



WALNUT CREEK MUTUAL NO. FORTY
BOARD OF DIRECTORS MEETING
THURSDAY, NOVEMBER 20, 2025, AT 1:00 P.M.
CLUBROOM - CREEKSIDER
1010 STANLEY DOLLAR DR – WALNUT CREEK, CA 94595

AGENDA

Call to Order

Roll Call of Directors

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

MOD Staff:

Jeroen Wright, Director of Mutual Operations
Todd Arterburn, Chief Financial Officer
Rick West, Sr. Building Maintenance Manager
John Tawaststjerna, Landscape Manager
Lucy Limon, Board Services Coordinator

Approval of Minutes

1. Board Meeting Minutes of October 16, 2025
2. Executive Meeting Minutes of October 16, 2025

President's Report

Treasurer's Report

1. Review of the 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
3. CFO Report – Todd Arterburn

Committee Reports

1. Landscape Committee – Kathy Parish and Shari Carroll
 - a. RPM Landscape Manager – John Tawaststjerna
2. Governing Documents Committee – Nancy Herney
3. Building Maintenance Committee – Fred Kern
 - a. RPM Building Maintenance Report – Rick West
4. Alterations/Architectural Review Committee – Joe Tracy
5. Emergency Preparedness Committee – Nancy Herney
6. Trash, Recycle and Compost Committee (TRC) – Nancy Herney

Managers' Report – Jeroen Wright

a. 2026 Budget Presentation

Old Business

New Business

- a. 2026 Director Elections
- b. 2026 Management Agreement Approval
- c. Motion to Authorize Re-Investment of Proceeds of the Treasury Bill that Matures later this Month on the Terms and Conditions that are the Most Favorable to Mutual 40
- d. Revise Rule and Policy 10.6 Battery Energy Storage System (BESS) and modify Major Energy System (MES) Maintenance and Indemnity Agreement

Member's Forum

Announcements

The next Meeting is scheduled for Thursday, December 18, 2025, at 1pm, in the Clubroom at Creekside.

Adjournment

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