



BOARD OF DIRECTORS REGULAR MEETING

Tuesday, December 16, 2025 at 10:00 a.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/89249389994> or the meeting ID: 892 4938 9994. 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 (305) 224-1968 on any phone, and they will be prompted to enter the Meeting ID: 892 4938 9994.

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

AGENDA

1. Call to Order

**2. Roll Call
Directors**

George Condon – President
Vacant – 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 – Condon

- a. Board of Directors Regular Meeting – November 18, 2025
Recommendation: The Board of Directors approve the Minutes.

4. Executive Session Meeting Summary

- a. Executive Session Meeting on November 18, 2025
– Board Matters

5. President's Report – Condon

6. Treasurer's Report – Johnstone

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



WALNUT CREEK MUTUAL FIFTY

7. **Secretary's Report** – *Vartabedian*
8. **Director's Report** – *Wright*
9. **Chief Financial Officer's Report** – *Arterburn*
10. **Landscape Manager's Report** – *Tawaststjerna*
11. **Building Maintenance Manager's Report** – *West*
12. **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*
13. **New Business** – *Condon*
 - a. CC&Rs

Recommendation: The Board of Directors adopt proposed amended CC&Rs.
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 January 20, 2026 at 10:00 a.m. in the Club 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.