



## WALNUT CREEK MUTUAL TWENTY-NINE

### ANNUAL MEMBERS MEETING

Tuesday, March 3, 2026 at 9:30 a.m.

Meeting is Conducted In-Person and Virtually

Event Center – Donner Room

1021 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/87474490549> or use the Meeting ID: 874 7449 0549 Passcode 480537. 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 (305) 224-1968 on any phone, and they will be prompted to enter the Meeting ID: 874 7449 0549. Passcode 480537.

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  
Randal Wimberley – Vice President  
David Hickey – Treasurer  
Alice Lawrence – Secretary  
Nicole Plencner – Director-at-Large

#### Rossmoor Property Management

Jeroen Wright – Director  
Todd Arterburn – Chief Financial Officer  
John Tawaststjerna – Landscape Manager  
Luis Duenas – Building Maintenance Manager  
Victoria Thomas – Board Services Coordinator

1. Certification of Notice of Meeting – *Victoria Thomas*
2. Announce Election Results – *Victoria Thomas*
3. Report of Officers & Committees
  - a. President
  - b. Vice President
  - c. Treasurer
  - d. Secretary
  - e. Director-at-Large
  - f. Refuse Collection Points Committee
  - g. Emergency Preparedness Committee
  - h. Hospitality Committee
  - i. Landscape Committee

## WALNUT CREEK MUTUAL TWENTY-NINE

### 4. **Manager's Report**

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

### 5. **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.

6. **Announcements** – The Board of Directors Organizational Meeting will commence after the Annual Members Meeting.

### 7. **Adjournment**



WALNUT CREEK MUTUAL TWENTY-NINE

**BOARD OF DIRECTORS ORGANIZATIONAL AGENDA**

**Tuesday, March 3, 2026 at 9:30 a.m.**

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**AGENDA**

1. **Call to Order**

2. **Roll Call  
Directors**

Richard Giessner – President  
Randal Wimberley – Vice President  
David Hickey – Treasurer  
Alice Lawrence – Secretary  
Nicole Plencner – Director-at-Large

**Rossmoor Property Management**

Jeroen Wright – Director  
Todd Arterburn, Chief Financial Officer  
John Tawaststjerna – Landscape Manager  
Luis Duenas – Building Maintenance Manager  
Victoria Thomas – Board Services Coordinator

3. **Consent Calendar**

- a. Board of Directors Regular Meeting Minutes – December 15, 2025  
*Recommendation: The Board of Directors approve the Consent Calendar.*

4. **Election of Officer Positions**

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

## WALNUT CREEK MUTUAL TWENTY-NINE

### **5. Appointment of Committee Chairs & Committee Members**

a. Refuse Collection Points Committee.

Chair: Nicole Plencner

Members: Nancy Speck, Joe Peters, Nikki Agius, Richard Giessner, Lindsey Ralph, and John Davis

*Recommendation: The Board of Directors appoint Nicole Plencner as the Chair to the Committee.*

*Recommendation: The Board of Directors appoint Nancy Speck, Joe Peters, Nikki Agius, Richard Giessner, Lindsey Ralph, and John Davis as members on the Committee.*

b. Emergency Preparedness Committee

Chair: Bert Sebila

Members: Susan Codeglia, Richard Giessner, Susan Orrett, Hilary Lynch, Lindsay Ralph, Anita Silvestri, Susan Bennett, Terry Franson, and Sue & Dick Dennis

*Recommendation: The Board of Directors appoint Bert Sebila as the Chair to the Committee.*

*Recommendation: The Board of Directors appoint Susan Codeglia, Richard Giessner, Susan Orrett, Hilary Lynch, Lindsay Ralph, Anita Silvestri, Susan Bennett, Terry Franson, and Sue & Dick Dennis as members on the Committee.*

c. Hospitality Committee:

Co-Chairs: Jeannie Battagin & Mary Macauley

*Recommendation: The Board of Directors appoint Jeannie Battagin & Mary Macauley as Co-Chairs to the Committee.*

d. Landscape Committee:

Co-Chairs: Lindsay Ralph & Joe Peters

Members: Winifred Biehl, Toba Simon, Mary Macauley, and Mary Stewart

*Recommendation: The Board of Directors appoint Lindsay Ralph & Joe Peters as Co-Chairs on the Committee.*

*Recommendation: The Board of Directors appoint Winifred Biehl, Toba Simon, Mary Macauley, and Mary Stewart as members on the Committee.*

e. Building Maintenance Committee:

Co-Chairs: Thomas Gaudreaux & Randal Wimberley

*Recommendation: The Board of Directors appoint Thomas Gaudreaux & Randal Wimberley as Co-Chairs on the Committee.*

### **6. Appointment Assistant Treasurer**

- a. Todd Arterburn

### **7. Appointment Assistant Secretary**

- a. Victoria Thomas

### **8. Landscape Manager's Report**

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### 9. **Building Maintenance Manager's Report**

*Recommendation: The Board of Directors approve the roofing contract in the amount of \$47,950 from the reserves account.*

### 10. **New Business**

#### **Action Items**

a. 2024 Audit

*Recommendation: The Board of Directors adopt the 2024 audit and authorize the Board President and Board Secretary to sign the audit on behalf of the Board.*

b. 2026 Shared Deductible Agreement

*Recommendation: The Board of Directors approve the 2026 Shared Deductible Agreement and authorize the Board President to sign the agreement on behalf of the Board.*

c. Smoke Alarm Replacement Tasks

*Recommendation: The Board of Directors approve the smoke alarm replacements.*

d. Proposed Amendments to the Policy Manual

*Recommendation: The Board of Directors approve the proposed amendments to the Policy Manual.*

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

**12. Announcements** – The next meeting scheduled is the Board of Directors Regular Meeting held on Friday, June 19, 2026 at 2:00 p.m. in the Club Room at the Creekside Clubhouse.

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