

FIRST WALNUT CREEK MUTUAL

BOARD OF DIRECTORS REGULAR MEETING - Amended

The agenda was amended to include additional minutes that were omitted when posted.

Friday, January 24, 2025 at 10:00a.m.

(Social Gathering at 9:30am)

Meeting is Conducted In-Person and Virtually

Event Center – Donner Room

1021 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/85991704322> or use the Meeting ID: 859 9170 4322. 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) 444-9171. on any phone, and they will be prompted to enter the Meeting ID: 859 9170 4322.

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**

Young Chung – President – District 3
Peter Catalano – 1st Vice President – District 4
Kevin Dowling – 2nd Vice President – District 2
Peggy Kaiser – Treasurer – District 5
Jean Autrey – Secretary – District 1

Mutual Operations Staff

Jeroen Wright – Director of Mutual Operations
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 Regular Meeting Minutes – December 27, 2024
 - b. Board of Directors Executive Session Meeting Minutes – December 27, 2024
 - c. Architectural Control Committee Meeting Minutes – January 6, 2024
- Recommendation: The Board of Directors approve the Consent Calendar.*

5. **Treasurer's Report** – *Peggy Kaiser*
 - a. Treasurer's Report
Recommendation: The Board of Directors certifies compliance with Civil Code §5500.
6. **Mutual Operations Reports** – *Jeroen Wright/Dave Peakes*
7. **Chief Financial Officer's Report** – *Todd Arterburn*
8. **Landscape Manager's Report** – *John Tawaststjerna*
9. **2nd Vice-President's Report** – *Kevin Dowling*
10. **Committee Reports**
 - a. Budget and Finance Committee Report – *Paul Moderacki*
 - b. Landscape Committee
 - c. Capital Projects Committee – *Mike Sund*
 - d. Social Engagement Committee – *Marcia Keating*
11. **New Resident Orientation** – *Jerry Priebat*
Next Orientation Meeting: The next scheduled meeting is on February 11, 2025 at 10:00 a.m. in the Bunker Room at the Creekside Clubhouse.
12. **Unfinished Business**
Action Items
 - a. Voting and Election Rules – *Jean Autrey*
Recommendation: The Board of Directors to approve the Voting and Election Rules.
 - b. Pound Management Agreement – *Dave Peakes*
Recommendation: The Board of Directors to approve the Pound Management Agreement.
13. **New Business**
Action Items
 - a. 2025 Shared Deductible Agreement – *Kevin Dowling*
Recommendation: The Board of Directors approve the Property Insurance Deductible Shared Agreement.
 - b. Resolution to Approve Checks over \$10,000 – *Peggy Kaiser*
Recommendation: The Board of Directors approve the Resolution to approve checks over \$10,000.
14. **Informational/Discussion Items**
15. **Announcements** – The next scheduled meeting is the Board of Directors Regular Meeting on February 28, 2025 at 10:00 a.m. at the Creekside Clubhouse in the Club Room as well as virtually.
16. **Adjournment to Executive Session** – If necessary, for legal issues, contracts, member discipline, personnel issues, delinquencies, or foreclosures.