



ROSSMOOR
™ WALNUT CREEK

Walnut Creek Mutual Twenty - Eight

BOARD OF DIRECTORS REGULAR MEETING

Wednesday, January 22, 2025, at 10:30 a.m.

Meeting is Conducted Virtually
Join Meeting Virtually

For video/audio participation on your laptop, tablet, or smartphone, enter <https://rossmoor.zoom.us/j/82584251506> in your browser and follow the on-screen instructions to enter the meeting. Enter the **Meeting ID: 825 8425 1506**. Be sure to have your computer speakers turned on.

For audio only, **dial 669-900-6833** on your phone and enter **Meeting ID: 825 8425 1506** at the prompt or go to the website “Meetings.”

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
Tara Murphy - Secretary
Isabelle Chen – Treasurer
Virginia Lawson - Director

3. **Mutual Operations Staff**
Jeroen Wright – Mutual Operation’s Manager
Todd Arterburn – Assistant Secretary
Rick West – Building Maintenance Manager
John Tawaststjerna – Landscape Manager
Anna Rocha – Board Service Coordinator

4. **Consent Calendar**
 - a. Board of Directors Regular Meeting Minutes – October 23, 2024

Recommendation: The Board of Directors approves the Consent Calendar.

5. **Member Forum**

Members are given a three (3) minute -limit to address the Board of Directors.

6. **Treasurer's Report** –

- a. Certify October 31, 2024, Financial Report
- b. Certify November 30, 2024, Financial Report
- c. Status of payments for 2024 Special Assessment
- d. Resolution Authorizing Budgeted Transfers
- e. Resolution Authorizing Specific Transfers of Funds and Appointing a Board Committee

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

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

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

9. **Building Maintenance Report** – Rick West

- 2157 Ptarmigan Dr., #2 - Re-piping & Putback Ratify
- Update on 2101 Ptarmigan #2 - Approve additional costs
- Tree Root Damage in Units Bid Update
- Bid for Carport Roofs
- Update on other projects, i.e. Gutter Cleaning etc.

10. **Landscape Report** – John Tawaststjerna

- MOD days for 2025
- Schedule Tree Trimming – Review & Discuss
- Replacement Bear for Entry 12
- Bench Plans for Entry 11
- Accessing Potential Tree Root Damage
- Installation of the Backflow
 - Terra
 - EPIC Irrigation
 - MOD Estimate

11. **Officers' Reports**

- a. President
- b. Vice President
- c. Secretary
- d. Treasurer
- e. Director

12. **Committee Reports**

- a. Social Committee - February 26 Winter Gathering
- b. Landscape Committee

13. Unfinished Business

14. New Business

- a. Consideration of electronic voting
- b. Consideration of in-person Board meetings
- c. 2025 Shared Deductible Agreement

15. Announcements

The next scheduled Board of Directors Open Meeting is the Annual Meeting on Wednesday, March 5, 2025, at 9:00 a.m. in the Donner Room.

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