



WALNUT CREEK MUTUAL NO. FORTY
BOARD OF DIRECTORS MEETING
THURSDAY, JANUARY 15, 2026, AT 1:00 P.M.
DONNER ROOM – EVENT CENTER
1021 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 November 20, 2025
2. Executive Meeting Minutes of November 20, 2025
3. Executive Meeting Minutes of December 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 November 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. Draft of the Enforcement and Fine Policy
- b. Motion to Approve 2026 Shared Deductible Agreement
- c. Motion to Appoint Carol Amaya and Dan Cohen to the Board of Directors via Acclamation at the February Annual Meeting
- d. Motion to allocate funds to comply with California AB 1572

Member's Forum

Announcements

The next scheduled meeting will be on February 19, 2026, at 1pm, in the Club Room at Creekside. This will be the Annual Meeting of the Members and Organizational Meeting of the Board.

Adjournment

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