

SPECIAL MEETING MINUTES OF THE BOARD
FRIDAY, OCTOBER 17, 2025, AT 2:00 PM
FAIRWAY ROOM – CREEKSIDE CLUBHOUSE
& VIA ZOOM
1010 STANLEY DOLLAR DR. – WALNUT CREEK, CA 94595

MINUTES

Call to Order

President Ford called the meeting to order at 2:03 pm.

Roll Call

Directors Present: Sonya Ford, President
Jerry Mann, Vice President
Rick Boyer, Treasurer
Judy Rolke, Director at Large

Directors Absent: Tim Andrews, Secretary

Staff Present: Jeroen Wright – Rossmoor Property Management Director
Todd Arterburn – Chief Financial Officer
Jason Lopez, Financial Analyst
Luis Duenas, Building Maintenance Manager
Lucy Limon, Board Services Coordinator

2026 Budget Presentation

Jeroen Wright presented the 2026 Budget to the presentation.

Members were afforded the opportunity to express their concerns, make comments, and have questions answered by the Board and Jeroen Wright, Mutual Operations Director, regarding the proposed budget.

At the Regular Board Meeting on October 15, 2025, Sonya Ford made a motion, Rick Boyer seconded to approve the 2026 Budget as presented with a \$40 (2.5%) increase to the monthly coupon. Beginning on January 1, 2026, the monthly coupon will change from \$1,585 to \$1,625.

The Board approved the 2026 budget unanimously.

Announcements

The next scheduled Regular Board meeting will be on November 19, 2025, at 2pm in the RPM Large Conference Room.

Adjournment

President Ford adjourned the regular meeting at 2:40 p.m.

Secretary's Certificate

I hereby certify that the foregoing is a true and correct copy of the minutes of the Board of Director's meeting.

Lucy Limon

Assistant Secretary
Mutual 48