

**WALNUT CREEK MUTUAL FIFTY**

**BOARD OF DIRECTORS REGULAR MEETING**

**Tuesday, August 20, 2024 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/84556583209> or use the meeting ID: 845 5658 3209. 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: 845 5658 3209.

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

---

**AGENDA**

1. **Call to Order**

2. **Roll Call of Directors**

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

**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 resident.

4. **Approval of Minutes** – *Landeros*

a. Board of Directors Regular Meeting – July 16, 2024

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

## WALNUT CREEK MUTUAL FIFTY

5. **Mutual Operations Director's Report** – *Wright*
6. **Landscape 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*  
*Recommendation: Board of Directors approve recoating and painting proposals for the 5301 building.*  
  
*Recommendation: Board of Directors approve Frank Fiala Roofing proposal for gutter cleaning and light roof maintenance, tentatively scheduled for December.*  
  
*Recommendation: Board of Directors approve the decision by any of the 12 deeded garage owners to purchase a replacement garage door and, if needed, a garage door opener with battery backup. Such a purchase is the owner's decision and is not required by M50. (Johnstone is recused from any Board decision on this motion because he owns one of the garages.)*  
  
*Recommendation: Board of Directors approve M50 members volunteering to visually inspect, on a monthly basis, exterior fire extinguishers and save M50 \$13/extinguisher. Also, approve including these volunteers under M50 Directors & Officers insurance.*
  - c. Landscape Committee – *Bolinger*
  - d. Governing Documents Committee – *Vartabedian*
  - e. Social Committee – *Landeros*
12. **Old Business** – *Landeros*
13. **New Business** – *Landeros*
  - a. Deeded Garage Doors
  - b. 2025 Board Meeting Schedule
14. **Old Business** – *Landeros*
15. **Announcements**: Next scheduled meeting is the Board of Directors Regular Meeting on Tuesday, September 17, 2024 at 1:00 p.m. in the Fairway 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.