



WALNUT CREEK MUTUAL NO. FORTY  
BOARD OF DIRECTORS MEETING  
THURSDAY, JANUARY 16<sup>th</sup>, 2025, AT 1:00 P.M.  
CLUBROOM AT CREEKSIDE  
1010 STANLEY DOLLAR DR – WALNUT CREEK, CA 94595

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**AGENDA**

**Call to Order**

**Roll Call of Directors**

Susie White – President  
Greg Gould – Vice President  
Pam Jester – Treasurer  
Nancy Herney – Secretary  
Kathy Parish – Director at Large

**MOD Staff:**

Jeroen Wright, Director of Mutual Operations  
Todd Arterburn, Chief Financial Officer  
Clayton Clark, Building Maintenance Manager  
John Tawaststjerna, Landscape Manager  
Lucy Limon, Board Services Coordinator

**Approval of Minutes**

1. Board Meeting Minutes of November 14<sup>th</sup>, 2024
2. Executive Meeting Minutes of November 14<sup>th</sup> 2024

**President's Report**

**Treasurer's Report**

1. Review of Most Current Financial Statements
  - a. Motion to certify compliance with §5500 by review of the monthly financial reports by all Board Members
2. Finance/Audit Committee Report – Pam Jester

**Committee Reports**

1. Landscape Committee – Kathy Parish and Shari Carroll
2. Governing Documents Committee – Nancy Herney
3. Building Maintenance Committee – Fred Kern
4. Alterations/Architectural Review Committee– Greg Gould
5. Emergency Preparedness Committee – Nancy Herney
6. Recycling and Green Committee – John Moe

**Old Business**

### **New Business**

1. Appointment of Gayl Westendorf as Inspector of Elections
2. Update about the M40 2025 Board Election
3. Motion to approve 2025 Shared Deductible Agreement

### **Member's Forum**

### **Announcements**

The next scheduled Regular Board meeting will be on February 20<sup>th</sup>, 2025, at 1pm in the Club Room at Creekside Clubhouse.

### **Adjournment**

**Executive Session.** If necessary, for legal issues, contracts, disciplinary hearings, personnel issues, delinquencies, or foreclosures.