

WALNUT CREEK MUTUAL FOUR

BOARD OF DIRECTORS ORGANIZATIONAL/ REGULAR MEETING

Monday, October 20, 2025, at 1:30 p.m.

Meeting is Conducted In Person and Virtually

Gateway Clubhouse— Board Room

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/85987385957> or use the Meeting ID: 859 8738 5957. 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: 859 8738 5957.

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

ORGANIZATIONAL /REGULAR MEETING **AGENDA**

1. Call to Order - Janneth Lujan

2. Roll Call of Directors - Janneth Lujan

3. RPM Staff

Jeroen Wright, *Director of Rossmoor Property Management*
Todd Arterburn, *Chief Financial Officer*
Luis Duenas, *Building Maintenance Manager*
Jesus Morales – *Landscape Supervisor*
Janneth Lujan, *Board Services Coordinator*

4. Appointment of Chairperson Pro Tem

a. Motion to appoint Janneth Lujan as Chairperson Pro Tem

5. Appointment of Linda Brown & Beverly Mirsky to the Board Via Acclamation for Three (2) Year Term

6. Selection of Officer Positions

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

7. Appointment of Assistant Treasurer

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

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8. Appointment of Assistant Secretary

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

9. Appointment of Committee Chairs

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

10. Approval of Minutes

- a. Regular Meeting Minutes of September 15, 2025
- b. Special Meeting Minutes of September 26, 2025

11. Old Business

12. New Business

- a. 2026 Budget
- b. 2026 Meeting Calendar
- c. Discussion of Delinquent Account
- d. Resignation of Pam Ovalle

13. 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.

14. Announcements

The next meeting scheduled will be the Board of Directors Regular Meeting on Tuesday, January 20, 2026 in the Clubroom Creekside at 1:00 p.m.

15. Adjournment