



## 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, October 27, 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/81515597756> or use the meeting ID: 815 1559 7756 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: 815 1559 7756.

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. Executive Session Minutes of September 8, 2025 (*Motion Needed*)
- b. Regular Board Meeting Minutes of September 22, 2025 (*Motion Needed*)
- c. Special Board Meeting Minutes of October 9, 2025 (*Motion Needed*)

**4. Motion to Rescind Previous October 9, 2025, 2026 Budget Approval (*Motion Needed*)**

**5. 2026 Budget Presentation and Approval – Jeroen Wright (*Motion Needed*)**

**6. Residents Forum:** Residents may send comments/questions by 10:30 a.m. on Monday, October 27, 2025, to the Board via email: [M68board@rossmoor.com](mailto:M68board@rossmoor.com)

**7. Presidents Report:** Rich Schlenker

**8. RPM Reports:**

- a. Director's Report – Jeroen Wright, Director of Rossmoor Property Management



## Walnut Creek Mutual 68 - *Eagle Ridge*

- b. CFO Report – Todd Arterburn, Chief Financial Officer
- c. Building Maintenance – Luis Duenas, Building Maintenance Manager
  - Approve GBG Proposal for 534 Spotted Owl - \$10,356.91 (*Motion Needed*)
  - Approve GBG Proposal for 2984 Saklan Indian - \$11,299.50 (*Motion Needed*)
  - Approve GBG Proposal for 5365 Spotted Owl - \$3,036.07 (*Motion Needed*)
- d. Landscape – John Tawaststjerna, Landscape Manager

**9. Treasurer and Finance Committee Reports:** Roger Emanuel, Treasurer; *Vacant*, Finance Committee Chair

- 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*)
- c. Appointment of Jerry Bowe as Member of the Finance Committee (*Motion Needed*)
- d. Revised Helsing Report

**10. Building Committee Report:** Jim Day, Board Liaison; Luis Duenas, RPM Building Maintenance Manager; Tom Beckett, Chair

- a. Bids pending board approval
- b. Bids approved and status of work completed

**11. Landscape Committee Report:** Wayne Canterbury, Board Liaison; John Tawaststjerna, RPM Landscape Manager; Barbara Blum, Chair

- a. Accept and approve BV proposal for removal of Mulch from zone 0 from sides and fronts of buildings \$4007.00 (*Motion Needed*)
- b. Accept and approve BV proposal for removal of Rosemary from zone 0 on sides and fronts of buildings \$2495.00 (*Motion Needed*)
- c. Approval by Board for waddle insulation behind 3051 Grey Eagle \$979.67 (*Motion Needed*)
- d. Board approval for removal of lawn damage by pigs. \$731.00 & \$875.00 (*Motion Needed*)
- e. Accept and approve BV plant replacement proposal \$10,788.98 (*Motion Needed*)
- f. Hamilton Tree Maintenance Proposal of \$20,430 (*Motion Needed*)

- Joint Landscape & Firewise Task Force Update – *Canterbury*
  - a. Accept Andy Howard's resignation from the task force committee
  - b. Approve John Fiske as a new member of the task force committee (*Motion Needed*)
  - c. Report, Discussion, and Approval of Draft Landscape Committee Functional Lawn Questionnaire (*Motion Needed*)
  - d. Review of Draft Lawn Replacement Timeline

**12. CIC Committee Report:** Rich Schlenker, Board Liaison; Barbara Walker, Chair

**13. Social Committee Report:** Pina Royer Board Liaison; *Vacant*, Chair

**14. Trash Committee Report:** Pina Royer, Board Liaison; Susan Fisher, Chair

**15. Disaster Preparedness Committee Report:** Ralph Anthenien, Chair

**16. Old Business:**

**17. New Business:**

- a. Approval of Management Agreement (*Motion Needed*)



Walnut Creek Mutual 68 - *Eagle Ridge*

**18. Announcements:**

Next Board Meeting will be held on November 24, 2025, at 1:00 p.m., in the Club Room at Creekside and via Zoom.

**19. Adjournment to Executive Session:** If necessary, for legal issues, contracts, disciplinary hearings, personnel issues, delinquencies, or foreclosures.

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