



BOARD OF DIRECTORS REGULAR MEETING

Tuesday, October 21, 2025 at 1:00 p.m.

Meeting is Conducted In Person and Virtually

**Gateway Clubhouse – Board Room
1001 Golden Rain Road, 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/84644709132> or the meeting ID: 846 4470 9132. 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: 846 4470 9132.

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

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. Board of Directors Regular Meeting – September 16, 2025
Recommendation: The Board of Directors approve the Minutes.

4. Treasurer's Report – Johnstone

Recommendation: The Board of Directors certify compliance with Civil Code §5500

5. Director's Report – Wright

6. Chief Financial Officer's Report – Arterburn



WALNUT CREEK MUTUAL FIFTY

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 – *Johnstone*
 - c. Governing Documents Committee – *Vartabedian*
 - d. Landscaping – *Carol Johnstone*
 - e. Social Committee – *Buller*
12. **Old Business** – *Bolinger*
 - a. Private Gardens

Recommendation: The Board of Directors approve to remove permission for new private gardens while grandfathering existing ones and existing private gardens will be eliminated when there is a complete change of condo ownership.
13. **New Business** – *Bolinger*
 - a. 2026 Proposed Budget

Recommendation: The Board of Directors adopt the 2026 proposed budget.
 - b. Reorganization of the Board

Recommendation: The Board of Directors appoint Mike Sund as the Board President effective November 18, 2025.
 - c. Appoint Jim Bolinger and Carol Johnstone as Co-Chairs of the Landscape Committee.

Recommendation: The Board of Directors appoint Jim Bolinger and Carol Johnstone as Co-Chairs to the Landscape Committee.
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 Board of Directors Regular Meeting on Tuesday, November 18, 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.