

SECOND WALNUT CREEK MUTUAL

BOARD OF DIRECTORS REGULAR MEETING

Thursday, July 17, 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
Bob Kelso – 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
Lisa Kam – Interim Board Services Coordinator

4. Approval of Minutes

- a. Regular Board Meeting Minutes – June 12, 2025

5. President's Report – *Lon Bruce*

- a. Honor Barbara El-Baroudi

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

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7. **Chief Financial Officer** – *Todd Arterburn*
8. **Treasurer's Reports** – *Vona Scott*
9. **Building Maintenance Manager's Report** – *Eric Howard*
10. **Landscape Manager's Report** – *John Tawaststjerna / Jesus Morales*
11. **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*
 - f. Welcome Committee – *Susan Haigh Bishop*
 - g. Architectural Review Committee – *Lon Bruce*
 - h. Contracts, Grants, and Rebates Committee – *Vona Scott*
 - i. Neighbors for Safer Streets Committee – *Lynn Carruthers*
12. **Old Business**
 - a. Discuss units that have old Zinsco panels that are being remodeled, the remodeler needs replace it.
 - b. Specify that plumbing remodels, the alteration needs to include updating to copper piping.
13. **New Business**
 - a. Annual inspections follow-up.
 - b. Discuss having junk clean outs of the laundry rooms.
 - c. Discuss schedule for the refurbishment of laundry rooms.
 - d. Discuss having the laundry room dryer vents cleaned out.
 - e. Follow-up on the laundry room cleaning and the outdoor clothesline area cleaning responsibility.
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. Board Meeting: The next scheduled Board meeting will be a Regular Session Meeting to be held on Thursday, August 21, 2025, at 10:00 a.m. in the Peacock Hall at the Gateway Plaza.
 - b. SWCM Social Event: The next scheduled social event is scheduled for September 4th, Fireside Room, Gateway at 4:00 pm