



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 Thursday, December 4, 2025, at 1:00 p.m.

Zoom Meeting and In Person
Fairway – 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/89960277929> or use the meeting ID: 899 6027 7929. 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: 899 6027 7929.

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 Board Meeting Minutes of October 27, 2025 (*Motion Needed*)
4. **Presidents Report**
5. **Residents Forum:** Residents may send comments/questions by 10:30 a.m. on Thursday, December 4, 2025, to the Board via email: M68board@rossmoor.com
6. **Presidents Report:** Rich Schlenker
7. **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
 - Pending GBG Contracts
 - d. Landscape – John Tawaststjerna, Landscape Manager



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8. 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*)

9. 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

10. 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*

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

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

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

14. Disaster Preparedness Committee Report: Ralph Anthenien, Chair

15. Old Business:

16. New Business:

- a. Discussion regarding ‘Lawn Assignment’ Proposal
- b. Parked Vehicles on Sidewalks

17. Announcements:

Next Board Meeting will be held on January 26, 2026, at 1:00 p.m., in the Club Room at Creekside and via Zoom.

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

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