



## BOARD OF DIRECTORS REGULAR MEETING

**Tuesday, November 18, 2025 at 10:00 a.m.**

**Meeting is Conducted In Person and Virtually**

**Creekside Clubhouse – Fairway Room  
1010 Stanley Dollar Road, 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/82208240559> or the meeting ID: 822 0824 0559. 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: 822 0824 0559.

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

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### **AGENDA**

**1. Call to Order**

**2. Roll Call  
Directors**

George Condon – President  
Vacant – Vice President  
Rich Johnstone – Treasurer  
Steve Vartabedian – Secretary  
Peter Jones – Director

**Rossmoor Property Management**

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

**3. Approval of Minutes – Condon**

- Board of Directors Regular Meeting – October 21, 2025  
*Recommendation: The Board of Directors approve the Minutes.*

**4. President's Report – Condon**

**5. Treasurer's Report – Johnstone**

*Recommendation: The Board of Directors certify compliance with Civil Code §5500*

**6. Secretary's Report – Vartabedian**

## WALNUT CREEK MUTUAL FIFTY

7. **Director's Report** – *Wright*
8. **Chief Financial Officer's Report** – *Arterburn*
9. **Landscape Manager's Report** – *Tawaststjerna*
10. **Building Maintenance Manager's Report** – *West*
  - a. Bid pending Board approval for replacement of 6 electrical main service panel meters  
*Recommendation: The Board of Directors approve the replacement of 6 electrical main service panel meters from the reserves account.*
11. **Committee Reports**
  - a. Finance Committee – *Johnstone*
  - b. Building and Facilities Committee – *Johnstone*
  - c. Governing Documents Committee – *Vartabedian*
  - d. Landscaping – *Carol Johnstone*
  - e. Social Committee – *Buller*
12. **New Business** – *Condon*
  - a. 2026 Board of Directors Meetings Schedule  
*Recommendation: The Board of Directors approve the 2026 Board of Directors Meetings Schedule.*
  - b. 2024 Audit  
*Recommendation: The Board of Directors approve the 2024 Audit and authorize the Board President and Board Secretary to sign the resolution to accept the audit review report on the Board's behalf.*
13. **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 does hear the viewpoints and ideas presented and are considered as they act during the meeting. Comments will be limited to three minutes per resident.
14. **Announcements**: Next meeting scheduled is the Board of Directors Regular Meeting on Tuesday, December 16, 2025 at 10:00 a.m. in the Fairway Room at the Creekside Clubhouse and virtually.
15. **Adjournment to Executive Session**: If necessary for legal issues, contracts, disciplinary hearings, personnel issues, delinquencies, or foreclosures.