

Walnut Creek Mutual 68 - Eagle Ridge

**Walnut Creek Mutual 68 – Eagle Ridge
Board of Directors Regular Meeting Minutes
Monday, January 26, 2026, at 1:00 p.m.
Zoom Meeting and In-Person
Fairway– Creekside Clubhouse
1010 Stanley Dollar Dr, Walnut Creek, CA 94595**

MINUTES

Call to Order

Rich Schlenker called the meeting to order at 1:03 p.m.

President Schlenker welcomed the membership, staff, and thanked everyone for their attendance.

Roll Call

Directors Present:

Rich Schlenker, President
Wayne Canterbury, Vice President
Roger Emanuel, Treasurer
Pina Royer, Secretary
Jim Day, Director

Staff Present:

Jeroen Wright, Director of Mutual Operation
John Tawaststjerna, Landscape Manager
Luis Duenas, Building Maintenance Manager
Lucy Limon, Board Services Coordinator

Approval of Meeting Minutes

President Schlenker asked if there were any additions or corrections to the following minutes:

- a. Regular Meeting Minutes of December 4, 2025
- b. Executive Meeting Minutes of December 16, 2025

Roger Emanuel made a motion, seconded by Rich Schlenker to approve the aforementioned minutes.

Moved, Seconded, Carried 5-0

Resident Forum

Residents were afforded the opportunity to express concerns, make comments, and have questions answered by the Board and RPM staff. Comments included:

- Hard surface flooring alteration
- AB1572 requirements

Presidents Report

President Schlenker reported on the new management agreement with RPM, which became effective January 1, 2026. The Management Agreement Workgroup will continue to meet monthly to support ongoing collaboration and address any shared concerns. The Flying Eagle sculpture has been installed. President Schlenker also announced that two Board member positions will be up for election by the end of June and encouraged residents to recommend potential candidates.

RPM Reports

a. Director's Report – Jeroen Wright

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.

b. CFO Report – Todd Arterburn –
No report was made.

c. Building Maintenance – Luis Duenas
Luis provided the following report:

Action Items: Proposals for Review or Approval

Informational Items: Work Scheduled, In Progress, or Completed

- Destructive testing on the following mid landings for beams/structural inspection and scope of work Per SB326 report
- 2984 Saklan Indian work in progress/additional dry rot discovered TBC Feb 2ND
- 3124 Grey Eagles GBG Stucco work in progress TBC Feb13th
- 3154 Grey eagle RPM Completed
- 520/522 High eagle D/T – RPM Repairs Completed
- 536 Spotted owl work in progress/additional dry rot discovered TBC Jan 30th
- 534 spotted owl work in progress/additional dry rot discovered TBC Jan 30th
- 3014/3016 Grey eagle building movement awaiting FWC/Geotech Report
- SB326 Handrail replacement RPM
- Front landing (2) 3014 GE- 536 Spotted owl pending
- Rear balconies (13) 592,598HE Completed (546HE pending)
- Woodpecker Damage repairs 542-546HE RPM Completed
- Four plex and balcony core drilling RPM cost \$12,000 Complete by spring 2026
- Smoke detector replacement 5star 98% completed
- Window/door trim caulking RPM to be completed 2026 \$84,000

APPROVED FRONT LANDING COATINGS GBG

- RFC #20 2984 SI \$14,799.94 Work in progress TBC Jan 28th
- RFC #21 3124 GE \$14,799.94 work in progress TBC Feb 6th
- RFC #22 3154 GE \$14,799.94 To be scheduled
- RFC #23 522 HE \$14,799.94 Work in progress TBC Feb 20th
- RFC #24 534 SO \$14,799.94 Work in progress TBC Jan 28th

RFC #25 536 SO \$14,799.94 Work in progress TBC Jan 28th

d. Landscape Manager – John Tawaststjerna

John Tawaststjerna reported on irrigation plans, noting that if dry weather continues, they may need to turn on controllers briefly for new plantings

Treasurer's and Finance Committee Report: Roger Emanuel, Treasurer; Vacant, Financial Committee

Chair

Roger Emanuel provided the following report:

Review of Financial Statements

I reviewed the Mutual's financial information for the period ending November 30, 2025. For the November financial statements, operating revenue was favorable to budget for the year-to-date by \$10,612, and expenses were favorable to budget by \$160,719, resulting in a total favorable budget variance of \$ 171,331.

