



**ROSSMOOR**  
™ WALNUT CREEK

**WALNUT CREEK MUTUAL THIRTY**

**BOARD OF DIRECTORS REGULAR MEETING**

**Wednesday, October 8, 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 Meeting Virtually**

To view the meeting on your computer, iPad, or smart phone, residents should log-in to Zoom using the following link: <https://rossmoor.zoom.us/j/87525884814> or use the **Meeting ID: 875 2588 4814**

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.

For technical support to join a meeting, contact (925) 988-7627.

**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  
Rick Betts – Director-at-Large
3. **RPM 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  
Janneth Lujan- Board Services Coordinator  
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. **Approval of Minutes**
  - a. Board of Directors Regular Meeting July 9, 2025
  - b. Board of Directors Regular Meeting, September 17, 2025
  - c. Board of Directors Special Meeting, October 1, 2025

*Recommendation: The Board of Directors approves the Meeting Minutes*

6. **President's Report** – *Roz Reiter*
7. **Operations Director Report** – *Jeroen Wright*
8. **Treasurer's Report** – *Evan Spinrod*  
*Recommendation: The Board of Directors certifies compliance with Civil Code §5500.*
9. **Chief Financial Officer** - *Todd Arterburn*
10. **Building Maintenance Report** – *Richard Engle/Luis Duenas*
11. **Landscape Report** – *Vicki Rice/John Tawaststjerna*
12. **Social Committee** – *Beth Hume*
13. **New Resident Greeter**- *Lynda Caputo*
14. **Unfinished Business**
  - a. Entry Flag
15. **New Business**
  - a. Appointment of Richard Giessner as Inspector of Elections
  - b. 2026 Budget
  - c. 2026 Board Meeting Schedule
16. **Announcements**  
The next scheduled Board of Directors Meeting is scheduled for Wednesday, January 14, 2025, at 9:30 am in the Board Room at Gateway Clubhouse.
17. **Adjournment to Executive Session**  
If necessary, for legal issues, contracts, member discipline, personnel issues, delinquencies, or foreclosures.