



## WALNUT CREEK MUTUAL NO. EIGHT

ANNUAL MEETING MINUTES  
FRIDAY, MAY 30, 2025, at 10:00 AM  
IN-PERSON AND ZOOM MEETING  
CLUBROOM – CREEKSIDE  
10100 STANLEY DOLLAR DR. – WALNUT CREEK, CA 94595

### **Call to Order**

The Annual Meeting was called to order at 10:03 a.m.

### **Introductions**

Dick Coleman – President  
John Kawamura – Vice President  
Judy Graboyes – Treasurer  
Bob Eisner – Secretary  
Alfreda Bell - Director

### **Mutual Operations Staff:**

Jeroen Wright, RPM Director  
Todd Arterburn, Chief Financial Officer  
Rick West, Senior Building Maintenance Manager  
Luis Duenas, Building Maintenance Manager  
John Tawaststjerna, Landscape Manager  
Lucy Limon, Board Services Coordinator

### **Certification of Meeting:**

I, Lucy Limon, Assistant Secretary to Walnut Creek Mutual Eight, certify that a Call for Candidates notice was posted in the February 16, 19, and 26 editions of the Rossmoor News. The notice announced that, if at the close of the time period for making nominations, there are the same number or fewer qualified candidates as there are board positions to be filled, then the Board of Directors may, after voting to do so, seat the qualified candidates by acclamation without balloting.

In accordance with Corporations Code § 7511(b), a notice of the Annual Members Meeting was mailed to the membership on May 26, 2025.

In accordance with the Davis Stirling Act, Mutual 8 was eligible to appoint by acclamation for the 2025 election as the Mutual received two nominations.

- Alfreda Bell
- Judy Graboyes

The two candidates will be seated on the Board at the Organizational Meeting of the Board of Directors via acclamation.

### **Staff Reports**

- a. **Rossmoor Property Management: Jeroen Wright**

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Jeroen mentioned that the Golden Rain Foundation Board will now be conducting business under the name Rossmoor Walnut Creek (RWC), and the Mutual Operations Department (MOD) will operate under the new name Rossmoor Property Management (RPM). This rebranding initiative is part of a broader marketing strategy aimed at distinguishing Rossmoor Walnut Creek from other communities with the Rossmoor name across the United States.

Jeroen provided an update on the management contract, noting that progress continues to go well and the committee is making significant strides. He also reported that the Fire Wise Committee is still compiling a list of the most frequently asked questions from the January Town Hall. Once finalized, the committee will publish detailed responses on the Rossmoor website for residents to access.

**b. Maintenance Report by Rick West:**

Rick West introduced Luis Duenas as the new Building Maintenance Manager. He reported that 8 electrical panels have been completed. Additionally, 6 roofs have been put out to bid as a result of the SB326 inspections.

**c. Landscape Report by John Tawaststjerna:**

John reported that weed abatement is currently the major project underway in Rossmoor. Terra Landscape is actively cutting back weeds within 100 feet of the buildings. Additionally, tree trimming activities have been completed.

John presented an update on two new laws affecting fire safety and landscaping. AB 3074 introduces defensible space guidelines, with stricter enforcement expected in high fire danger zones. Cal Fire currently recommends removing flammable mulches and materials in Zone 0 and installing ember-resistant screening for foundation vents. Jeroen advises mutuals to proceed cautiously with changes until detailed regulations are available.

AB 1572 focuses on new water conservation and fire safety regulations affecting landscaping in Rossmoor. Jeroen explained that non-functional turf irrigation will be prohibited, with some exceptions for functional areas like sports fields and civic gathering spaces. The implementation timeline for these regulations is January 1, 2029, for multifamily properties.

**d. Financial Report by Todd Arterburn:**

Todd reported that revenue exceeded expenses by \$54,000 during the first four months of the year. Judy added that the Mutual is currently operating ahead of budget.

Todd also provided an update on the implementation of the new NetSuite financial software, which is expected to enhance board and treasurer access to real-time financial data.

### **Reports of Officers and Committees**

**a. Finance Report by Judy Graboyes:**

No report was given.

**b. Landscape Report by Alfreda Bell:**



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Alfreda Bell mentioned that the MOD Days begin June 10. Plant replacement will happen in November – December. She added that the Mutual is pleased with the work Terra is performing.

**c. Membership Report by Sally Kennedy:**

Sally reported the new members of M8.

**d. Social Report by Sharon Castilla:**

Snack and chat on June 19 in entry 6.

**e. Emergency Preparedness report by Lingsueh Shu:**

No report.

**f. Trash and Recycle report by Jan Stone:**

No report.

### **Other Reports**

**a. President's Report:**

President Coleman noted that many changes have been made over the past two years, including resident turnover and board member updates. He emphasized the importance of welcoming new residents and mentioned ongoing efforts to restart the newsletter.

He discussed infrastructure projects, including electrical panel replacements. President Coleman focused on updates and discussed regarding ongoing and upcoming projects within the community, including the removal of grass and installation of walkable surfaces, safety concerns related to electrical panels, and the need for proactive measures to prevent potential fires. He expressed safety and the necessity of replacing old electrical boxes.

### **Members' Forum**

Residents were afforded the opportunity to express their general concerns and make comments. Topics discussed included: insurance, dead trees, Rossmoor news, painting of buildings, electrical panels.

### **Adjournment**

The meeting was adjourned at 2:08 p.m. and moved directly into an Organizational meeting.

### **Secretary's Certificate**

I hereby certify that the foregoing is a true and correct copy of the minutes of the Annual Members' Meeting.

Lucy Limon

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**Assistant Secretary Mutual No. Eight**