

SECOND WALNUT CREEK MUTUAL

AMENDED 1.15.25
COMMITTEE REPORTS
Building Maintenance

BOARD OF DIRECTORS REGULAR MEETING

Thursday, January 16, 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
Jesus Morales – Landscape Supervisor
Anna Rocha – Board Services Coordinator

4. Approval of Minutes

- a. Executive Session Board Meeting Minutes – October 22, 2024
- b. Regular Session Board Meeting Minutes - November 21, 2024
- c. Executive Session Board Meeting Minutes – December 12, 2024
- d. Executive Session Board Meeting Minutes – December 23, 2024

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5. **President's Report** – *Bruce*

6. **General Manager Report** – *Jeff Matheson*

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

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

9. **Treasurer's Report** – *Scott*
 - a. Certify Monthly Financials

10. **Building Maintenance Manager's Report** – *Eric Howard*
 - a. Omni Janitorial Contract
 - b. 1333 Running Springs Phase - Foundation Repairs

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

12. **Committee Reports**
 - b. Water and Conservation Committee Report
 - c. Trash Committee
 - d. Finance & Insurance Committee
 - e. Landscape Committee
 - f. EPICS
 - g. Welcome Committee
 - h. Technology & Communication
 - i. Architectural Review Committee
 - j. Contracts, Grants, and Rebates Committee
 - k. Infrastructure Committee
 - l. Neighbors for Safer Streets

13. **New Business**
 - l. Cost of Financial Report
 - m. Committee Reports Deadline
 - n. Plastic Storage Bins in Parking Area
 - o. Social Events in Lieu of the Old BOD Regular Meeting- Review /Motion
 - p. Transfer on Death Deed - Review / Discuss
 - q. Approval of \$300 (each) for 5 Meetings by the Welcome Committee for Mutual Social evening
 - r. Motion for Mark Fehlig to be the New EV Coordinator for SWCM Infrastructure Committee.
 - s. Current EV Charging Rates per SWCM Policy – Review / Discuss
 - t. SWCM to Buy Electric Current Monitors for all Members using EV Charging in their Carports – Review/ Motion

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- u. Ethics Agreement
- v. Rat Abatement Costs - Review / Motion
- w. Property Insurance Shared Deductible Agreement
- x. Fire Breaks in Non G11 Buildings – Review/Discuss

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 – This next scheduled meeting will be a Regular Session Meeting to be held on Thursday, February 20, 2024, at 10:00 a.m. in the Peacock Hall at the Gateway Plaza.