



SECOND WALNUT CREEK MUTUAL

BOARD OF DIRECTORS ORGANIZATIONAL/REGULAR MEETING

Wednesday, November 12, 2025, at 9:00 a.m.

Meeting is Conducted In-Person and Virtually on Zoom

Gateway- Peacock Room

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/89910260449> or use the **Meeting ID: 899 1026 0449**. 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.

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: 899 1026 0449**.

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
Michelle Colucci
Vona Scott
Bob Kelso
Tieka Romanoff

Rossmoor Property Management

Jeroen Wright – Director
Todd Arterburn – Chief Financial Officer
Eric Howard – Building Maintenance Manager
John Tawaststjerna – Landscape Manager
Janneth Lujan – Board Services Coordinator &
SWCM Assistant Secretary

3. Appointment of Chairperson Pro Tem

- a. Motion to appoint Janneth Lujan as Chairperson Pro Tem

4. Selection of Officer Positions

- a. President
- b. Vice President
- c. Secretary
- d. Treasurer
- e. Director at Large



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5. New Business

- a. 2026 Budget review/approval, including:
 1. Reserve Report final review/acceptance
 2. Review adding the laundry rooms to 12-year building refresh cycle
 3. Review addition of the \$125k in entry paving to the 2026 budget
 4. Review Freeman's A/C per unit increase of \$529.00 and retro catch-up payment of \$82k
 5. Review addition of final water-cooled air-conditioning replacement by Freeman's A/C (87 units) in 2026
 6. Approve change of property insurance renewal from January to May/June and approval to have 18-month insurance paid in 2026
 7. Approve RWC/RPM and SWCM Management Contract
 8. Determine SWCM social gathering number of meetings for 2026 and meeting budgets.
 9. Review replacement of building sewer laterals.

6. 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 consider them.

7. Announcements

The next social gathering is Thursday, November 13th (tomorrow) at 4:00 p.m. in the Club Room at the Creekside Clubhouse. Come and meet your neighbors.

The next and final 2025 Board of Directors Regular Meeting is scheduled for Thursday, November 20, 2025, in Peacock Hall at the Gateway Clubhouse at 10:00 a.m.

8. Adjournment