



FIRST WALNUT CREEK MUTUAL

BOARD OF DIRECTORS REGULAR MEETING

Friday, November 14, 2025 at 10:00a.m.

Meeting is Conducted In-Person and Virtually

Creskide Clubhouse – Club Room
1010 Stanley Dollar Drive, Walnut Creek, CA 94595

Join Meeting Virtually

To view the meeting on your computer, iPad, or smart phone, residents should log-in to <https://rossmoor.zoom.us/j/86292977604> or use the Meeting ID: 862 9297 7604. 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 (305) 224-1968 on any phone, and they will be prompted to enter the Meeting ID: 862 9297 7604.

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

AGENDA

1. Call to Order

2. Roll Call Directors

Young Chung – President
Mike Sund – 1st Vice President
Vacant – 2nd Vice President
Kevin Dowling– Treasurer
Peggy Kaiser – Secretary

Rossmoor Property Management

Jeroen Wright – Director
Todd Arterburn – Chief Financial Officer
Dave Peakes – Building Maintenance Manager
John Tawaststjerna – Landscape Manager
Victoria Thomas – Board Services Coordinator

3. Members’ Forum

All members are invited to address the Board with questions, comments, and suggestions. The Board does not directly answer questions posed by speakers during the Members’ Forum but does hear the viewpoints and ideas presented and considers them as they act during the meeting. Comments are limited to three minutes per member.

4. Consent Calendar

- a. Board of Directors Executive Session Meeting Minutes – October 16, 2025
Recommendation: The Board of Directors approve the Consent Calendar.

5. **Executive Session Meeting Summary**
 - Executive Session Meeting on October 16, 2025
 - Litigation
6. **President's Report** – *Young Chung*
7. **Treasurer's Report** – *Kevin Dowling*
 - a. Treasurer's Report
Recommendation: The Board of Directors certifies compliance with Civil Code §5500 for financial statements.
8. **Director's Report** – *Jeroen Wright*
9. **Chief Financial Officer's Report** – *Todd Arterburn*
10. **Building Maintenance Manager's Report** – *Dave Peakes*
11. **Landscape Manager's Report** – *John Tawaststjerna*
 - a. Bid pending approval on 2016 Oakmont Entry 8 Lawn Conversion in the amount of \$7,302.18 from the reserves account.
Recommendation: The Board of Directors approve the contract for the 2016 Oakmont Entry 8 lawn conversion in the amount of \$7,302.18 from the reserves account.
 - b. Bid pending approval on 2365 Pine Knoll Entry 5 Lawn Conversion in the amount of \$8,950.00 from the reserves account.
Recommendation: The Board of Directors approve the contract for the 2365 Pine Knoll Entry 5 lawn conversion in the amount of \$8,950.00 from the reserves account.
12. **Committee Reports**
 - a. Budget and Finance Committee Report – *Paul Moderacki*
 - b. Landscape Committee – *Committee Chair Vacant*
 - c. Capital Projects Committee – *Committee Chair Vacant*
 - d. Social Engagement Committee – *Marcia Keating and Brenda Wilson*
13. **New Resident Orientation** – *Kevin Dowling*

Next Orientation Meeting: The next meeting scheduled is on November 21, 2025 at 10:00 a.m. in the Bunker Room at the Creekside Clubhouse.
14. **New Business**
 - Action Items**
 - a. Proposed Amendments to the Collection Policy – *Young Chung*
Recommendation: The Board of Directors approve the proposed amendments to the Collection Policy.
 - b. RWC Management Agreement
Recommendation: The Board of Directors approve the proposed RWC Management Agreement.
 - c. Reorganization of the Board

15. **Announcements** – The next scheduled meeting is the Board of Directors Regular Meeting on December 12, 2025 at 10:00 a.m. at the Event Center in the Donner Room as well as virtually.
16. **Adjournment to Executive Session** – If necessary, for legal issues, contracts, member discipline, personnel issues, delinquencies, or foreclosures.