



WALNUT CREEK MUTUAL FIFTY

BOARD OF DIRECTORS REGULAR MEETING

Tuesday, January 21, 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/82002107108> or use the meeting ID: 820 0210 7108. 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 (669) 444-9171 on any phone, and they will be prompted to enter the Meeting ID: 820 0210 7108.

For technical support to join a meeting, contact (925) 988-7627 or 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
Peter Jones – 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. Approval of Minutes – Landeros

- a. Board of Directors Regular Meeting – December 17, 2024
Recommendation: The Board of Directors approve the Minutes.

4. Mutual Operations Director’s Report – Wright

5. Chief Financial Officer’s Report – Arterburn

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**
 - a. Finance Committee – *Johnstone*
 - b. Building and Facilities Committee – *Johnstone*
 - c. Governing Documents Committee – *Vartabedian*
 - d. Landscaping – *Bolinger*
 - e. Social Committee – *Landeros*
12. **Old Business** – *Landeros*
13. **New Business** – *Landeros*
 - a. 2025 Shared Deductible Agreement – *Landeros*
 - b. Policies and Procedures – *Landeros*
 - c. Entry Signs – *Vartabedian*
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 scheduled meeting is the Board of Directors Regular Meeting on Tuesday, February 18, 2025 at 1:00 p.m. in the Donner Room at the Event Center and virtually.
16. **Adjournment to Executive Session**: If necessary for legal issues, contracts, disciplinary hearings, personnel issues, delinquencies, or foreclosures.