November 30, 2025

Cash and investment balances are as follows:

Operating fund Total

Checking	\$241,415
Money market	\$302,465
Total Operating fund	\$543,880

Reserve fund

Checking	\$330,306
Money Market	\$1,012,221
Reserve fund chking	\$1,342,527
Treasury notes	\$2,138,026
Total Reserve fund	\$3,480,553
Total	\$4,024,433

The average yield on treasury notes is 3.68 %. The notes are "laddered" and mature over the period from 1/31/26 to 2/28/27. Money market funds earn 3.50 %. All funds in checking and money market accounts comply with Davis-Stirling law of Ca and are covered by FDIC insurance or invested in US government obligations.

Roger Emanuel made a motion, Pina Royer seconded to approve the Treasurer's Report.

Moved, Seconded, Carried 5-0

Compliance with Civil Code 5500

Roger Emanuel and Pina Royer have reviewed the financial statements for November.

Roger Emanuel made a motion, Wayne Canterbury seconded to ratify compliance with Civil Codes 5500 and 5501, review of financial statements by two Board members.

Moved, Seconded, Carried 5-0

Land Stabilization Fund for Mutual 68.

As of December 2025:

Total cash balance:	\$44,392.85
Less outstanding checks	
(to owners):	23,904.51
Net balance:	\$20,488.34

There are no other known liabilities beyond the outstanding checks.

Pina Royer and I are currently working with Lucy Limon and our senior accountant, Lila Guardado, to identify and notify the seven payees regarding the outstanding checks. There has been no activity in the account since November 2024.

Todd Arterburn, CFO, has been informed of a plan to transfer \$20,000 back to RWC and retain the remaining balance to cover any minor expenses and to clear the outstanding checks.

I have also requested that if a legitimate liability arises from an owner beyond what is currently known, RWC

handle this directly.

Todd Arterburn, was instrumental in helping us manage the funding and disbursements in 2024, and we remain very appreciative of his efforts in making that process successful.

Member Billable Services

Pina reported ongoing efforts to address billing issues with the Golden Rain Handyman service. She added that some payments have already been received.

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

Tom Beckett gave the following report:

1. As a result of past and recent SB326 repair activities and current waterproofing repairs to several Fourplex unit upper entrance balcony walkways, the Building Committee is requesting Board authorization to conduct an in-house inspection by members of the M68 Building Committee to assess and document the present conditions of all M68 Fourplex upper unit balcony walkways. The documentation will include a rating as to surface and other related conditions of the walkways, which will be used to identify immediate, mid-term priorities for completing the scheduled maintenance effort of installing/replacing the balcony landing waterproof membrane coating. All coating projects proposed will be presented to the Board for review and approval. The replacement of the front landing coating is ongoing included component within the 2026 Helsing report.

Rich Schlenker made a motion, Pina Royer seconded to accept the recommendation of the Building Maintenance Committee.

Moved, Seconded, Carried 5-0

2. Garage Door inspections at all M68 Units:

Garage Door inspections have been completed. For the 182 units inspected, the recommended repairs/replacements are as follows:

- 120 single door springs
- 62 double door springs
- 32 door cables
- 82 Bearings
- 149 door rollers
- 99 door weather seals

The above noted repairs are being sent to at least three Overhead Garage Door Service companies for a cost proposal to complete the work and a recommendation to the Board will be forthcoming to award a contract for the repairs. The budget for the garage door repairs is estimated to be less than \$100,000. All future garage door repairs will be handled on a case-by-case basis, for those units who were not inspected due to several circumstances.

