



WALNUT CREEK MUTUAL FIFTY

## BOARD OF DIRECTORS REGULAR MEETING

Friday, June 21, 2024 at 1:00 p.m.

Meeting will be Conducted Virtually

### Join Meeting Virtually

To view the meeting on your computer, iPad, or smart phone, residents should log-in to <https://rossmoor.zoom.us/j/89241916045> or use the meeting ID: 892 4191 6045. You will see a few prompts to click on such as allowing “the page to open [zoom.us](https://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 (669) 900-6833 on any phone, and they will be prompted to enter the meeting ID: 892 4191 6045.

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

---

### AGENDA

1. Call to Order - *Landeros*

2. Roll Call of Directors

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

Mutual Operations Staff

Jeroen Wright – Mutual Operations Director  
Todd Arterburn – Chief Financial Officer  
Clayton Clark – Sr. 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 does hear the viewpoints and ideas presented and are considered as they act during the meeting. Comments will be limited to three minutes per person.

4. Approval of Minutes - *Landeros*

- a. Board of Directors Executive Session Meeting Minutes – May 6, 2024
- b. Board of Directors Special Meeting Minutes – May 8, 2024

*Recommendation: The Board of Directors approve the Minutes.*

**WALNUT CREEK MUTUAL FIFTY**

5. Mutual Operations Manager's Report – *Wright*
6. Landscaper Manager's Report – *Tawaststjerna*
7. Building Maintenance Manager's Report – *Clark*
8. President's Report - *Landeros*
9. Secretary's Report - *Vartabedian*
10. Treasurer's Report - *Johnstone/Arterburn*  
*Recommendation: Motion to certify compliance with Civil Code §5500*
11. Committee Reports - *Landeros*
  - a. Finance Committee - *Johnstone*
  - b. Building and Facilities Committee - *Johnstone*
  - c. Landscape Committee - *Bolinger*
  - d. Governing Documents Committee - *Vartabedian*
  - e. Social Committee – *Landeros*
12. New Business - *Landeros*
  - a. Install AC Powered Hallway Smoke Alarms in Entries 22-24 and 25 at a cost of \$66,000.
  - b. Adopt proposed amendments to Policy 20.15 - Owner Initiated Alterations: Hard Surface Flooring - Upper Units
  - c. Adopt proposed amended Policy 21.3 - Overwatering of Plants on Decks and Balconies
  - d. Carpentry Rehabilitation – 5301 Terra Granada \$60,000
13. Old Business - *Landeros*
14. Announcements: Next scheduled meeting is the Board of Directors Regular Meeting on Tuesday, July 16, 2024 at 1:00 p.m.in the Fairway Room at the Creekside Clubhouse.
15. Adjournment to Executive Session: If necessary for legal issues, contracts, disciplinary hearings, personnel issues, delinquencies, or foreclosures.