



# ROSSMOOR<sup>TM</sup>

WALNUT CREEK

## WALNUT CREEK MUTUAL THIRTY

### BOARD OF DIRECTORS REGULAR MEETING

Wednesday, January 14, 2026 at 9:30 a.m.

Meeting is Conducted In-Person & Virtually

Gateway Clubhouse – Board Room

1001 Golden Rain Road, Walnut Creek, CA 94595

#### Join Meeting Virtually

Zoom instructions: To view the meeting on your computer, iPad, or smart phone, residents should login to <https://rossmoor.zoom.us/j/88169881610> or use the **Meeting ID: 881 6988 1610**. 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: 881 6988 1610**

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

#### REGULAR AGENDA

1. Call to Order

2. Roll Call

Roz Reiter – President  
Victoria Rice – Vice President  
Evan Spinrod – Treasurer  
Cheryl Hines – Secretary  
Rick Betts – Director-at-Large

Rossmoor Property Management

Jeroen Wright – Director of Mutual Operations  
Todd Arterburn – Chief Financial Officer  
Luis Dueñas, Building Maintenance Manager  
John Tawaststjerna – Landscape Manager  
Janneth Lujan- Board Services Coordinator

3. Approval of Minutes

- a. Approval of Regular Meeting Minutes, October 8, 2025
- b. Tabulation Meeting Minutes, December 2, 2025

4. President's Report – *Roz Reiter*

5. Operations Director Report – *Jeroen Wright*

6. Treasurer's Report – *Evan Spinrod*

- a. Motion to certify compliance with §5500 by review of the monthly financial reports
- b. Audit Approval:  
Resolution to Accept Audit Report, December 31, 2023

7. Chief Financial Officer - *Todd Arterburn*
8. Building Maintenance Report – *Richard Engle/Luis Dueñas*
9. Landscape Report – *Vicki Rice/John Tawaststjerna*
10. Social Committee – *Beth Hume*
11. New Resident Greeter- *Lynda Caputo*
12. Unfinished Business
  - a. External Electric Panel Inspection/Replacement
13. New Business
  - a. 2026 Roof Replacements
  - b. Condensate Lines
  - c. Downspout Extensions
  - d. RPM work project for Spring
  - e. Rodent issues
  - f. RB discussion topics
14. Member's Forum

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 viewpoints and ideas presented and considers them as they act during the meeting. Comments will be limited to three (3) minutes per person.
15. Announcements

The next scheduled Board of Directors Meeting is scheduled for Wednesday, April 8, 2026, at 9:30 am in the Board Room at Gateway Clubhouse.
16. Adjournment to Executive Session

If necessary, for legal issues, contracts, member discipline, personnel issues, delinquencies, or foreclosures.