



**ROSSMOOR**  
™ WALNUT CREEK

WALNUT CREEK MUTUAL THIRTY

**BOARD OF DIRECTORS REGULAR MEETING**

**Wednesday, July 9, 2025, at 9:30 a.m.**

**Meeting is Conducted In-Person & Virtually  
Gateway Clubhouse – Board Room  
1001 Golden Rain Road, Walnut Creek, CA 94595**

**Join Zoom Meeting**  
<https://rossmoor.zoom.us/j/87525884814>

**Meeting ID: 875 2588 4814 Phone: 1-669-900-6833**

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**AGENDA**

1. **Call to Order** – Roz Reiter
2. **Roll Call of Directors**
  - Roz Reiter – President
  - Victoria Rice – Vice President
  - Evan Spinrod – Treasurer
  - Richard Engle – Secretary
  - Vacant – Director-at-Large
3. **Mutual Operations Staff**
  - Jeroen Wright – Director of Mutual Operations
  - Todd Arterburn – Chief Financial Officer
  - Rick West – Sr. Building Maintenance Manager
  - Luis Duenas, Building Maintenance Manager
  - John Tawaststjerna – Landscape Manager
  - Lucy Limon – Board Services Coordinator
4. **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.
5. **Meeting Minutes**
  - a. Board of Directors Regular Meeting April 9, 2025

*Recommendation: The Board of Directors approves the Meeting Minutes*
6. **President's Report/MOD Operations Director Report** – Roz Reiter/Jeroen Wright

7. **Treasurer's Report/CFO Report** - *Evan Spinrod/Todd Arterburn*

*Recommendation: The Board of Directors certifies compliance with Civil Code §5500.*

8. **Building Maintenance Report** – *Richard Engle/Luis Duenas*

9. **Landscape Report** – *Vicki Rice/John Tawaststjerna*

10. **Social Committee** – *Beth Hume*

11. **New Resident Greeter**- *Lynda Caputo*

12. **Unfinished Business**

- a. Roof Project for 2025
- b. Sidewalk Repair

13. **New Business**

- a. Seat new board director Rick Betts by acclamation
- b. Carport Paint
- c. Landscape MOD days for September
- d. Entry Flag
- e. Patio Furniture

14. **Announcements**

The next scheduled Board of Directors Regular Meeting is scheduled for Wednesday, September 10, 2025 at 9:30am in the Club Room at the Creekside Clubhouse.

15. **Adjournment to Executive Session**

If necessary, for legal issues, contracts, member discipline, personnel issues, delinquencies, or foreclosures.