



FIRST WALNUT CREEK MUTUAL

BOARD OF DIRECTORS REGULAR MEETING

Friday, April 26, 2024 at 10:00 a.m.
(Social Gathering is Welcomed at 9:30 a.m.)

Meeting is Conducted In-Person and Virtually

Event Center - Donner Room
1021 Stanley Dollar Drive, Walnut Creek, CA 94595

Join Meeting Virtually

<https://rossmoor.zoom.us/j/86741573875>

Meeting ID: 867 4157 3875

Dial In - (669) 900-6833

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

AGENDA

1. **Call to Order**

2. **Roll Call of Directors**

Mary A. England – President – District 5
Peter Catalano – 1st Vice President – District 4
Young Chung – 2nd Vice President – District 3
Jen Moreau – Secretary – District 2
Jean Autrey – Treasurer – District 1

Mutual Operations Staff

Jeroen Wright – Director of Mutual Operations
Dave Peakes – Building Maintenance Manager
John Tawaststjerna – Landscape Manager
Bud Baxter, Accounting 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 Special Meeting Minutes – April 17, 2024
- b. Board of Directors Executive Session Meeting Minutes – April 17, 2024

Recommendation: The Board of Directors approve the Consent Calendar as posted.

5. **Treasurer** – Jean Autrey/Ann Prichard

- a. Treasurer's Report – Jean Autrey

Recommendation: The Board of Directors certifies compliance with Civil Code §5500.

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6. **Mutual Operations** – *Jeroen Wright/Dave Peakes*
7. **Landscape Manager’s Report** – *John Tawaststjerna*
8. **Committee Reports**
 - a. Budget and Finance Committee Report – *Paul Moderaki*
 - b. Landscape Committee – *Pat Power*
 - c. Governance Committee – *Vacant*
 - d. Capital Projects Committee – *Mike Sund*
 - e. Social Engagement Committee – *Marcia Keating*
9. **President’s Report** – *Mary England*
10. **New Resident Orientation** – *Jerry Priebat*
Next Orientation Meeting: The next scheduled meeting is on May 14, 2024 at 10:00 a.m. in the Multi Purpose Room 3 at the Gateway Clubhouse.
11. **Unfinished Business** – *Mary A. England*
Action Items
 - a. Update on 2022 and 2023 Audits
 - b. Review Proposed Maintenance Policy 2.0 Changes
12. **New Business**
Action Items
 - a. Inspector of Elections Selection
 - b. Review Proposal for Compliance Officer
 - c. Amend Bylaws for Increase Participation in Committees
 - d. Proposed Ice Cream Social
 - e. Social Engagement Budget
 - f. Review Confidentiality, Privacy, and Disclosure of Personal Information
 - g. Landscape Policy Violation Letters – *England*
 - h. Review Financial Requirements for Membership - *England/Autrey*
 - i. Status of Governance Committee - *Catalano*
 - j. Proposed Amendments to Bylaws on Board Expansion
 - k. Proposed Amendments to Policy on Elections and Voting
 - l. Create Task Force for Common Areas and Exclusion Use Common Area – *England*
 - m. Townhall – Bylaw Discussion - *Catalano*
13. **Informational/Discussion Items**
 - a. HVAC and Duct Cleaning
14. **Announcements** – The next scheduled meeting is the Board of Directors Regular Meeting. The meeting will be held on May 24, 2024 at 10:00 a.m. in the Donner Room at the Event Center as well as virtually.
15. **Adjournment to Executive Session** – If necessary, for legal issues, contracts, member discipline, personnel issues, delinquencies, or foreclosures.