



WALNUT CREEK MUTUAL FIFTY

BOARD OF DIRECTORS REGULAR MEETING

Tuesday, October 15, 2024 at 10:00 a.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/85835810480> or use the meeting ID: 858 3581 0480. 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: 858 3581 0480.

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. New Business – Landeros

- a. Appoint Peter Jones as Director on the Board

4. Approval of Minutes – Landeros

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

5. Mutual Operations Director’s Report – Wright

6. Landscape Manager’s Report – Tawaststjerna

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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. Landscape Committee – Bolinger
 - c. Building and Facilities Committee – Johnstone
Recommendation: Board of Directors approve to replace battery operated bedroom smoke alarms at the same time the AC powered hallway alarms are being replaced.
 - c. Governing Documents Committee – Vartabedian
 - d. Social Committee – Landeros
12. **Old Business** – Landeros
13. **New Business Cont.** – Landeros
 - b. Presentation of the proposed 2025 Budget
Recommendation: Board of Directors approve and adopt the 2025 Budget.
 - c. Amend Language in Policies 24.0 and 24.1 smoke and carbon monoxide alarms
 - d. Entry Sign Policy
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, November 19, 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.