



WALNUT CREEK MUTUAL TWENTY-NINE

BOARD OF DIRECTORS REGULAR MEETING

Monday, December 16, 2024 at 9:30 a.m.

**Hillside Clubhouse – Vista Room
3400 Golden Rain Road, Walnut Creek, CA 94595**

AGENDA

1. Call to Order

2. Roll Call of Directors

Richard Giessner – President
Ram Ramakrishna – Vice President
David Hickey – Treasurer – Absent
Vacant – Secretary
Michael Goldberg – 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

3. Approval of Minutes

- a. Board of Directors Regular Meeting Minutes – September 16, 2024
- b. Board of Directors Special Meeting Minutes – September 17, 2024

4. President’s Report – *Richard Giessner*

5. Financial Report/Treasurer’s Report – *David Hickey/Todd Arterburn*

- a. Motion for Compliance of Civil Code §5500 for Financial Reports

6. Mutual Operations Director’s Report – *Jeroen Wright*

7. Building Maintenance Report – *Rick West*

8. Landscape Report – *Wini Biehl/John Tawastajerna*

9. Trash Committee Report

10. Safety Committee Report – *Bert & Carol Sebilja*

11. Flooring Guidelines Report – *Manry Hall*

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12. Social Committee Report

13. Unfinished Business – *Richard Giessner*

- a. Roof contract needs to be amended to exclude gutters.
- b. Reserve Study shows reserves are growing adequately to cover future budgeted items.

12. New Business – *Richard Giessner*

- a. Borrow from reserves to pay the \$433,000 insurance bill and pay back in 2025.
Recommendation: The Board of Directors approve borrowing \$433,000 from the reserve fund to pay for the insurance bill and pay back in 2025.
- b. EBMUD notified the Mutual that the water will be shut off if we do not install a back flow device immediately after the irrigation water meter. Estimated cost is \$10,000 to \$15,000. This item was not budgeted.
Recommendation: The Board of Directors approve the installation of a back flow device in the amount of not to exceed \$15,000 from nthe operating fund.
- c. Election of Directors
Recommendation: The Board of Directors appoint nominated candidates by acclamation as a Director on the Board.
- d. Proposed Amendments to the Voting and Election Rules
Recommendation: The Board of Directors approve proposed amendments to the Voting and Election Rules.

13. Members' Forum

The Board does not directly answer questions posed by speakers during Members' Forum but does hear the viewpoints and ideas presented and considers them as they act during the meeting. Comments are limited to three minutes per person.

14. Announcements – The next scheduled meeting will be the Annual Members and Organizational Meetings on April 10, 2025 at 9:30 a.m. at the _____ in the _____.

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