



## WALNUT CREEK MUTUAL FIFTY-FIVE

### BOARD OF DIRECTORS REGULAR MEETING

**Tuesday, October 14, 2025 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/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  
Vacant – 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 – July 21, 2025
  - b. Board of Directors Executive Session Meeting Minutes – September 19, 2025
- Recommendation: The Board of Directors approve the Minutes.*

4. **Report Out from Executive Session Meeting**
  - Report out from Executive Session on September 19, 2025
    - Formation of Contract
5. **Committee Reports**
  - a. Landscape Committee – *Kris Carey*
    - Personal garden item – 4749
    - Landscape updates
6. **President's Report** – *Richards*
6. **Treasurer's and Finance Committee Report** – *Klein*
  - a. Motion to certify compliance with Civil Code §5500 for 2<sup>nd</sup> Quarter financials.  
*Recommendation: Certify compliance with Civil Code §5500 for 2<sup>nd</sup> Quarter financials.*
  - b. Purchase Treasury Securities  
*Recommendation: Approve purchase of Treasury Securities.*
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 Cont.**
  - a. Community Committee
  - b. Building and Facilities Committee
  - c. Emergency Committee
  - d. Governing Documents Committee
12. **Old Business**
  - a. GRF Management Agreement update - *Richards & Wright*
  - b. Update vent lattice and mesh information - *Blanchard*
  - c. Building walkaround - *Blanchard*
  - d. 4761 Rehab Update - *Hayes & West*
13. **New Business**
  - a. Civil Codes 5550 & 5558 Amendment as of July 2025, Association Fine Limits - *Richards & AS attys*
14. **Announcements**

The next scheduled meeting is the Board of Directors Regular Meeting on December 15, 2025 at 1:30 p.m. in the Board Room at the Gateway Clubhouse.
15. **Adjournment to Executive Session**

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