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

Barbara Blum gave the following report:

Luis opened the January 19th Landscape Committee meeting with his list of BrightView tasks for this month: mulch removal will be finished today, weed control, lawn fertilizing and V-ditch clean-up. They will also complete the proposed work at the end of Grey Eagle to prevent mud from sliding down the slope.

Rich made an important presentation to the Committee based on the meeting he and Wayne had with John T. last Thursday on the subject of SB 1572 (to Save Drinking Water). The bottom line was that because we wish to use BrightView to do the lawn conversions and M1 also uses BrightView and has already begun converting lawns, we had better move more quickly to get to the point of needing the crews to work on the project. John T. will help with functional lawn identification, his office will help negotiate the contract with BrightView and he will oversee this process. He continues to stand behind the \$10/sq.ft. cost estimate for lawn conversions. John thinks we should try to get to the WORK stage (not just planning) in 2026. He mentioned that using Curtis could be to oversee the plant selection and design only as it would not be appropriate for him to work with BrightView. John T. will be available to help in many ways and we should take advantage of that offer which will help move us along more quickly. It was suggested that Zone Reps should take a look at lawn conversion work which BrightView has undertaken for M1 at Entry 12, 2025 Golden Rain as well as Entries 6 and 7. The Landscape Committee and the Board will participate in a ZOOM call with EBMUD rep Kristin Bowman on January 22 at 10am. Further clarification is expected as a result of this meeting.

Rich was asked what the Landscape Committee should have accomplished by the Board Meeting on January 26th. He responded:

- have the number of NF lawns in M68
- create design elements • have a complete plant palette
- have goals for 2026 which would take us to the work stage

In the course of the discussion which followed we worked on, or at least mentioned, the following:

- the results of the questionnaires led us to thinking we have 53 lawns which, for certain, are non-functional. We should start with the ones which we have no quandaries about
- the other lawns we have decided we will deal with in the next phase - do the certain ones first

Mutual 68 Lawn replacement specifications:

1. All replacement of lawns will include well placed low ground cover, medium shrubs, non-deciduous plants and color.
2. Some areas will include large rocks, cobble, trees, larger shrubs, and pathways
3. Plants used will include pollinators, native plants, and evergreen plants and will coordinate with existing landscaping. The specific plant list will be developed in cooperation with Rossmoor and according to EBMUD requirements. Once the list has been approved it will be made available to all residents.

1. Exact number of plants and layout is likely to be different in every lawn area.
2. All plants will have individual bubblers with water controlled centrally.
3. Mulch will be spread around and between all plants.

The following plants are expected to be on the approved list. Not all of these plants will be used but enough will be used for there to be variety in each landscape. Other plants may be added to this list.

Lavendar

Hypericum—low growing

Grevillea Lanigera

Manzanita

Lantana

Verbena

Phormium

Cotoneaster

Penstemon

Euryops

Myoporum

Agave

Gazania

Oleander

Helianthemum nummularium “yellow”
Pittosporum
Rock rose

Roger Emanuel made a motion, Pina Royer seconded to appoint Nancy Vasko a member of the Landscape committee.

Moved, Seconded, Carried 4-0

Joint Landscape & Firewise Task Force Update – Canterbury

Wayne Emanuel made a motion, Roger Emanuel seconded to dissolve the taskforce having completed their assignments regarding fire hardening and irrigation compliance.

Moved, Seconded, Carried 4-0

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

No report was made.

Social Committee Report: Pina Royer, Board Liaison, Vacant, Chair

Rich Schlenker reported that Barbara Walker has resigned from the committee.

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

Pina Royer discussed several key issues, including safety inspections that identified bins stored in unauthorized locations. As a result, a notice regarding proper bin storage was published in the Eaglet.

