



WALNUT CREEK MUTUAL TWENTY-EIGHT

BOARD OF DIRECTORS REGULAR MEETING

Wednesday, January 28, 2026, at 10:30 A.M.

Meeting is Conducted Virtually Only

Join Meeting Virtually

To view the meeting on your computer, iPad, or smart phone, residents should log-in to Zoom using the following link: <https://rossmoor.zoom.us/j/82608508744> and use the **Meeting ID: 826 0850 8744**. 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.

For audio only, **dial 669-900-6833** on your phone and enter **Meeting ID: 826 0850 8744** at the prompt or go to the website “Meetings.”

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

AGENDA

1. Call to Order

2. Roll Call of Directors

Virginia Lawson – President
Carolyn Hudson – Vice President
Tara Murphy - Secretary
Isabelle Chen – Treasurer
Maria Bertero-Barcelo – Director

RPM Staff

Jeroen Wright – Mutual Operations Manager
Todd Arterburn – Chief Financial Officer
Luis Duenas – Building Maintenance Manager
John Tawaststjerna – Landscape Manager
Janneth Lujan – Board Services Coordinator

3. Meeting Minutes

Board of Directors Regular Meeting Minutes – October 31, 2025
Board of Directors Executive Meeting Minutes – November 18, 2025
Board of Directors Special Meeting Minutes – November 21, 2025

4. Member 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 Forum, but does hear the viewpoints and ideas presented and takes them into consideration. Comments are limited to three minutes per member.

5. RPM Manager’s Report – Jeroen Wright

6. Chief Financial Officer’s Report – Todd Arterburn

7. Building Maintenance Manager’s Report – Luis Duenas

8. Landscape Manager's Report – John Tawaststjerna
9. Officer's Reports
 - President
 - Vice President
 - Secretary
 - Treasurer
 - a. Motion for Compliance of Civil Code §5500
Review of the monthly Financial Statements from August through November 2025
 - b. Approve the 2024 Audited Financial Statements
10. Annual Resolutions
 - a. Resolution of the Walnut Creek Mutual 28 Board of Directors Authorizing Budgeted Transfers
This resolution is adopted to ratify and confirm the Board's approval of transfers from the Mutual's reserve and/or operating accounts to pay for the 2026 Budgeted Operating Expenses and the 2026 Reserve Transfers.
 - b. Resolution of Walnut Creek Mutual 28 Board of Directors Authorizing Specific Transfers of funds and Appointing a Committee of the Board.
This resolution authorizes the Board to appoint two or more Directors to a committee of the Board to exercise the authority of the Board to authorize specific transfers of funds as required by Civil Code §5502 (as noted in 10a.)
11. Committee Reports
 - Infrastructure Committee
 - Landscape Committee
 - a. Members Pam Bidleman, Judith Clemens, Georgia Clima, Susan Hildreth, Marsha Young
 - Social Committee
12. Old Business
 - a. Seal coat application – Entry 11
13. New Business
 - a. Appointment of Susan Hildreth as Inspector of Elections
 - b. Agreement to Share the Deductible Amount Under the Commercial
Property Coverage Part of the Blanket Insurance Policies
 - c. Gutter installations
 - d. Smoke detector replacements
 - e. Painting of fences and fence caps
 - f. Approval of RPM Landscape Days Spring 2026
14. Announcements

The next Board of Directors Annual/Organizational meeting is scheduled for Wednesday, March 25, 2026, at 10:30 A.M. Gateway-Board Room.
15. Adjournment