



WALNUT CREEK MUTUAL NO. FORTY
BOARD OF DIRECTORS MEETING
THURSDAY, MARCH 19, 2026, AT 1:00 P.M.
CLUB ROOM – CREEKSIDE

1010 STANLEY DOLLAR DR– WALNUT CREEK, CA 94595

AGENDA

Call to Order

Roll Call of Directors

Carol Amaya – President
Dan Cohen – 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, Snr. Building Maintenance Manager
John Tawaststjerna, Landscape Manager
Lucy Limon, Board Services Coordinator

Approval of Minutes

1. Annual Meeting Minutes of February 19, 2026
2. Organizational Meeting Minutes of February 19, 2026

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 financial reports by all Board Members
2. Finance/Audit Committee Report – Pam Jester
3. CFO Report – Todd Arterburn

Committee Reports

1. Landscape Committee – Karyl Toms and Shari Carroll
 - a. RPM Landscape Manager – John Tawaststjerna
 - b. Appointment of Committee Members
2. Governing Documents Committee – Nancy Herney
 - a. Appointment of Committee Members
3. Building Maintenance Committee – Fred Kern
 - a. RPM Building Maintenance Report – Rick West
 - b. Appointment of Committee Members

4. Alterations/Architectural Review Committee– Joe Tracy
 - a. Appointment of Committee Members
5. Emergency Preparedness Committee – Nancy Herney
 - a. Appointment of Committee Members
6. Trash, Recycle and Compost Committee (TRC) – Nancy Herney
 - a. Appointment of Committee Members

Managers' Report – Jeroen Wright

Old Business

- a. Building Rehab
 - 601 Terra Cal
 - 609 Terra Cal
 - 617 Terra Cal
 - 625 Terra Cal
 - 633 Terra Cal
 - 657 Terra Cal
 - 665 Terra Cal
 - 689 Terra Cal
 - 697 Terra Cal
- b. Ratification of Waraner Bros Contract - \$12,540

New Business

- a. Allocation of funds for Spring Planting
- b. Adoption of Enforcement and Fine Policy

Member's Forum

Announcements

The next scheduled Regular Board meeting will be on April 16, 2026, at 1pm in the Clubroom at Creekside.

Adjournment

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