



BOARD OF DIRECTORS REGULAR MEETING

Tuesday, January 20, 2026 at 10:00 a.m.

Meeting is Conducted In Person and Virtually

**Gateway Clubhouse – Board Room
1001 Golden Rain 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/89915902600> or the meeting ID: 899 1590 2600. 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: 899 1590 2600.

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

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

- a. Tabulation Meeting – December 10, 2025
- b. Board of Directors Regular Meeting – December 16, 2025
- c. Board of Directors Executive Session Meeting – December 16, 2025

Recommendation: The Board of Directors approve the Minutes.

4. Executive Session Meeting Summary

- a. Executive Session Meeting on December 16, 2025
 - Board Matters



WALNUT CREEK MUTUAL FIFTY

5. President's Report – Condon

6. Treasurer's Report – Johnstone

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

7. Secretary's Report – Vartabedian

8. Director's Report – Wright

9. Chief Financial Officer's Report – Arterburn

10. Landscape Manager's Report – Tawaststjerna

11. Building Maintenance Manager's Report – West

12. 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

13. New Business – Condon

- a. Appoint Norm Lynde as Director on the Board

Recommendation: The Board of Directors approve to appoint Norm Lynde as a Director on the Board.

- b. Appoint Norm Lynde as the Vice President on the Board

Recommendation: The Board of Directors approve to appoint Norm Lynde as the Vice President on the Board.

- c. 2026 Shared Deductible Agreement

Recommendation: The Board of Directors approve the 2026 Shared Deductible Agreement and authorize the Board President sign the agreement on the Board's behalf.

14. 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.

15. Announcements: Next meeting scheduled is the Board of Directors Regular Meeting on February 17, 2026 at 10:00 a.m. in the Club Room at the Creekside Clubhouse and virtually.

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