

**WALNUT CREEK MUTUTAL FORTY-EIGHT****BOARD OF DIRECTORS REGULAR MEETING**

Wednesday, September 17, 2025, at 2:00 p.m.

MOD – Large Conference Room  
800 Rockview Drive, Walnut Creek, CA 94595

**AGENDA****Call to Order**

Roll Call: Ford, Mann, Boyer, Andrews, Rolke  
Committee Chairmen: Ford, Andrews, Rolke, Boyer, Kirk,

**Mutual Operation Staff Attending**

GRF Staff: Wright, Arterburn, Duenas, Tawaststjerna, Limon

**Approval of Minutes**

- a. Regular Meeting Minutes of August 20, 2025

**Treasurer's Report**

Financial Report

- a. Motion to certify compliance with Civil Code 5500

**CFO Report – Todd Arterburn****Committee Reports**

- a. Landscape Maintenance - Tawaststjerna/ Rolke
- b. Building Maintenance- Duenas/Ford
  - 3318 SF Elevator Contract
  - 3324 Cancellation letter to Otis
- c. Solar Committee – Boyer
- d. Social Committee – Kirk
- e. Fire Hardening – Andrews
  - The need for Mutual wide meeting to discuss AB 38
  - Estimated cost for screening vents
  - Estimated cost to clean out and fence under balconies
  - Estimated cost for 100' Zone 0 w/membrane
  - Fire Hydrant investigation status

**Old Business**

- a. Newsletter

**New Business****Members Forum****RPM Reports**

- a. Director's Report - Jeroen Wright

#### WALNUT CREEK MUTUTAL FORTY-EIGHT

**Announcements:** The next scheduled meeting is the Board of Directors Regular Meeting on Wednesday, October 15, 2025, at 2:00 p.m. in MOD – Large Conference Room. There will be a Budget Meeting on October 17, 2025, at 2:00 pm in the Fairway Room at Creekside.

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