



ROSSMOOR
WALNUT CREEK

Walnut Creek Mutual No. Eight

WALNUT CREEK MUTUAL No. EIGHT
MEETING OF THE BOARD OF DIRECTORS
TUESDAY, NOVEMBER 25, 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/85315985377> or use the meeting ID: 853 1598 5377. 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: 853 1598 5377.

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 September 23, 2025
2. Special Meeting Minutes held on October 10, 2025
3. Special Meeting Minutes held on November 7, 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 – Lingsueh Shu
7. Trash and Recycle – Jan Stone



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OLD BUSINESS

1. Electrical Panel Project Update
2. M8 Policies and enforcement of them
3. Status of Bylaws Update
4. Follow-up on Special Assessments Payments
5. Adjustments to Guidelines for Alterations
6. Resales Inspections
7. Improving signage of Building numbers
8. Signage at Trash Enclosures
9. Policy regarding barbecue grills
10. Policy regarding standing water (e.g., bird baths, water bowls, etc...)
11. Dog Walking rules

NEW BUSINESS

1. Management Agreement
2. Repayment from Operating Fund to repay \$80,000 to Reserve Fund
3. Motion to approve RPM Estimate #24 for \$6,986.56 out of Reserve Fund.

MEMBERS' FORUM

ADJOURN

Next Regular Board Meeting to be held on Tuesday, January 20, 2026, at 1:30 p.m., in the Board Room at the Gateway Complex.

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