



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, September 22, 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/83656653271> or use the meeting ID: 836 5665 3271. 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: 836 5665 3271.

For technical support to join a meeting, contact (925) 988-7627 or 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 August 25, 2025 (*Motion Needed*)
 - b. Executive Session Minutes of August 25, 2025 (*Motion Needed*)
4. **Residents Forum:** Residents may send comments/questions by 10:30 a.m. on Monday, September 22, 2025, to the Board via email: 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



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- 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. Helsing Report and Budget Meeting with RPM
 - d. Firewise Zone 0 and Lawn Removal Projects
8. **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
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
- Joint Landscape & Firewise Task Force Update – *Canterbury*
10. **CIC Committee Report:** Rich Schlenker, Board Liaison; Barbara Walker, Chair
11. **Social Committee Report:** Pina Royer Board Liaison; *Vacant*, Chair
12. **Trash Committee Report:** Pina Royer, Board Liaison; Susan Fisher, Chair
13. **Informational/Discussion Items**
- a. Disaster Preparedness Group – Ralph Anthenien
14. **Old Business:**
15. **New Business:**
- a. Formation of Disaster Preparedness Committee
 - i. Appointment of Committee Members
 - b. Update of Feral Pig Damage in M68
 - c. Consideration of AB 1572 Lawn Replacement Plan
16. **Announcements:**
- Next Board Meeting will be held on October 27, 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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