

BOARD OF DIRECTORS REGULAR MEETING

Tuesday, September 16, 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/81813956215> or the meeting ID: 818 1395 6215. 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) 900-6833 on any phone, and they will be prompted to enter the Meeting ID: 818 1395 6215.

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 – August 19, 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*
13. **New Business** – *Bolinger*
 - a. Proposed Amended Policies and Procedures
Recommendation: The Board of Directors Adopt the Proposed Amended Policies and Procedures
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, October 21, 2025 at 11:00 a.m. in the Board Room at the Gateway Clubhouse and virtually.
16. **Adjournment to Executive Session**: If necessary for legal issues, contracts, disciplinary hearings, personnel issues, delinquencies, or foreclosures.