



SECOND WALNUT CREEK MUTUAL

BOARD OF DIRECTORS ORGANIZATIONAL MEETING

Tuesday, October 21, 2025, at 9:30 a.m.

Meeting is Conducted In-Person and Virtually

Fireside Room / Gateway Clubhouse

1001 Golden Rain Road, Walnut Creek, CA 94595

To view the meeting on your computer, iPad, or smart phone, residents should log-in to <https://rossmoor.zoom.us/j/86443299124> or use the Meeting ID: 864 4329 9124. 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: 864 4329 9124

For technical support to join a meeting, contact (925) 988-7627 or Support@rossmoor.com.

ORGANIZATIONAL MEETING AGENDA

Call to Order - Janneth Lujan

Roll Call of Directors - Janneth Lujan

RPM Staff

Jeroen Wright – Director of Rossmoor Property Management
Todd Arterburn – Chief Financial Officer
Eric Howard – Building Maintenance Manager
John Tawaststjerna – Landscape Manager
Jesus Morales – Landscape Supervisor
Lucy Limon – Board Services Coordinator
Janneth Lujan – Board Services Coordinator

Appointment of Chairperson Pro Tem

- a. Motion to appoint Janneth Lujan as Chairperson Pro Tem

Selection of Officer Positions

- a. President
- b. Vice President
- c. Secretary
- d. Treasurer
- e. Director at Large

Appointment of Assistant Treasurer

- a. Motion to appoint Todd Arterburn as Assistant Treasurer to the Board

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Appointment of Assistant Secretary

- a. Motion to appoint Janneth Lujan, Board Services Coordinator

Appointment of Committee Chairs

- a. Water and Conservation Committee Report
- b. Trash Committee
- c. Finance & Insurance Committee
- d. Landscape Committee
- e. Infrastructure Committee
- f. Welcome Committee
- g. Architectural Review Committee

Approval of Minutes

- a. Regular Meeting Minutes of September 18, 2025

Old Business

New Business

- a. 2026 Budget
- b. Zinsco Panel Replacement Contract
- c. Review of Freeman's HVAC Contract

Members' Forum

All members are invited to address the Board with questions, comments, and suggestions. The Board does not directly answer questions posed by speakers during the Members' Forum, but the Board does hear the viewpoints and ideas presented and considers them as they act during the meeting. Comments are limited to three minutes per person.

Announcements

The next meeting scheduled will be the Board of Directors Regular Meeting on Thursday, November 20, 2025, in Peacock Hall/Gateway Clubhouse at 10:00 a.m.

Adjournment