



WALNUT CREEK MUTUAL TWENTY-NINE

## ANNUAL MEMBERS MEETING AGENDA

Monday, March 3, 2025 at 9:30 a.m.

### Meeting will be Conducted In Person and Virtually

Creekside Clubhouse – Club Room  
1010 Stanley Dollar Drive, 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/85255808335> or use the Meeting ID: 852 5580 8335. You will see a few prompts to click on such as allowing “the page to open [zoom.us](https://zoom.us),” “join with video,” and “join with computer audio.” Be sure to have your computer speakers turned on.

If residents just want to hear the deliberations, they can dial (669) 900-6833. on any phone, and they will be prompted to enter the Meeting ID: 852 5580 8335.

For technical support to join a meeting, contact (925) 988-7627 or [Support@rossmoor.com](mailto:Support@rossmoor.com).

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## AGENDA

### Directors

Richard Giessner – President  
Ram Ramakrishna – Vice President  
David Hickey – Treasurer  
Vacant – Secretary  
Vacant – Director-at-Large

### Mutual Operations Staff

Jeroen Wright – Mutual Operations Director  
Todd Arterburn – Chief Financial Officer  
Rick West – Sr. Building Maintenance Manager  
John Tawaststjerna – Landscape Manager  
Victoria Thomas – Board Services Coordinator

### 1. Certification of Notice of Meeting – *Victoria Thomas*

### 2. Tabulation Results for Director Election – *Victoria Thomas*

A secret ballot in the matter of a Director Election was mailed on January 22, 2025, for a vote of the membership. Ballots were opened and tabulated during the Tabulation Meeting on February 28, 2025 at 2:30 p.m. The winning candidates will be seated at the Organizational Meeting that follows the Annual Members Meeting.

### 3. Report of Officers & Committees

- a. President
- b. Vice President – No Report
- c. Treasurer
- d. Secretary – No Report

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- e. Director-at-Large – No Report
- f. Trash Committee – No Report
- g. Safety Committee
- h. Social Committee – No Report
- i. Landscape Committee

4. **Managers' Report**

- a. Director of Mutual Operations
- b. Chief Financial Officer
- c. Building Maintenance Manager
- d. Landscape Manager

5. **Residents' Forum**

All residents are invited to address the Board with questions, comments, and suggestions. The Board does not directly answer questions posed by speakers during the Residents' 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.

6. **Announcements** – Board of Directors Organizational Meeting to follow adjournment of the Annual Members Meeting.

7. **Adjournment**

## **BOARD OF DIRETORS ORGANIZATIONAL AGENDA**

**Monday, March 3, 2025 at 9:30 a.m.**

### **Meeting will be Conducted In Person and Virtually**

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### **AGENDA**

#### **1. Call to Order**

#### **2. Roll Call of Directors**

Richard Giessner – President  
Ram Ramakrishna – Vice President  
David Hickey – Treasurer  
Vacant – Secretary  
Vacant – Director-at-Large

#### **Mutual Operations Staff**

Jeroen Wright – Director of Mutual Operations  
Todd Arterburn, Chief Financial Officer  
Clayton Clark – Senior Building Maintenance Manager  
John Tawaststjerna – Landscape Manager  
Victoria Thomas – Board Services Coordinator

#### **3. Consent Calendar**

- a. Board of Directors Special Meeting Minutes – January 6, 2025
- b. Board of Directors Special Meeting Minutes – February 3, 2025

*Recommendation: The Board of Directors approve the Consent Calendar as posted.*

#### **4. Election of Officer Positions**

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

**5. Appointment of Committee Chairs**

- a. Trash Committee
- b. Safety Committee
- c. Social Committee
- d. Landscape Committee

**6. Appointment of Todd Arterburn as Assistant Treasurer**

**7. Appointment of Victoria Thomas as Assistant Secretary**

**8. Old Business**

- a. Electrical Panels  
The three emergency repairs that were approved at the 2/3/25 have been completed. We have 3 more that are urgent and we need board approval to do. We have one estimate and are awaiting the second.

**9. New Business**  
**Action Items**

**10. Informational/Discussion Item**

- a. Fire Wise Zero Clearance

**11. Residents' Forum**

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**12. Announcements** – The next meeting scheduled is the Board of Directors Regular Meeting held on Thursday, April 10, 2025 at 12:30 p.m. in the Board Room at the Gateway Clubhouse.

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