

## WALNUT CREEK MUTUAL THIRTY-NINE

SPECIAL MEETING MINUTES OF THE BOARD  
TUESDAY, FEBRUARY 10, 2026, AT 1:00 PM  
RPM– LARGE CONFERENCE ROOM  
800 ROCKVIEW DR - WALNUT CREEK, CA 94595**Call to Order**

Victoria Haket called the special meeting to order at 1:13 p.m.

**Roll Call****Directors Present:**

Victoria Haket – President  
Bill Claussen – Vice President  
Karen McEligot - Treasurer  
Jennifer Mu – Secretary  
John Rice – Director at Large

**RPM Staff Present**

Jeroen Wright – Rossmoor Property Management Director  
Todd Arterburn – Chief Financial Officer  
Jason Lopez, Financial Analyst  
Rick West – Sr. Building Maintenance Manager  
John Tawaststjerna – Landscape Manager

**2026-2027 Budget Presentation**

Rossmoor Property Management Director, Jeroen Wright presented the proposed 2026-2027 budget for the total basic assessment and provided the reasoning and method of operation used to draft the budget.

John Rice made a motion, Karen McEligot seconded to approve a per manor per month coupon of \$1,439 for 9 months starting April 1, 2026, to December 31, 2026.

**Moved, Seconded, Carried 5-0**

Karen McEligot made a motion, John Rice seconded accept the following resolution:

WHEREAS, the Board of Directors of Walnut Creek Mutual Thirty-Nine (Mutual 39) has determined that it is in the best interest of the corporation to align its financial reporting and budgeting cycle with the calendar year; and

WHEREAS, the current fiscal year runs from April 1 to March 31;

IT IS HEREBY RESOLVED:

1. Change of Fiscal Year: The fiscal year of Mutual 39 shall be changed to the calendar year, ending on December 31st of each year.
2. Transition Period: To transition to the new cycle, the Corporation shall have a short tax year commencing April 1, 2026 and ending December 31, 2026.
3. Effective Date: The first full calendar fiscal year shall commence on January 1, 2027.

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4. Authorization: The Treasurer and the Corporation' s independent CPA are hereby authorized and directed to file any necessary applications (including IRS Form 1128) and amendments with federal and state authorities to effectuate this change.

**Moved, Seconded, Carried 5-0**

**Residents' Forum**

A resident's Forum was held for comments and questions from the membership. No comments were made.

**Announcements**

The next scheduled Board Meeting will be held on Tuesday, February 17, 2026, at 1pm, in the Board Room at Gateway and via zoom.

**Adjournment**

President Haket adjourned the special meeting at 2:34 p.m.

**Secretary's Certificate**

I hereby certify that the foregoing is a true and correct copy of the minutes of the Board of Director's meeting.

Lucy Limon

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**Assistant Secretary  
Mutual 39**