

**WALNUT CREEK MUTUAL FIFTY-FIVE****BOARD OF DIRECTORS REGULAR MEETING**

**Monday, July 21, 2025 at 1:30 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/84878209535> or use the Meeting ID: 848 7820 9535. You will see a few prompts to click on such as allowing “the page to open [zoom.us](https://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: 848 7820 9535.

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

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**AGENDA****1. Call to Order****2. Roll Call  
Directors**

Bobbie Richards – President  
Dave Blanchard – Vice President  
Jan Klein – Treasurer  
Kris Carey – Director-at-Large  
Nancy Gibbs – Secretary

**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. Members’ Forum**

All members are invited to address the Board with questions, comments, and suggestions. The Board does not directly answer questions posed by speakers during the Members’ Forum but does hear the viewpoints and ideas presented and them as they act during the meeting. Comments are limited to three minutes per member.

**4. Approval of Minutes**

- a. Board of Directors Regular Meeting Minutes – April 1, 2025
- b. Board of Directors Executive Session Meeting Minutes – April 1, 2025  
*Recommendation: The Board of Directors approve the Consent Calendar.*

5. **President's Report** – *Richards*
6. **Treasurer's and Finance Committee Report** – *Klein*
  - a. Motion to certify compliance with Civil Code §5500
7. **Director's Report** – *Wright*
8. **Chief Financial Officer's Report** – *Arterburn*
9. **Landscape Manager's Report** – *Tawaststjerna*
10. **Building Maintenance Manager's Report** – *West*
11. **Committee Reports**
  - a. Community Committee
  - b. Building and Facilities Committee
  - c. Emergency Committee
  - d. Governing Documents Committee – Motion Rules and Procedure Document
  - e. Landscape Committee
12. **Old Business**
  - a. Mutual Entry Signs – *Richards*
  - b. Dryer Vent Cleaning – *Klein & West*
  - c. Rules Document – *West & Hayes*
  - d. Add Paint Palette – *Richards*
  - e. 4761 Rehab update – *West & Hayes*
13. **New Business**
  - a. Fire Risk Mitigation – *Blanchard*
  - b. Update Pagoda Garden Lights – *Richards*
14. **New Business**
  - a. Replace Roundup with Organic – *Klein*
15. **Announcements**

The next scheduled meeting is the Board of Directors Regular Meeting on October 14, 2025 at 10:00 a.m. in the Board Room at the Gateway Clubhouse.
16. **Adjournment to Executive Session**

If necessary, for legal issues, contracts, litigation, member discipline, personnel issues, delinquencies, or foreclosures.