



ROSSMOOR
™ WALNUT CREEK

WALNUT CREEK MUTUAL THIRTY

BOARD OF DIRECTORS REGULAR MEETING

Wednesday, April 8, 2026, at 9:30 a.m.

Meeting is Conducted In-Person & Virtually

Gateway Clubhouse – Board Room

1001 Golden Rain Road, Walnut Creek, CA 94595

Join Meeting Virtually

Zoom instructions: To view the meeting on your computer, iPad, or smart phone, residents should login to <https://rossmoor.zoom.us/j/82724993784> or use the **Meeting ID: 827 2499 3784. Passcode 367252.** 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 669-900-6833 on any phone, and they will be prompted to enter the Meeting ID: 827 2499 3784. For technical support to join a meeting, contact (925) 988-7627 or Support@rossmoor.com

AGENDA

1. Call to Order

2. Roll Call

Roz Reiter – President
Victoria Rice – Vice President
Evan Spinrod – Treasurer
Rick Betts – Secretary
Cheryl Hines – Director-at-Large

Rossmoor Property Management

Jeroen Wright – Director of Mutual Operations
John Tawaststjerna – Asst. Director of Mutual Operations
Todd Arterburn – Chief Financial Officer
Luis Dueñas, Building Maintenance Manager
Jesus Morales, Landscape Manager
Janneth Lujan- Board Services Coordinator

3. Approval of Minutes

- a. Approval of Regular Meeting Minutes, January 14, 2026
- b. Approval of Executive Session Meeting Minutes, February 25, 2026

4. President's Report – *Roz Reiter*

5. Operations Director Report – *Jeroen Wright*

6. Treasurer's Report – *Evan Spinrod*

- a. Motion to certify compliance with §5500 by review of the monthly financial reports
- b. Motion to move funds from operating account to brokerage account

7. Chief Financial Officer - *Todd Arterburn*

8. Building Maintenance Report –*Luis Dueñas*
9. Landscape Report – *Vicki Rice/John Tawaststjerna*
 - a. Review and approve Quality Tree Care estimate
 - b. Review and approve July RPM days
10. Committee Reports

Social Committee – *Beth Hume*
New Resident Greeter- *Lynda Caputo*
Governing Documents Committee – *Ann Cantrell*
11. Unfinished Business
 - a. KR Electric Panel Inspection Report
 - b. 2026 Roof Bids
 - c. 5 Star- Repair concrete in front 2857 #2
 - d. 5 Star- Repair large asphalt cracks
 - e. Gutter cleaning twice a year bids/discount
12. New Business
 - a. 2801 drainage bids
 - b. 2913 backup sewer issue
 - c. Mutual contractors no notification
 - d. Alterations to buildings without notice
 - e. Mutual Service Order feedback
 - f. Other business
13. Member’s Forum

All Residents are invited to address the Board with questions, comments, and suggestions. The board does not directly answer questions posted by speakers during the Residents’ Forum but hears the viewpoints and ideas presented and considers them as they act during the meeting. Comments will be limited to three (3) minutes per person.
14. Announcements

The next scheduled Board of Directors Meeting is scheduled for Wednesday, July 8, 2026, at 9:30 am in the Board Room at Gateway Clubhouse.
15. Adjournment