

SECOND WALNUT CREEK MUTUAL

BOARD OF DIRECTORS REGULAR MEETING

Thursday, March 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/87657609641> or use the **Meeting ID: 876 5760 9641. 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: 876 5760 9641.** 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. Executive Board Meeting Minutes – February 26, 2026
 - b. Regular Board Meeting Minutes – February 19, 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. January 2026 Financial Statements
 - b. The Board of Directors certifies compliance with Civil Code §5500

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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.
 - c. Review and approval for additional budget for governing documents legal review of proposed updates.
 - d. Policy changes regarding remodels and unit alterations, requiring professional cleaning of popcorn ceilings and ductwork.
14. **New Business**
 - a. Discuss banning certain flippers or contractors from doing business in 2nd Mutual.
 - b. Discuss policy for the canvassing and posting of Mutual election materials.
 - c. Review and vote on proposals to clean SWCM Laundry rooms and restrooms.
 - d. Review and vote on proposals to paint exterior buildings and carports being rehabbed in 2026.
 - e. Review and vote on proposals to repair broken/blocked ground drain line on in front of building 1317 Canyonwood.
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**
 - Immediately following this meeting please join the Board as we say goodbye and thank you for all he's done for 2nd Mutual. His last day is March 31st. We will be honoring him on the patio outside the Fireside Room.
 - There is an executive board meeting scheduled for April 2nd, from 10:00am to 1:00pm in the Mulligan Room at Creekside.
 - The next SWCM gathering is April 2nd in the Club Room at Creekside from 3:30pm to 5:30pm, please join us!
17. **Adjournment**