

## **BOARD OF DIRECTORS REGULAR MEETING**

**Tuesday, July 15, 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/81657374154> or the meeting ID: 816 5737 4154. 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) 444-9171 on any phone, and they will be prompted to enter the Meeting ID: 816 5737 4154.

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

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### **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  
Victoria Thomas – Board Services Coordinator

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  
*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

## WALNUT CREEK MUTUAL FIFTY

6. **Chief Financial Officer's Report** – *Arterburn*
7. **Landscape Manager's Report** – *Tawaststjerna*
8. **Building Maintenance Manager's Report** – West
9. **President's Report** – *Bolinger*
10. **Secretary's Report** – *Vartabedian*
11. **Committee Reports**
  - a. Finance Committee – *Johnstone*
  - b. Building and Facilities Committee – *Condon*
  - c. Governing Documents Committee – *Vartabedian*
  - d. Landscaping – *Carol Johnstone*
  - e. Social Committee – *Buller*
12. **Old Business** – *Bolinger*
13. **New Business** – *Bolinger*
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 Annual Members and Organizational Meetings on Tuesday, August 19, 2025 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.