

BOARD OF DIRECTORS REGULAR MEETING

Tuesday, September 19, 2023 at 1:00 p.m.

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

AGENDA

1. Call to Order - *Landeros*
2. Roll Call of Directors Present
 - Donna Landeros, President
 - Jim Bolinger, Vice President
 - Rich Johnstone, Treasurer
 - Steve Vartabedian, Director-at-Large
 - Vacant, Secretary

Personnel Attending

 - Jeroen Wright, Mutual Operations Director
 - Tom Hand, Chief Financial Officer
 - Clayton Clark, Building Maintenance Manager
 - John Tawaststjerna – Landscape Manager
 - Victoria Thomas, Board Services Coordinator
3. Residents' Forum (*3 minutes per speaker*) - *Thomas*

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 members do consider them as they act during the meeting. Comments will be limited to three minutes per person.
4. Approval of Minutes - *Landeros*
 - a. Board of Directors Regular Meeting – August 15, 2023
5. President's Report - *Landeros*
6. Secretary's Report - *Landeros*
7. Treasurer's Report - *Johnstone*

Recommendation: Motion to certify compliance with Civil Code §5500
8. Committee Reports - *Landeros*
 - a. Finance Committee - *Johnstone*
 - Appoint Peter Jones to the Finance Committee
 - Status of the 2024 budget
 - 2023 update to the long-term forecast

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- b. Building and Facilities Committee - *Johnstone*
 - Motion to approve \$220,000 for the 2023 rehabilitation of the 5201, 5213, and 5301 buildings.
 - Motion to approve \$40,000 for the 2023 inspection of M50 decks, balconies, and elevated walkways as required by California SB-326.
 - c. Landscape Committee - *Bolinger*
 - Shrub pruning
 - d. Governing Documents Committee - *Vartabedian*
Recommended Policy and Procedures changes
 - e. Social Committee – *Landeros*
Appoint Susan Buller as Social Committee Chairperson and Donna Landeros as Board Liaison to the Committee
9. New Business - *Landeros*
- a. Water System Planning for Manors, Irrigation, and Fire Hydrants
 - b. Proposed 2024 Board of Directors Regular Meeting Schedule
10. Old Business - *Landeros*
11. Manager’s Report – *Wright*
12. Announcements: Next scheduled meeting will be held on Tuesday, October 17, 2023 at 10:00am in the Fairway Room at the Creekside Clubhouse.
13. Adjournment to Executive Session: If necessary for legal issues, contracts, disciplinary hearings, personnel issues, delinquencies, or foreclosures.