Disaster Preparedness Committee Report: Jim Day, Board Liaison, Ralph Anthenien, Chair

Ralph Antenien gave the following report:

- **NOTE:** The Disaster Preparedness Committee (DPC) hopes that each of you had a wonderful Holiday Season and a most happy and safe New Year with friends, family, associates and neighbors and are now ready to move into another year of maximum enjoyment with a minimum of less desirable surprises and events. The DPC has had a most busy and successful year providing the Residents of Mutual 68 with knowledge, education and tools to better prepare themselves for future disasters and their aftermath. Our only hope along these lines is that we are instrumental in preparing **YOU** to better manage and cope with the inevitable challenges we will all have to face. This includes a great variety of events to include Earthquakes, Wildfires, Flooding, Wind, Cold, Power Outages etc. In all of this, remember **YOYO** (you are on your own) but with our help it should be more “**WAOOO**” (We Are On Our Own). Please continue with your own preparations but also work with your neighbors, friends and family as together you will be more resilient. Now let’s turn to better prepare **YOUR RESIDENCE** to withstand disasters. With that objective, we highly suggest you watch an upcoming Live session given on **February 2, 2026, in Peacock Hall from 10am to 11:30am.** This event will be a Room & Zoom event so if you cannot attend in person, you can view it at home via ZOOM, and it will even be recorded. The following are the details:
 - **Presented by Ron Halog. He is an Emergency Preparedness Coordinator overseeing Preparedness Activities for Solano and Contra Costa Counties**
 - **He will be discussing how to get your home ready for better withstanding disasters**
 - **To attend or view this **YOU MUST register first IN ADVANCE** by clicking on (or copying and entering into your computer or iPhone):**
 - **https://us02web.zoom.us/meeting/register/mC4mhPlzRi2_2Bs0o-oXLg**
- **Re: Your Health:**
 - Continue to practice good hygiene to include washing hands when coming home, before eating, etc. Also wear masks in “high risk areas” (Such as airports, public transport vehicles and hubs, or crowded, congested areas) There is some serious flu strains as well as outbreaks of

measles in many areas that pose a serious risk to all and more so to Seniors. It's not too late to obtain your flu vaccine. Please consult your Medical Practitioner for details best for your circumstances.

- **What is your Disaster Preparedness Group (DPC) working on presently?**

- The DPC is concluding work on its Committee Charter and is also working on finalizing its objectives for the year to include conducting more Essential Skills Training sessions for Residents.

NOTE: We have an active but interesting committee that is working hard to educate and assist our residents to better prepare for future events that will disrupt our everyday lives as we know it. **We need your help with additional members** to ensure we have a minimal workload for each as well as to gain members in unrepresented zones. You can assist at home, or in your neighborhood, etc. Not sure? Come join us at one of our monthly meetings held on the third Wednesday of each month from about 4 to about 5 pm in MPR #2 at Gateway **OR** contact Ralph Anthenien to discuss the scope of our work and to answer any of your questions. Thank YOU.

Old Business

a. Parked Vehicles on Sidewalks:

President Schlenker addressed parking violations on sidewalks. He noted that a procedure is already in place allowing residents to report vehicles blocking sidewalks to Securitas, which will issue warnings and may result in towing after seven days.

b. Motion to Approve Lien on Account #7302

Rich Schlenker made a motion, Pina Royer seconded to approve a lien on account #7302.

Moved, Seconded, Carried 4-0

New Business

a. Functional Lawn Survey:

Please refer to Landscape Committee report.

b. Review and Adoption of AB 1572 Relandscape Plan

Tabled until next meeting.

c. Legal Evaluation of AB1572 by Adams Stirling on Exclusive Use of the Common Area

Tabled until next meeting.

d. Motion to Approve 2026 Shared Deductible Agreement

Rich made a motion, Pina Royer seconded to approve the 2026 Shared Deductible Agreement.

Moved, Seconded, Carried 4-0

Executive Session Summary

The Board met in executive session from 3 p.m. to 3:28 p.m. to discuss the following:

1. Legal Matters: The Board discussed legal matters regarding. No decision was made.

Announcements

Next Board Meeting will be held on February 23, 2026, at 1:00 p.m., in the Club Room at Creekside and via Zoom.

Adjournment

With no further business to address President Schlenker adjourned the meeting at 2:48 pm.

Secretary's Certificate

I hereby certify that the foregoing is a true and correct copy of the minutes of the Board of Director's meeting.

Lucy Limon
Assistant Secretary