

WALNUT CREEK MUTUAL NO. SIXTY-FIVE**BOARD OF DIRECTORS REGULAR SESSION MEETING**

Tuesday, April 15, 2025, at 10:00 a.m.

**Meeting is Conducted In-Person
Event Center – Donner Room
1021 Stanley Dollar Drive, Walnut Creek, CA 94595**

MINUTES**1. Call to Order**

President O'Dea called the meeting to order at 9:59 am

2. Roll Call of Directors

Ed O'Dea, President
Lois Kadosh, 1st Vice President
Gary Miller – 2nd Vice President
Clark Nelson, Treasurer - *Absent*
Jan Howard, Secretary

3. Mutual Operations Staff

Jeroen Wright – Director of Mutual Operations
Todd Arterburn – Chief Financial Officer
Rick West – Building Maintenance Manager
John Tawaststjerna – Landscape Manager - *Absent*
Anna Rocha – Board Services Coordinator

4. Consent Agenda

- a. Regular Session Board Meeting Minutes – January 21, 2025
*O'Dea motioned to approve meeting minutes from January 21, 2025.
Kadosh seconded. Motion passes unanimously. (4-0)*

5. Mutual Operation's Report - Jeroen Wright**6. Chief Financial Officer – Todd Arterburn****7. Building Maintenance Report – Rick West**

West Report that Dunn Edward/Sherwin Williams/Behr all interested in the bid for carpentry, do not paint over dry rot. More dry rot than anticipated. Special meeting for other proposals. Can do a painting committee to confirm colors.

ACTION ITEMS: Proposals for review or Approval

Building Painting Project Phase I -2025 Includes all 9 Bldgs. on Comstock.

Out to Bid – Contractors: Whit's Painting, Empire Works, MB Jessee, Varsity, Urban Painting.

2025 Painting Budget \$104,500.00

[Will present to the Board for consideration](#)

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

Pedestrian zone. Stay within lines. Talk to Tom C. about potential crosswalk.

9. Reports

a. President's Report – O'Dea

- Management Agreement, handled by a group of presidents and it is moving forward. Productive discussions. Everyone can live with it. It's going to be close to perfect and address a lot of issues. The board has seen the agreement. New Financial reporting system, very pleased with the work that's being done. It has been difficult to dive into details but should be more transparent.

b. Vice President's Report – Kadosh

Look at ceilings for leaks. Rodents were inside in the attic. Never heard them. Rick was able to get electrician out to close up chewed up wiring from the rats. Kudos to 5-Star and San Electric who fixed up holes in the walls. If you hear anything, call maintenance. Update from Emergency preparedness, needs assistance for emergency evacuation, contact nearby neighbors to help out. Update form to volunteer to help out other neighbors in case of emergency.

c. Secretary Report – Howard

No Report

d. Treasurer's Report – Nelson

No Report

10. New Business

Action Items

a. Parking Policy – Sent out the specific part of the policy that everyone can read. One response about contacting previous board. No parking in the driveway instead of the garage. People are using garage for storage. Let owners know to clean and remove clutter from the garage.

b. Social Events/Alcohol

For events at Dollar House would need to get a liquor license to sell alcohol. There is a little excess in budget or stop charging for parties. O'Dea stated that a number of other mutuals that don't charge for events and get about 60-65% attendance at their events. For many Mutuals, parties are included in the budget. Making it free (including in the budget) would allow for alcohol to be served at the events. Budget would be \$2,000 for summer picnic and \$3,000 for holiday party.

c. Elections - July Meeting, three open seats, July election

11. Announcements

The next scheduled Board of Directors Regular Meeting is July 15, 2025, at 9:30 a.m. in the Donner Room at the Event Center.

12. Adjournment to Executive Session

President O'Dea adjourned the meeting at TBA

Board Services Coordinator

I hereby certify that the foregoing is a true and correct copy of the minutes.

Lisa Kam
Interim Board Coordinator