



ROSSMOOR
WALNUT CREEK

WALNUT CREEK MUTUAL NO. FORTY
BOARD OF DIRECTORS MEETING
THURSDAY, MAY 15, 2025, AT 1:00 P.M.
CLUBROOM AT CREEKSIDE

1010 STANLEY DOLLAR DR – WALNUT CREEK, CA 94595

AGENDA

Call to Order

Roll Call of Directors

Greg Gould – President
Kathy Parish – Vice President
Pam Jester – Treasurer
Nancy Herney – Secretary
Joe Tracy – Director at Large

MOD Staff:

Jeroen Wright, Director of Mutual Operations
Todd Arterburn, Chief Financial Officer
Clayton Clark, Building Maintenance Manager
John Tawaststjerna, Landscape Manager
Lucy Limon, Board Services Coordinator

Approval of Minutes

1. Board Meeting Minutes of April 17, 2025
2. Executive Meeting Minutes of April 17, 2025

President's Report

Treasurer's Report

1. Review of the Most Current Financial Statements
 - a. Motion to certify compliance with \$5500 by review of the monthly financial reports by all Board Members
2. Finance/Audit Committee Report – Pam Jester

Committee Reports

1. Landscape Committee – Kathy Parish and Shari Carroll
 - Confirm the 2025 members of the Landscape Committee
2. Governing Documents Committee – Nancy Herney
 - Confirm the 2025 members of the Governing Documents Committee
3. Building Maintenance Committee – Fred Kern
 - Confirm the 2025 members of the Building Committee
4. Alterations/Architectural Review Committee– Joe Tracy
5. Emergency Preparedness Committee – Nancy Herney
 - Confirm the 2025 members of the Emergency Preparedness Committee

6. Trash, Recycle and Compost Committee (TRC) – John Moe

Old Business

New Business

1. Approval of Susie White to implement and produce a Mutual 40 Quarterly Newsletter
2. A motion to approve \$6,000 for the rehab of the Yearout Park paths and the purchase of 2 new benches
3. Motion to spend \$12,000 for tree removals

Member's Forum

Announcements

The next Meeting is scheduled for Thursday, June 19, 2025, at 1pm, in the Fairway Room at Creekside.

Adjournment

Executive Session. If necessary, for legal issues, contracts, disciplinary hearings, personnel issues, delinquencies, or foreclosures.