



WALNUT CREEK MUTUAL FIFTY-FIVE

BOARD OF DIRECTORS REGULAR MEETING

Monday, April 6, 2026 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/83563407882?pwd=KFwCWgvfxJ9XB117RztKbxolmF9nD.1> or use the Meeting ID: 835 6340 7882. Passcode: 835 6340 7882. 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: 835 6340 7882. Passcode: 835 6340 7882

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

AGENDA

1. **Call to Order**

2. **Roll Call**
Directors

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

Rossmoor Property Management

Todd Arterburn – Chief Financial Officer
John Tawaststjerna – Associate Director
Rick West – Mutual Manager
Jesus Morales – 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 Special Meeting – January 23, 2026
- b. Annual Members Meeting – January 27, 2026

- c. Board of Directors Organizational Meeting – January 27, 2026
- d. Board of Directors Special Meeting – February 9, 2026
Recommendation: The Board of Directors approve the Minutes.

5. **President’s Report** – *Richards*

6. **Treasurer’s and Finance Committee Report** – *Klein*
a. Motion to certify compliance with Civil Code §5500

7. **Chief Financial Officer’s Report** – *Arterburn*

8. **Associate Director’s Report** – *Tawaststjerna*

9. **Landscape Manager’s Report** – *Morales*

- a. Fire wise work contract in the amount of \$7,219.00 from the reserves account.
Recommendation: The Board of Directors approve the fire wise work contract in the amount of \$7,219.00 from the reserves account.
- b. Mulching contract in the amount of \$6,184.00 from the reserves account.
Recommendation: The Board of Directors approve the mulching contract in the amount of \$6,184.00 from the reserves account.

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. Pagoda Lights and Hand Painting – *Blanchard*
- b. Board Meeting Calendar

13. **New Business**

- a. Mutual Director Elections Moving to Another Month – *Richards*
- b. Smoke Detector Replacement – *Richards/West*
- c. Painting Garage Doors – *Richards*
- d. Proposed Enforcement and Fine Policy – *Richards*
- e. Rules and Procedures for Paint Palette Policy – *Richards*

14. **Announcements**

The next meeting scheduled is the Board of Directors Meeting on July 7, 2026 at 1:30 p.m. in the Board Room at the Gateway Clubhouse and virtually.

15. **Adjournment to Executive Session**

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