

SECOND WALNUT CREEK MUTUAL

BOARD OF DIRECTORS REGULAR MEETING

Thursday, February 20, 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
Jeanne Steidel – Secretary
Marv Ryken – 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. Approval of Minutes

- a. Executive Session Board Meeting Minutes – October 22, 2024
- b. Regular Session Board Meeting Minutes – January 16, 2025
- c. Executive Session Board Meeting Minutes – February 13, 2025

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

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

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

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

9. **Building Maintenance Manager's Report** – *Eric Howard*
 - a. 1333 Running Springs – Interior Drywall Repairs

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

11. **Committee Reports**
 - a. Water and Conservation Committee Report - *Teresa Walters*
 - b. Trash Committee – *Kathleen Eperson*
 - c. Finance & Insurance Committee – *Irene McKillip*
 - d. Landscape Committee – *Tieka Romanoff*
 - e. Infrastructure Committee – *Marv Ryken*
 - f. Welcome Committee – *Susan HaighBishop*
 - g. Technology & Communication – *Michele Colucci*
 - h. Architectural Review Committee – *Marv Ryken*
 - i. Contracts, Grants, and Rebates Committee – *Vona Scott*
 - j. Neighbors for Safer Streets Committee – *Lynn Carruthers*

12. **Old Business**
 - a. Transfer on Death Deed, after 28-day Member review period
 - i. Member Questions / Comments
 - ii. Board review, motion & discussion
 - b. 4041 Form Discussion and its importance. We have some for you to fill out if you are at the meeting and have not done so already. The form can also be found on the m2rossmoor.com website under Resources / For New Members / 4041 Form.

13. **New Business**
 - a. Cost of 2024 Financial Report preparation and mailing
 - b. Committee reports deadline quick review
 - c. Plastic Storage Bins in Parking Area / Fire Inspection Issues
 - d. Approval of \$300 (each) for 5 Meetings by the Welcome Committee for Mutual Social evenings
 - e. Marking of Member EV signed up with SWCM to charge policy update – Review / Discuss
 - f. Ethics Agreement, signing

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14. 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.

15. Announcements –

- a. The SWCM Website is live. Find us at M2Rossmoor.com. There you will find the latest news, notices, and happenings.
- b. The Welcome Committee is hosting a SWCM social gathering at 4:00 pm, on March 5th at **XX**, please RSVP to Susan HaighBishop at haighbishop@gmail.com so we can provide the right amount of refreshments.
- c. Board Meeting: The next scheduled Board meeting will be a Regular Session Meeting to be held on Thursday, March 20, 2025, at 10:00 a.m. in the Peacock Hall at the Gateway Plaza.