

Walnut Creek Mutual Forty

BOARD MEETING MINUTES OF THE BOARD
THURSDAY, APRIL 17, 2025, AT 1:00 PM
FAIRWAY ROOM AT CREEKSIDE
1010 Stanley Dollar Drive – Walnut Creek, CA 94595

Call to Order

President Gould called the meeting to order at 1:00 p.m.

Directors Present

Greg Gould – President
Kathy Parish – Vice President
Pam Jester -Treasurer
Joe Tracy – Director

Directors Absent:

Nancy Herney – Secretary

Staff Present

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. Executive Board Meeting Minutes of March 17, 2025
2. Ballot Count Meeting Minutes of March 26, 2025
3. Annual Meeting Minutes of March 27, 2025
4. Organizational Meeting Minutes March 27, 2025

Mr. Gould asked for a motion to approve the minutes from the above meetings. Ms. Parish made a motion and Ms. Jester seconded, to approve the minutes of the Board Meetings. **Approved 4-0.**

President's Report

President Gould reported that he met with the committee chairs and is very pleased with all of M40's committees.

He also informed the membership that the Board is currently handling some legal matters.

Treasurer's Report.

Ms. Jester mentioned that MOD has not provided any financial report. Therefore, no report was made.

Motion to certify compliance with §5500 by review of the monthly financial reports by all Board Members.

No motion was made as there was no information available from the accounting department.

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Todd Arterburn, CFO, added that financial reports for January – April will be delivered this week.

Finance Committee Report:

Nothing to report.

Committee Reports

Landscape Committee:

Ms. Parish gave the following report:

The last Committee meeting was held on March 5th and was attended by Shari Carroll, Lois Cain, Karyl Toms, Susie White, Rod Williams, Marilyn Reigelhuth, Susie Manners and Fred Kern. Guests were Anne Parry, Anne Hetland, and Jo Ann Tracy.

It was announced that the Spring MOD workdays would be March 17th-26th. The main focus will be on Juniper removals, and the majority of the work will be done in Terra California Entries 10/12 and Saklan Indian Entry 2. The planting for the gathering area in Entry 2 was completed and the area around 2601 was also replanted. Two trees were planted in Entry 14, a front garden landscaped, and a rock pathway between 617 and 625 was redesigned for safety.

Shari and I also had the annual tree walk with Ed Waraner and John T. There are 9 trees in multiple Entries that need removing and John will apply for the City Permits. Trees that needed pruning and trimming for building clearance were noted.

There was also a discussion of the Firewise Program, as well as the GRF's Board's Firewise priorities and Gallagher's Insurance landscape focus. A priority for both is developing and maintaining a 5' defensible space around Condos.

Kathy reported on a Webinar that included California Insurance Reps and HOA Attorneys. It was clearly stated that the 3 most important things a HOA could do for fire protection and insurability are to:

1. Maintain a defensible space
2. Maintain buildings
3. Have adequate reserves

Announcements:

1. EBMUD has approved the design and rebate for the Saklan Hill Project between Entries 6 & 8. The special Terra crew will begin next week.

2. I would like a motion to approve \$16,000 for tree removals and maintenance.

Moved, Seconded, Carried 5-0

3. I would like a motion to appoint Committee members Shari Carroll, Susie Manners, Karyl Toms, Marilyn Reigelhuth, Fred Kern, Lois Cain, Susie White, Rod Williams, Ted Bush, and Barbara Bigelow to serve for another year.

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Moved, Seconded, Carried 5-0

4. Save the date---The 2025 Mutual 40 Ice Cream Social will be on Sunday, June 22nd in Yearout Park. Details to follow.
5. The next Committee meeting will be on May 7th at 3:30 in the Mulligan Room.

Governing Documents Committee:

No report was made.

Building Maintenance Committee:

Fred Kern covered the following items:

- 703 T/C Chimney Flashing Replacement - \$38,000
- 703 T/C Garage light - \$1,075
- Entry 8 Cement Walkway - \$4,200
- Electrical Work, Replacement and Painting - \$15,000

Greg Gould made a motion to, Kathy Parish seconded to approve the workorders mentioned above.

Moved, Seconded, Carried 4-0

Alteration/Architectural Review Committee:

Mr. Tracy reported that two Alteration Permits have been submitted in the past month.

Joe Tracy made a motion, Pam Jester seconded to appoint Greg Gould as a committee member.

Moved, Seconded, Carried 4-0

Emergency Preparedness Committee:

No report was made.

TRC Committee:

Doug Fountain reported that a trash enclosure on Saklan Indian has been having problems. The committee is concerned that residents are overflowing the bin which is causing the lid to not, resulting in extra fee for the Mutual.

Managers' Report

Jeroen Wright, Director of Mutual Operations, reported that the Fire Wise Committee is still compiling a list of the most frequently asked questions from the January town hall. Once completed, the committee will provide detailed responses and post them on the Rossmoor website for community access.

Jeroen noted that the management contract continues to progress well, and the committee is making significant strides. The appendix for the Resales and Alterations department is nearly complete and is scheduled to be presented at the next committee meeting.

Old Business

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New Business

- a. Motion to Certify Compliance with Civil Code 5502 for 2025

Greg Gould made a motion, Kathy Parish seconded to certify compliance with Civil Code 5502 for 2025.

Moved, Seconded, Carried 4-0

- b. Proposed Revision to Policy 4.4

Kathy Parish made a motion, Greg Gould seconded to approve a revision to Policy 4.4 and mail to members for the required 28-day comment period.

Moved, Seconded, Carried 4-0

Member's Forum:

Members were afforded the opportunity to express their general concerns and make comments. Topics discussed were renovations, buildings, and painting.

Executive Session Summary

The Board met in executive session from 1:45pm- 2pm to discuss the following items:

1. Member Matters

Announcements

The next Meeting is scheduled for Thursday, May 15, 2025, at 1pm, in the Club Room at Creekside.

Adjournment

With no further business, the meeting was adjourned at 1:35 p.m.

Lucy Limon

Secretary

Walnut Creek Mutual No. Forty