



ROSSMOOR
WALNUT CREEK

Walnut Creek Mutual No. Eight

WALNUT CREEK MUTUAL No. EIGHT
MEETING OF THE BOARD OF DIRECTORS
TUESDAY, JULY 22, 2025, at 1:00 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/85978867788> or use the meeting ID: 859 7886 7788. 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: 859 7886 7788.

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. Annual Members Meeting Minutes held on May 30, 2025
2. Organizational Board Meeting Minutes held on May 30, 2025

GRF STAFF REPORTS

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

COMMITTEE REPORTS (as needed)

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 – Lingsueh Shu
7. Trash and Recycle – Jan Stone

OLD BUSINESS

- a. Electrical Panel Project Update – *Coleman*
- b. M8 Policies and Enforcement of Them - *Coleman*



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- Birdbath, standing water issues – *Graboyes*

NEW BUSINESS

- a. Results of Vote on Bylaws Update - *Limon*
- b. Fire Risk Issues – *Coleman*
- c. Follow-up on Special Assessments Payments – *Coleman*
- d. Adjustments to Guidelines for Alterations – *Coleman*
- e. Resales Inspections – *Coleman*
- f. Improving signage of Building numbers – *Kawamura*
- g. Signage at Trash Enclosures reminding residents that plastic trash bags are not allowed in recycling bins – *Kawamura*

MEMBERS' FORUM

ADJOURN

Next Regular Board Meeting to be held on Tuesday, September 23, 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.