



Walnut Creek Mutual No. Eight

**WALNUT CREEK MUTUAL No. EIGHT
MEETING OF THE BOARD OF DIRECTORS
TUESDAY, SEPTEMBER 23, 2025, at 1:30 P.M.**

**ZOOM AND IN-PERSON MEETING
BOARD ROOM AT GATEWAY
1001 GOLDEN RAIN RD – WALNUT CREEK, CA 94595**

Zoom instructions: To view the meeting on your computer, iPad, or smart phone, residents should log-in to <https://rossmoor.zoom.us/j/86257842419> or use the meeting ID: 862 5784 2419 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 669-900-6833 on any phone, and they will be prompted to enter the meeting ID: 862 5784 2419.

For technical support to join a meeting, contact (925)988-5555 or Support@rossmoor.com

AGENDA

ROLL CALL:

Dick Coleman, President
John Kawamura, Vice President
Bob Eisner, Secretary
Judy Graboyes, Treasurer
Alfreda Bell, Director at Large

APPROVAL OF MINUTES

1. Regular Meeting Minutes held on July 22, 2025
2. Executive Meeting Minutes held on July 22, 2025

PRESIDENTS REPORT

RPM STAFF REPORTS

1. Directors Report – Jeroen Wright, Rossmoor Property Management Director
2. Financial Report – Todd Arterburn, CFO
3. Maintenance Report – Luis Duenas, Building Maintenance Manager
4. Landscape Report – John Tawaststjerna, Landscape Manager

COMMITTEE REPORTS

1. Finance – Judy Graboyes
 - a. Motion for Compliance of Civil Code §5500
2. Maintenance – Judy Graboyes
3. Landscaping – Alfreda Bell
4. Social – Sharon Castilla
5. Membership – Sally Kennedy
6. Emergency Prep – Linghsueh Shu
7. Trash and Recycle – Jan Stone



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OLD BUSINESS

- a. Electrical Panel Project Update – *Coleman*
- b. M8 Policies and Enforcement of Them - *Coleman*
- c. Birdbath, standing water issues - *Graboyes*
- d. Results of Vote on Bylaws Update – *Limon*
- e. Follow-up on Special Assessments Payments – *Coleman*
- f. Adjustments to Guidelines for Alterations – *Coleman*
- g. Resales Inspections – *Coleman*
- h. Improving signage of Building numbers – *Kawamura*
- i. Signage at Trash Enclosures – *Kawamura*

NEW BUSINESS

- a. Policy regarding barbecue grills
- b. Policy regarding standing water (e.g., bird baths, water bowls, etc...)
- c. Management Agreement
- d. Dog Walking rules

MEMBERS' FORUM

ADJOURN

Next Regular Board Meeting to be held on Tuesday, November 25, 2025, at 1:30 p.m., in the Boardroom at the Gateway Complex.

EXECUTIVE SESSION: If necessary, for legal issues, contracts, disciplinary hearings, personnel issues, delinquencies, or foreclosures.