



WALNUT CREEK MUTUAL TWENTY-NINE

BOARD OF DIRECTORS REGULAR MEETING

Monday, December 15, 2025 at 9:30 a.m.

Meeting is 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/82154313031> or use the Meeting ID: 821 5431 3031. You will see a few prompts to click on such as allowing “the page to open 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: 821 5431 3031.

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

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. Approval of Minutes

- a. Board of Directors Special Meeting – October 7, 2025
- b. Board of Directors Special Meeting – October 29, 2025

4. President’s Report – *Richard Giessner*

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

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

6. Director’s Report – *Jeroen Wright*

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7. **Chief Financial Officer's Report** – *Todd Arterburn*
8. **Landscape Manager's Report** – *John Tawastajerna*
9. **Building Maintenance Manager's Report** – *Luis Duenas*
 - a. Electrical Meter Main Service Panels
Recommendation: The Board of Directors approve a contract with KR Electric in the amount of \$98,500 from the reserve account.
11. **Committee Reports**
 - a. **Landscape Committee Report** – *Lindsey Ralphs & Joe Peters*
 - b. **Refuse Collection Points Committee Report** – *Nicole Plencner*
 - c. **Safety Committee Report** – *Bert & Carol Sebilja*
 - d. **Hospitality Committee Report**
12. **Old Business** – *Richard Giessner*
 - a. Money Transfers from Operations to Reserves – report out from GRF legal counsel.
 - b. 2026 Main Panel Replacement
13. **New Business**
 - a. 2026 Budget / Annual Report
 - b. Proposal to go to Biannual Meetings – March and September
14. **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.
15. **Announcements** – The next scheduled meeting will be the Annual Members Meeting and Board of Directors Organizational Meeting on March 3, 2026 at 9:30 a.m. in the Board Room at the Gateway Clubhouse.
16. **Adjournment to Executive Session** – If necessary, for legal issues, contracts, member discipline, personnel issues, delinquencies, or foreclosures.