



## Walnut Creek Mutual 68 - Eagle Ridge

*Mission Statement: The mission of the Board of Mutual 68 is to preserve and enhance the buildings, common areas and other property of the Mutual by upholding our Covenants, Conditions and Restrictions (CC&R's) and Policies. The Board will serve the homeowners by taking a fair, ethical, and objective approach in representing the interest of all residents.*

**Walnut Creek Mutual 68 – Eagle Ridge  
Regular Meeting of the Board of Directors  
Monday, August 25, 2025, at 1:00 p.m.**

Zoom Meeting and In Person  
Club Room – Creekside Clubhouse  
1010 Stanley Dollar Drive, Walnut Creek, CA 94595

**Zoom instructions:** To view the meeting on your computer, iPad, or smart phone, residents should log-in to <https://rossmoor.zoom.us/j/89189861894> or use the meeting ID: 891 8986 1894. You will see a few prompts to click on such as allowing “the page to open [zoom.us](https://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: 891 8986 1894.

For technical support to join a meeting, contact (925) 988-7627 or [Support@rossmoor.com](mailto:Support@rossmoor.com).

### **Agenda**

1. **Call to Order:** Rich Schlenker  
Welcome RPM Representatives and other guests
2. **Roll Call:** Lucy Limón  
Rich Schlenker, President  
Wayne Canterbury, Vice President  
Roger Emanuel, Treasurer  
Pina Royer, Secretary  
Jim Day, Director
3. **Approval of Minutes:**
  - a. Regular Meeting Minutes of July 28, 2025 (*Motion Needed*)
  - b. Executive Session Minutes of July 28, 2025 (*Motion Needed*)
4. **Residents Forum:** Residents may send comments/questions by 10:30 a.m. on Monday, August 25, 2025, to the Board via email: [M68board@rossmoor.com](mailto:M68board@rossmoor.com)
5. **Presidents Report:** Rich Schlenker
6. **RPM Reports:**
  - a. Director’s Report – Jeroen Wright, Director of Rossmoor Property Management
  - b. CFO Report – Todd Arterburn, Chief Financial Officer
  - c. Building Maintenance – Luis Duenas, Building Maintenance Manager
  - d. Landscape – John Tawaststjerna, Landscape Manager
7. **Treasurer and Finance Committee Reports:** Roger Emanuel, Treasurer; Robin Howard, Finance Committee Chair



Walnut Creek Mutual 68 - *Eagle Ridge*

- a. Review of monthly financial statements
  - b. Motion to certify compliance with Civil Code §5500, review of financial statements by two Board members (*Motion Needed*)
- 8. Building Committee Report:** Jim Day, Board Liaison; Luis Duenas, RPM Building Maintenance Manager; Tom Beckett, Chair
- a. GBG Change Order Contract Approvals (*Motion Needed*)
  - b. Garage Door Proposal (*Motion Needed*)
  - c. Approval of Committee Members (*Motion Needed*)
- 9. Landscape Committee Report:** Wayne Canterbury, Board Liaison; John Tawaststjerna, RPM Landscape Manager; Barbara Blum, Chair
- a. Bids pending board approval
  - b. Bids approved and status of work completed
  - c. Approval of Committee Members (*Motion Needed*)
- Joint Landscape & Firewise Task Force Update – *Canterbury*
- 10. CIC Committee Report:** Rich Schlenker, Board Liaison; Barbara Walker, Chair
- a. Approval of Committee Members (*Motion Needed*)
- 11. Social Committee Report:** Pina Royer Board Liaison; *Vacant*, Chair
- a. Approval of Committee Members (*Motion Needed*)
- 12. Trash Committee Report:** Pina Royer, Board Liaison; Susan Fisher, Chair
- a. Approval of Committee Members (*Motion Needed*)
- 13. Informational/Discussion Items**
- a. Disaster Preparedness Group – Ralph Anthenien
- 14. Old Business:**
- 15. New Business:**
- a. Approval of 5-foot mulch, rosemary and juniper removal (*Motion Needed*)
- 16. Announcements:**
- Next Board Meeting will be held on September 22, 2025, at 1:00 p.m., in the Club Room at Creekside.
- 17. Adjournment to Executive Session:** If necessary, for legal issues, contracts, disciplinary hearings, personnel issues, delinquencies, or foreclosures.

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