

**FIRST WALNUT CREEK MUTUAL****BOARD OF DIRECTORS REGULAR MEETING**

**Friday, July 25, 2025 at 10:00a.m.**

**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/82707936988> or use the Meeting ID: 827 0793 6988. You will see a few prompts to click on such as allowing “the page to open [zoom.us](https://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: 827 0793 6988.

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

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**AGENDA****1. Call to Order****2. Roll Call  
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

**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 Regular Meeting Minutes – June 27, 2025
  - b. Board of Directors Executive Session Meeting Minutes – June 27, 2025
  - c. Architectural Control Committee Meeting Minutes – July 17, 2025
- Recommendation: The Board of Directors approve the Consent Calendar.*

5. **Report Out from Executive Session Meeting**

- Report out from Executive Session on June 27, 2025
  - Litigation

6. **President's Report** – *Young Chung*

7. **Treasurer's Report** – *Peggy Kaiser*

- a. Treasurer's Report

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

8. **Mutual Operations Reports** – *Jeroen Wright/Dave Peakes*

9. **Chief Financial Officer's Report** – *Todd Arterburn*

10. **Landscape Manager's Report** – *John Tawaststjerna*

- a. Bids Pending Approval on Irrigation Project
- b. Bids Pending Approval on Golden Rain Entry 14 Daffodil Garden

11. **Committee Reports**

- a. Budget and Finance Committee Report – *Paul Moderacki*
- b. Landscape Committee – *Committee Chair Vacant*
- c. Capital Projects Committee – *Mike Sund*
- d. Social Engagement Committee – *Maria Keating and Brenda Wilson*

12. **New Resident Orientation** – *Jerry Priebat*

Next Orientation Meeting: The next meeting scheduled is on August 12, 2025 at 10:00 a.m. in the Bunker Room at the Creekside Clubhouse.

13. **Unfinished Business**

**Action Items**

- a. Landscape Committee Policy Procedures – *Young Chung*  
*Recommendation: Motion to adopt processes recommended by the Landscape Committee.*

14. **New Business**

**Action Items**

- a. Video Surveillance Options in Common Area – *Young Chung*
- b. Bylaws Ballot Inspector of Elections Selection – *Victoria Thomas*

15. **Informational/Discussion Items**

- a. Cyber Security Presentation – *Todd Arterburn*
- b. 2025 Director Election - Candidates Forum – *Young Chung*
- c. GRF Management Agreement Process – *Peter Catalano*
- d. Capital Projects Proposal for Building Electrification -- Zinsco Main Panel Replacement/EV Pilot – *Young Chung/Mike Sund*
- e. Maintenance Policy – Proposed Amendments – *Jean Autrey*
- f. Landscape Encroachments in Common Area – *Young Chung*
- g. Firewise Committee – *Young Chung*
- h. FWCM Newsletter – *Young Chung*

16. **Announcements** – The next scheduled meeting is the Board of Directors Regular Meeting on August 22, 2025 at 10:00 a.m. at the Event Center in the Donner Room as well as virtually.
17. **Adjournment to Executive Session** – If necessary, for legal issues, contracts, member discipline, personnel issues, delinquencies, or foreclosures.