource guide. The work includes 4 of the committee members reviewing the first draft and small meeting to discuss the Communications work.

TRC Committee:

Nancy Herney gave the following report:

John Moe has resigned as the co-chair of the TRC Committee.

The landfill carts at Saklan Indian #10 and been replaced with the bin. Investigating a different door for the shed at SI #10 to make it more accessible, Work will continue to determine if M40 needs a strategy to replace all bins with cart going forward.

Old Business

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New Business

a. Draft of the Enforcement and Fine Policy

Nancy Herney made a motion, Joe Tracy seconded to approve the draft Enforcement and Fine Policy and to mail to residents for the required 28-day resident comment period.

Moved, Seconded, Carried 5-0

b. Motion to Approve 2026 Shared Deductible Agreement

Greg Gould made a motion, Kathy Parish seconded to approve the 2026 Shared Deductible Agreement.

Moved, Seconded, Carried 5-0

c. Motion to Appoint Carol Amaya and Dan Cohen to the Board of Directors via Acclamation at the February Annual Meeting

Greg Gould made a motion, Joe Tracy seconded to appoint Carol Amaya and Dan Cohen to the Board of Directors via Acclamation at the February Annual Meeting.

Moved, Seconded, Carried 5-0

d. Motion to allocate funds to comply with California AB 1572

Greg Gould made a motion, Nancy Herney seconded to allocate \$20,000 to comply with California AB 1572.

Moved, Seconded, 2-3 (Greg Gould, Nancy Herney, and Joe Tracy Opposed)

The Board discussed that this topic should return as Old Business in February with supporting plans and maps from John T. indicating conversion areas.

Member's Forum:

Members were afforded the opportunity to express their general concerns and make comments. Topics discussed were:

- The residents expressed their appreciation to the M40 Board
- Rehab in Garden Areas
- Yearly increases to the reserve account

Executive Session Summary

The Board met in Executive Session from 2:12 pm- 2:57 pm to discuss the following items:

1. Plumbing Issues
2. Leash Policy Violation
3. TRC

Announcements

The next scheduled meeting will be on February 19, 2026, at 1pm, in the Club Room at Creekside. This will be the Annual Meeting of the Members and Organizational Meeting of the Board.

Adjournment

With no further business, the meeting was adjourned at 1:58 p.m.



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Lucy Limon

Secretary

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