



WALNUT CREEK MUTUAL TWENTY-NINE

BOARD OF DIRECTORS REGULAR MEETING

Monday, September 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
Robin Reddell – 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 – June 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 Report – *Jeroen Wright*

7. Building Maintenance Report – *Rick West*

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

9. Trash Committee Report – *Robin Reddel*

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

11. Flooring Guidelines Report – *Manry Hall*

12. Social Committee Report

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13. Unfinished Business – *Richard Giessner*

12. New Business – *Richard Giessner*

- a. MOD to transfer \$25,000 from Operations Fund to the Reserves Fund for the 2024 Insurance Payment
- b. Electrical Utilities Inspection and Possible Upgrades
- c. EV Charging Progress
- d. Select Gutter Contractor
- e. Approve Roof Contract with Dura Last
- f. Reserve Study Agreement – Helsing Group
- g. 2025 Board Meeting Schedule

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 Board of Directors Regular Meeting on December 16, 2024 at 9:30 a.m. at the Hillside Vista Room.

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