



## WALNUT CREEK MUTUAL FOUR

### BOARD OF DIRECTORS REGULAR MEETING

Monday, November 17, 2025, at 1:30 p.m.

Meeting is Conducted In-Person and Virtually

Board Room – Gateway Clubhouse

1001 Golden Rain Road, Walnut Creek, CA 94595

**Join Meeting Virtually**

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** in your browser and follow the on-screen instructions to enter the meeting. Be sure to have your computer speakers turned on.

For audio only, dial (669) 900-6833 on your phone and enter **Meeting ID: 859 8738 5957** at the prompt or go to the [4wcm.com](http://4wcm.com) website “Meetings.”

For technical support to join a meeting, contact 925.988.7627 or [support@rossmoor.com](mailto:support@rossmoor.com)

### **AGENDA**

#### **1. Call to Order**

#### **2. Roll Call of Directors**

Robert Amans - President  
Linda Brown – Vice President  
Rajasundaram Sivasubramanian – Treasurer  
Beverly Mirsky - Secretary  
Richard Kinsey– Director-at-Large

#### **Rossmoor Property Management**

Jeroen Wright – Director of Mutual Operations  
Todd Arterburn – Chief Financial Officer  
Luis Dueñas – Building Maintenance Manager  
Jesus Morales – Landscape Supervisor  
Janneth Lujan- Board Coordinator

#### **4. 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.*

#### **5. Meeting Minutes**

- a. Board of Directors Regular Meeting Minutes – July 21, 2025
- b. Board of Directors Regular Meeting Minutes – October 20, 2025

#### **6. President's Report**

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### 7. **Treasurer's Report** – *Siva Sivasubramanian*

Recommendation: The Board of Directors certifies compliance with Civil Code §5500.

### 8. **Chief Financial Officer's Report** – *Todd Arterburn*

### 9. **Mutual Operation's Report** – *Jeroen Wright*

### 10. **Building Maintenance Report** – *Luis Dueñas*

- a. Entry 10 sign replacement
- b. Engineered Soil Repair proposal for Discussion

### 11. **Landscape Report** – *John Tawaststjerna*

### 12. **Committee Reports**

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

### 13. **New Business Cont.**

#### **Action Items**

- a. Helsing- *Todd Arterburn/Linda Brown*
- b. 2024 Audit- *Todd Arterburn*
- c. Status entry 10 Foundation Repair- *Luis Dueñas*
- d. Discuss new gutter cleaning company- *Luis Dueñas*
- f. Management Agreement – *Jeroen Wright/Robert Amans*

### 14. **Announcements**

The next scheduled Board of Directors Regular Meeting is Tuesday, January 20, 2026, in the Club Room at Creekside Clubhouse at 1:30 p.m.

### 15. **Adjournment to Executive Session** – If necessary, for legal issues, contracts, member discipline, personnel issues, delinquencies, or foreclosures