



ROSSMOOR
™ WALNUT CREEK

Walnut Creek Mutual Four

BOARD OF DIRECTORS REGULAR MEETING

Monday, April 21, 2025, at 1:30 p.m.

Meeting is Conducted In-Person and Virtually

**Gateway Clubhouse – Board Room
1001 Golden Rain Rd., Walnut Creek, CA 94595**

Join Meeting Virtually

For video/audio participation on your laptop, tablet, or smartphone, enter <https://rossmoor.zoom.us/j/88156851805> **Meeting ID: 881 5685 1805** in your browser and follow the on-screen instructions to enter the meeting. Be sure to have your computer speakers turned on.

For audio only, **dial 669-900-6833** on your phone and enter **Meeting ID: 881 5685 1805** at the prompt or go to the 4wcm.com website “Meetings.”

For technical support to join a meeting, contact 925.988.7627 or support@rossmoor.com

AGENDA

1. Call to Order – Janet Seldon

2. Roll Call of Directors

Janet Seldon – President
Robert Amans– Vice President
Rajasundaram Sivasubramanian – Treasurer
Pam Ovalle– Secretary
Linda Brown – Director-at-Large

Mutual Operations Staff

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

3. Members’ Forum – Janet Seldon

All residents are invited to address the Board with questions, comments, and suggestions. The Board does not directly answer questions posted by speakers during the Residents’ Forum but hears the viewpoint and ideas presented and considers them as they act during the meeting. Comments will be limited to three minutes per person.

4. Meeting Minutes

- a. Board of Directors Regular Meeting Minutes – March 17, 2025

Recommendation: The Board of Directors approves the meeting minutes

5. President's Report - Janet Seldon

6. Treasurer's Report – Siva

- a. *Recommendation: The Board of Directors certifies compliance with Civil Code §5500.*
b. *In accordance with the Collection Policy, those owners that are delinquent will be sent to A.S.A.P. Collection Services to initiate collection activities, including but not limited to recording a lien and/or any successive lien(s).*

7. Mutual Operation's Report – Jeroen Wright

8. Chief Financial Officer's Report – Todd Arterburn

9. Building Maintenance Report – Rick West

- a. 1941 Skycrest – Vertical Re-Piping & Put Back Estimates

10. Landscape Report – John Tawaststjerna

11. Committee Reports

- a. Governing Documents
b. EV Charging
c. Trash Committee
d. Communications Committee
e. Alterations Committee
f. Fire Extinguisher Inspection Committee

12. New Business

13. Announcements

The next scheduled Board of Directors Regular Meeting is May 19, 2025, in the Board Room at the Gateway Clubhouse at 1:30 p.m.

14. Adjournment to Executive Session – If necessary, for legal issues, contracts, member discipline, personnel issues, delinquencies, or foreclosures