



WALNUT CREEK MUTUAL FIFTY

ANNUAL MEMBERS MEETING

Wednesday, May 28, 2024 at 1:00 p.m.

Meeting is Conducted In Person and Virtually

Creskide Clubhouse – Fairway Room
1010 Stanley Dollar Drive, Walnut Creek, CA 94595

Join Meeting Virtually

To view the meeting on your computer, iPad, or smart phone, residents should log-in to <https://rossmoor.zoom.us/j/83517776454> or use the Meeting ID: 835 1777 6454. 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.

If residents just want to hear the deliberations, they can dial (305) 224-1968 on any phone, and they will be prompted to enter the Meeting ID: 835 1777 6454.

For technical support to join a meeting, contact (925) 988-7627 or Support@rossmoor.com.

AGENDA

1. Call to Order

2. Introductions

- a. President – Jim Bolinger
- b. Vice President – Vacant
- c. Treasurer – Rich Johnstone
- d. Secretary – Steve Vartabedian
- e. Director – Peter Jones

3. Certification of Notice of Meeting – Victoria Thomas

4. Announce Election Results

5. Reports of Officers and Committees

- a. President’s Report – Jim Bolinger
- b. Treasurer’s Report – Rich Johnstone
- c. Secretary’s Report – Steve Vartabedian
- d. Landscape Report – Jim Bolinger
- e. Financial Report – Rich Johnstone
- f. Buildings and Facilities Report – Rich Johnstone
- g. Governing Documents – Steve Vartabedian
- h. Social Committee – Jim Bolinger

6. Manager’s Report

- a. Director – Jeroen Wright
- b. Chief Financial Officer – Todd Arterburn
- c. Sr. Building Maintenance Manager – Clayton Clark
- d. Landscape Manager – John Tawaststjerna



WALNUT CREEK MUTUAL FIFTY

7. **Members' 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 does hear the viewpoints and ideas presented and considers them as they act during the meeting. Comments will be limited to three minutes per person.

8. **Announcements** – Organizational Meeting of the Board of Directors to follow the Annual Members Meeting.



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ORGANIZATIONAL MEETING

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AGENDA

1. Call to Order

2. Roll Call of Directors

Jim Bolinger – President
Vacant – Vice President
Rich Johnstone – Treasurer
Steve Vartabedian – Secretary
Peter Jones – Director-at-Large

Rossmoor Property Management Staff

Jeroen Wright – Director
Todd Arterburn – Chief Financial Officer
Clayton Clark – Sr. Building Maintenance Manager
John Tawaststjerna – Landscape Manager
Victoria Thomas – Board Services Coordinator

3. New Business

Action Item

- a. Appoint George Condon as a Director on the Board

4. Residents’ Forum

All residents are invited to address the Board with questions, comments, and suggestions. The Board does not directly answer questions posed by speakers during the Residents’ Forum, but it does hear the viewpoints and ideas presented and the Board considers them as they act during the meeting. Comments will be limited to three minutes per person.

5. Consent Calendar

- a. Board of Directors Executive Session Meeting Minutes – April 4, 2025
- b. Board of Director Regular Meeting Minutes – April 15, 2025

Recommendation: The Board of Directors approve the Minutes in the Consent Calendar.

WALNUT CREEK MUTUAL FIFTY

6. Selection of Officer Positions

- a. President
- b. Vice President
- c. Secretary
- d. Treasurer
- e. Director at Large

7. Appointment of Assistant Treasurer

- a. Todd Arterburn

8. Appointment of Assistant Secretary

- a. Victoria Thomas

9. Appointment of Committee Chairs

- a. Finance Committee
- b. Building and Facilities Committee
- c. Landscape Committee
- d. Governing Documents Committee
- e. Social Committee

10. Old Business**11. New Business Cont.****Action Items**

- a. Approval of Alterations Matrix
- b. Clean 109 Dryer Vents

12. Informational/Discussion Items**13. Announcements** – Next meeting scheduled is the Board of Directors Regular Meeting on Tuesday, June 17, 2025 at 11:00 a.m. in the Fairway Room at the Creekside Clubhouse and virtually.**14. Adjournment to Executive Session:** If necessary for legal issues, contracts, disciplinary hearings, personnel issues, delinquencies, or foreclosures.



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