

SECOND WALNUT CREEK MUTUAL

BOARD OF DIRECTORS REGULAR MEETING

Thursday, April 17, 2025, at 10:00 a.m.

Meeting is Conducted In-Person and Virtually

Peacock Hall / Gateway Plaza

1001 Golden Rain Road, 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/85200797599> use the **Meeting ID: 852 0079 7599** in your browser and follow the on-screen instructions to enter the meeting. Be sure to have your computer speakers turned on.

For audio only, **dial 669-900-6833** on your phone and enter **Meeting ID: 852 0079 7599** at the prompt.

For technical support to join a meeting, contact 925.988.7627

AGENDA

1. Call to Order

2. Roll Call of Directors

Lon Bruce – President
Michele Colucci – Vice President
Vona Scott – Treasurer
Marv Ryken – Director
Bob Kelso – Director

3. Mutual Operations Staff

Jeroen Wright – Director of Mutual Operations
Todd Arterburn – Chief Financial Officer
Eric Howard – Building Maintenance Manager
John Tawaststjerna – Landscape Manager
Anna Rocha – Board Services Coordinator

4. Appointment of Bob Kelso to Open Director Seat

5. Approval of Minutes

- a. Regular Session Board Meeting Minutes – March 20, 2025
- b. Executive Session Board Meeting Minutes – March 20, 2025
- c. Executive Session Board Meeting Minutes – March 25, 2025
- d. Executive Session Board Meeting Minutes – April 11, 2025

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6. **President's Report** – *Lon Bruce*

7. **Operations Manager's Report** – *Jeroen Wright*

8. **Chief Financial Officer** – *Todd Arterburn*

9. **Treasurer's Reports** – *Vona Scott*

10. **Building Maintenance Manager's Report** – *Eric Howard*

11. **Landscape Manager's Report** – *John Tawaststjerna*
- MOD Mulching Estimate

12. **Committee Reports**
 - a. Architectural Review Committee – *Marv Ryken*
 - b. Contracts, Grants, and Rebates Committee – *Vona Scott*
 - c. Finance & Insurance Committee – *Vona Scott*
 - d. Infrastructure Committee – *Marv Ryken*
 - e. Landscape Committee – *Tieka Romanoff*
 - f. Neighbors for Safer Streets Committee – *Lynn Carruthers*
 - g. Trash Committee – *Kathleen Eperson*
 - h. Water and Conservation Committee – *Therese Welter*
 - i. Welcome Committee – *Susan Haigh-Bishop*

13. **Old Business**
 - a.

14. **New Business**
 - a. Nomination of Board Secretary
 - b. Board Landscape Committee Nomination
 - c. Electronic Voting Rules – 28 day Member Discussion
 - d. Bids for Zinsco panel replacement
 - e. Discussion of potential requirements to pay (at sale) for replacement of interior Zinsco panel replacements
 - f. BBQ Policy discussion

15. **Members' Forum**

Comments are limited to three (3) minutes per person. The Members' Forum will close when the last Member who asks to address the Board has spoken or the scheduled time allocated to the SWCM to use the meeting room has ended, whichever comes first. Members who are not able to address the Board may contact them by telephone or email as provided on the Second Mutual web page included under For Residents / Mutual at: www.rossmoor.com.

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16. Announcements –

- a. Board Meeting: The next scheduled Board meeting will be a Regular Session Meeting to be held on Thursday, May 15, 2025, at 10:00 a.m. in the Peacock Hall at the Gateway Plaza.
- b. Members Social Meeting: Come meet your neighbors on May 1st at 4:00 pm at the Fireside Room. Light refreshments will be provided. Please RSVP to Susan Haigh-Bishop at: haighbishop@gmail.com or 808.221-8608 so we can get an accurate count of the attendees.