



WALNUT CREEK MUTUAL FIFTY-NINE

BOARD OF DIRECTORS REGULAR MEETING

Tuesday, March 11, 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/85490795702> or use the Meeting ID: 854 9079 5702. 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 (646) 931-3860 on any phone, and they will be prompted to enter the Meeting ID: 854 9079 5702.

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

AGENDA

1. **Call to Order** – *Bonnie Waxman*

2. **Roll Call of Directors**

Bonnie Waxman – President
Myra Belfiore – Vice President
Mary Stroup Gardiner – Treasurer
Bonnie Sundberg – Secretary
Maureen Olsen – Director-at-Large

Mutual Operations Staff

Jeroen Wright – Mutual Operations 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 considers them as they act during the meeting. Comments are limited to three minutes per member.

4. **Approval of Minutes** – *Bonnie Waxman*

- a. Board of Directors Regular Meeting Minutes – January 14, 2025
- b. Board of Directors Emergency Executive Session Meeting Minutes – February 17, 2025
Recommendation: Board of Directors approve the meeting minutes.

5. **President’s Report** – *Bonnie Waxman*

6. **Director of Mutual Operations Report** – *Jeroen Wright*
7. **Chief Financial Officer’s Report** – *Todd Arterburn*
8. **Building Maintenance Manager’s Report** – *Rick West*
 - a. Contract Selection for Standard Preventative Elevator Maintenance
San Francisco Elevator Proposal
Otis Proposal
Shindler Elevator Proposal
Recommendation: The Board of Directors approve one of the presented proposals.
 - b. Picture Perfect Pools Proposal for Leak Repair and Rebuild to Current Code
Recommendation: The Board of Directors approve Picture Perfect Pools Proposal in the amount not to exceed \$28,405.46 from the reserve account.
9. **Landscape Manager’s Report** – *John Tawaststjerna*
10. **Treasurer’s Report** – *Mary Stroup Gardiner*
 - a. Review of Financials
Recommendation: The Board of Directors certifies compliance with Civil Code §5500
11. **Committee Reports**
 - a. Finance Committee – *Mary Stroup Gardiner*
 - b. Landscape Committee – *Marshall Millsap*
 - c. Swimming Pool Committee – *John Tienken*
 - d. Alterations Committee – *Bonnie Waxman*
 - e. Building Maintenance Committee – *Mary Stroup Gardiner*
 - f. Emergency Preparedness – *Vacant*
 - g. Social Committee – *Bonnie Sundberg*
12. **Old Business** – *Bonnie Waxman*
13. **New Business** – *Bonnie Waxman*
 - a. Shared Deductible Agreement
Recommendation: The Board of Directors approve the Shared Deductible Agreement.
14. **Informational/Discussion Item** – *Bonnie Waxman*
 - a. Undocumented Leasing of Condos
15. **Announcements:** Next scheduled meeting will be the Board of Directors Regular Meeting on Tuesday, May 13, 2025 at 1:30 p.m. in the Board Room at the Gateway Clubhouse as well as virtually.
16. **Adjournment to Executive Session:** If necessary for legal issues on: contracts, litigation, disciplinary hearings, personnel issues, delinquencies, or foreclosures.