

WALNUT CREEK MUTUAL FIFTY

BOARD OF DIRECTORS REGULAR MEETING

Tuesday, July 16, 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/84371102858> or use the meeting ID: 843 7110 2858. 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: 843 7110 2858.

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
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 person.

4. **Approval of Minutes** – Landeros

- a. Organizational and Annual Members Meetings – May 29, 2024
 - b. Board of Directors Regular Meeting – June 21, 2024
- Recommendation: The Board of Directors approve the Minutes.*

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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* P. 14
Recommendation: Motion to certify compliance with Civil Code §5500
11. **Committee Reports** – *Landeros*
 - a. Finance Committee – *Johnstone*
 - b. Building and Facilities Committee – *Johnstone* P. 14a
 - c. Landscape Committee – *Bolinger*
 - d. Governing Documents Committee – *Vartabedian*
 - e. Social Committee – *Landeros*
12. **New Business** – *Landeros*
 - a. Reserve Study Agreement – *Helsing Group* P. 15
 - b. CC&R's Voting Results P. 17
 - c. Adopt Proposed Amended CC&Rs P. 18
 - d. Adopt Proposed Amended Policies and Procedures P. 24
13. **Old Business** – *Landeros*
14. **Announcements**: Next scheduled meeting is the Board of Directors Regular Meeting on Tuesday, August 20, 2024 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.