



ROSSMOOR
™ WALNUT CREEK

Walnut Creek Mutual Twenty - Eight

BOARD OF DIRECTORS REGULAR MEETING

Wednesday, September 25, 2024, at 10:30 a.m.

Meeting is Conducted Virtually
Join Meeting Virtually

For video/audio participation on your laptop, tablet, or smartphone, enter **Meeting ID: 889 0751 3947** 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: 889 0751 3947** at the prompt or go to the website “Meetings.”

Join Zoom Meeting Link:

<https://rossmoor.zoom.us/j/88907513947>

Meeting ID: 889 0751 3947

For technical support to join a meeting, contact 925.988.7627 or support@rossmoor.com

AGENDA

1. **Call to Order** – Susan Hildreth

2. **Roll Call of Directors**

Susan Hildreth – President
Don Kurtz – Vice President
Isabelle Chen – Secretary/Treasurer

Mutual Operations Staff

Jeroen Wright – Mutual Operation’s Manager
Todd Arterburn – Chief Financial Officer
Rick West – Building Maintenance Manager
John Tawaststjerna – Landscape Manager
Anna Rocha – Board Service Coordinator

3. **Consent Calendar**

a. Board of Directors Regular Meeting Minutes – July 24, 2024

Recommendation: The Board of Directors approves the Consent Calendar.

4. **Members’ Forum**

All members are invited to address the Board with questions, comments, and suggestions. The Board does not directly answer questions posed by speakers during the Members’ Forum

but does hear the viewpoints and ideas presented and considers them as they act during the meeting. Comments will be limited to three minutes per person.

5. Certification of Review of Monthly Financial Statements –

- a. July 31, 2024, Monthly Financials
- b. August 31, 2024, Monthly Financials
- c. Reminder of Due Date for Special Assessment Payment

Recommendation: The Board of Directors certifies compliance with Civil Code §5500.

6. Mutual Operations Manager's Report – Jeroen Wright

7. Landscape Report – John Tawaststjerna

- a. Plan for Mod Days

8. Building Maintenance Report – Rick West

- a. AMAC Contract for Repairs \$21,500
 - 2101 Ptarmigan Dr., # 2
- b. Eisen Environmental Construction Service \$4,500
 - 2101 Ptarmigan Dr., #2

9. Reports of Officers

- a. President
- b. Vice President
- b. Standing Committees
 - Social Committee
 - Landscape Committee

10. Unfinished Business

- a. Reminder of Process for Seating of a New Five-Seat Board of Directors

11. New Business

- a. 2025 Annual Budget

12. Announcements

The next scheduled Board of Directors Regular Meeting is October 23, 2024, at 10:30 a.m. via Zoom teleconference.

8. Adjournment to Executive Session – If necessary, for legal issues, contracts, member discipline, personnel issues, delinquencies, or foreclosures