



WALNUT CREEK MUTUAL FIFTY-NINE

BOARD OF DIRECTORS REGULAR MEETING

Tuesday, September 9, 2025 at 1:30 p.m.

Meeting was conducted In Person and Virtually

**Gateway Clubhouse – Board Room
1001 Golden Rain Road, Walnut Creek, CA 94595**

MINUTES

1. Call to Order

President Waxman called the meeting to order at 1:30 p.m.

2. Roll Call

Board of Directors

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

Rossmoor Property Management

John Tawaststjerna – Landscape Manager
Victoria Thomas – Board Services Coordinator

3. Approval of Meeting Minutes

- a. Board of Directors Regular Meeting Minutes – July 8, 2025
- b. Board of Directors Executive Session Meeting Minutes – July 8, 2025

Motion made by Belfiore, seconded by Sundberg, to amend the agenda to add the Executive Session Meeting Minutes for July 8, 2025. Approved by unanimous vote. (5-0)

Motion made by Belfiore, seconded by Olsen, to approve the minutes. Approved by unanimous vote. (5-0)

4. President's Report – Bonnie Waxman

- My Rossmoor portal on Rossmoor's website is being updated. Every Mutual and Club will have their own tab.
- The five-foot shaded fuel break area around the buildings is being addressed as part of the painting work on the two buildings.
- Ladder fuel breaks were created, and tree canopies were lifted to six feet to enhance fire safety.
- The wooden gates outside the garage will need to be replaced with metal in the future. This replacement is planned for inclusion in next year's budget.
- Goats were used for weed abatement.
- Social event coming up.
- GRF Management Agreement is expected to be finalized soon.

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5. Director's Report – *Jeroen Wright*

No Report

6. Chief Financial Officer's Report – *Todd Arterburn*

No Report

7. Building Maintenance Report – *Luis Duenas*

Informational Items: Work Scheduled, In Progress, or Completed

- Urban painting schedule start date 5913HM September 8th
- RPM to replace dry rot/repair woodpecker damage as needed for 5913/5954
- RPM continuing to test elevator phone lines monthly
- 5Star 5920HM Drainage work Completed
- 5Star Hot water maintenance every 6 months \$9,650 annually

8. Landscape Manager's Report – *John Tawaststjerna*

- Tree inspection is scheduled for early October with Waraner.
- Palm tree was inspected and fronds were pruned to mitigate ongoing ant activity.
- Water irrigation may be turned off soon as the weather cools down.

9. Treasurer's Report – *Mary Stroup Gardiner*

The Mutual continues to not receive complete financial statements; therefore, has not been able to certify compliance with Civil Code 5500 since December 2024.

10. Committee Reports

a. Finance Committee – *Mary Stroup Gardiner*

No Report

b. Landscape Committee – *Bonnie Waxman*

- 5910 and 5920 projects are complete.
- Plant replacement will start in November.
- Plans are in place to conduct a walk-through of the Mutual in the near future to inspect the trees.

c. Swimming Pool Committee – *John Tienken*

- Twelve new members have signed up.
- The flex hose in the women's shower has been replaced.
- Repair work on the spa will begin November 1 and will include repairing the leak, replastering the tile, and repairing the railing, at an approximate cost of \$28,405.46

d. Alterations Committee – *Bonnie Waxman*

- Alterations that have been completed are: resident put up sunshades, kitchen remodel, window replacement, HVAC, and electrical work.

e. Building Maintenance Committee – *Mary Stroup Gardiner*

- In preparation for the painting project, notices were posted on September 8 requesting residents to remove items from their balconies. If an item is too heavy to move, residents are asked to cover it. Residents are required to sign up to schedule a

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time for their balcony and door to be painted.

- California state law requires all water heaters to be electric by 2029.
- f. Emergency Preparedness Committee
 - Plans are in place to map out the location of the fire hydrants and water heaters in the Mutual.
- g. Social Committee – *Bonnie Sundberg*
 - Residents' dinner is scheduled for September 26 in the garden at Stanley Dollar from 5:00-7:30pm. Simple Elegance is catering the meal.

12. **Old Business** – *Bonnie Waxman*
There was none.

13. **New Business** – *Bonnie Waxman*
There was none.

14. **Members' Forum**
Members were afforded the opportunity to express their concerns, make comments, or have questions for the Board. Members made comments on:

- A request was made for a map of the buildings.
- Mutual's webpage on Rossmoor's website will be standardized.
- A request was made that the coupon be itemized.

15. **Announcements:** Next scheduled meeting will be the Annual Members and Organizational Meetings on Monday, November 3, 2025 at 1:30 p.m. in the Board Room at the Gateway Clubhouse as well as virtually.

16. **Adjournment**
There being no further business, the Board of Directors Regular Meeting was adjourned at 3:05 p.m.

Secretary's Certificate

I hereby certify that the foregoing is a true and correct copy of the minutes of the Board of Director's meeting.

Victoria Thomas