

BOARD OF DIRECTORS REGULAR MEETING

Tuesday, August 19, 2025 at 1:00 p.m.

Meeting is Conducted In Person and Virtually

**Creekside 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/85323133426> or the meeting ID: 853 2313 3426. You will see a few prompts to click on such as allowing “the page to open [zoom.us](https://rossmoor.zoom.us/j/85323133426),” “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) 444-9171 on any phone, and they will be prompted to enter the Meeting ID: 853 2313 3426.

AGENDA

1. **Call to Order**

2. **Roll Call**
Directors

Jim Bolinger – President
George Condon – 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

3. **Approval of Minutes** – Bolinger

- a. Annual Members Meeting – May 28, 2025
 - b. Board of Directors Organizational Meeting – May 28, 2025
 - c. Board of Directors Regular Meeting – June 17, 2025
 - d. Board of Directors Regular Meeting – July 15, 2025
 - e. Board of Directors Executive Session Meeting – July 15, 2025
- Recommendation: The Board of Directors approve the Minutes.*

4. **Treasurer's Report** – Johnstone

Recommendation: Motion to certify compliance with Civil Code §5500

5. **Director's Report** – Wright

6. **Chief Financial Officer's Report** – Arterburn

WALNUT CREEK MUTUAL FIFTY

7. **Landscape Manager's Report** – *Tawaststjerna*
8. **Building Maintenance Manager's Report** – West
 - a. Bids pending Board approval for foundation repairs on Entries 22-25 in the amount of \$20,900.
9. **President's Report** – *Bolinger*
10. **Secretary's Report** – *Vartabedian*
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** – *Bolinger*
 - a. Proposed Amendments to the Policies and Procedures – Schedule of Monetary Penalties
 - b. Rules on Common Area – Personal Items are not Permitted
 - c. Appoint Committee Members to the Governing Documents Committee
 - d. Appoint Committee Members to the Social Committee
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, September 16, 2025 at 1:00 p.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.