SECOND WALNUT CREEK MUTUAL

BOARD OF DIRECTORS REGULAR MEETING
Thursday, February 19, 2026, at 10:00 a.m.
Meeting is Conducted In-Person and Virtually on Zoom
Peacock Room in the Gateway Complex
1001 Golden Rain Road, Walnut Creek, CA 94595

To view the meeting on your computer, iPad, or smart phone, residents should log-in to https://rossmoor.zoom.us/j/81821213519 or use the **Meeting ID: 818 2121 3519**. **Passcode 367252**. 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 and place yourself on mute until you are called upon to speak.

If residents just want to hear the deliberations, they can dial (669) 900-6833 on any phone, and they will be prompted to enter the **Meeting ID**: **818 2121 3519. Passcode: 367252.**

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**
   Lon Bruce – President
   Michele Colucci – Vice President
   Vona Scott – Treasurer
   Bob Kelso – Secretary
   Tieka Romanoff – Director at Large

3. **Mutual Operations Staff**
   Jeroen Wright – Director of Mutual Operations
   Todd Arterburn – Chief Financial Officer
   Eric Howard – Building Maintenance Manager
   John Tawaststjerna – Landscape Manager
   Janneth Lujan – Board Services Coordinator & Assistant Secretary

4. **Approval of Minutes**
   a. Regular Board Meeting Minutes – January 15, 2026

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

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

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

8. **Treasurer's Report** – *Vona Scott*

9. **Financial Certifications**
   a. 2024 SWCM Review Audit Report
   b. November 2025 Financial Statements
   c. December 2025 Financial Statements

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

11. **Landscape Manager's Report** – *John Tawaststjerna / Jesus Morales*

12. **Committee Reports**
    a. Water and Conservation Committee Report – *Therese Welter*
    b. Trash Committee – *Kathleen Eperson*
    c. Finance & Insurance Committee – *Vona Scott*
    d. Landscape Committee – *Tieka Romanoff*
    e. Infrastructure Committee – *Kevin Moore / Dan Davis*
    f. Welcome Committee – *Tieka Romanoff*
    g. Architectural Review Committee – *Lon Bruce*
    h. Governing Documents Committee – *Bob Kelso / Vona Scott*

13. **Old Business**
    a. Rule change update on solar panel installations, Kevin Moore and Dan Davis review findings/recommendations.
    b. AMAC $20k update deposit refund.

14. **New Business**
    a. Review and approval of DropBox for online document storage.
    b. Review and approval for additional budget for governing documents legal review of proposed updates.
    c. Policy changes regarding remodels and unit alterations, requiring professional cleaning of ductwork.
    d. Nicotine Abatement Policy in accordance with AB455.
    e. New laundry room cleaning contract discussion.

15. **Members' Forum**

All members are invited to address the Board with questions, comments, and suggestions. Each member has 3 minutes in which to address the Board. The Board does not directly answer questions posed by speakers during the Members' Forum, but the Board does hear the viewpoints and ideas presented and considers them as they act during future meetings. Comments are limited to three minutes.

16. **Announcements**
    a. The next executive board meeting is scheduled for February 26th in the Mulligan Room at Creekside from 10:00am to 1:00pm.
    b. The next regular board meeting is scheduled for March 19, 2026. It will be held in the Peacock Room at the Gateway from 10:00am to noon.
    c. There is an executive board meeting scheduled for April 2nd, from 10:00am to 1:00pm in the Mulligan Room at Creekside.
    d. The next SWCM gathering is April 2nd in the Club Room at Creekside from 3:30pm to 5:30pm, please join us!

17. **Adjournment**