



WALNUT CREEK MUTUAL FIFTY-FIVE

ANNUAL MEMBERS' MEETING AGENDA

Tuesday, January 27, 2026 at 2:00 p.m.

Meeting will be Conducted In Person and Virtually

**Gateway Clubhouse – Board Room
1001 Golden Rain Road, Walnut Creek, CA 94595**

Join Meeting Virtually

To view the meeting on your computer, iPad, or smart phone, residents should log-in to <https://rossmoor.zoom.us/j/88074424924> or use the Meeting ID: 880 7442 4924. You will see a few prompts to click on such as allowing “the page to open [zoom.us](#),” “join with video,” and “join with computer audio.” Be sure to have your computer speakers turned on.

If residents just want to hear the deliberations, they can dial (305) 224-1968. on any phone, and they will be prompted to enter the Meeting ID: 880 7442 4924.

For technical support to join a meeting, contact (925) 988-7627 or Support@rossmoor.com.

AGENDA

Roll Call Directors

Bobbie Richards – President
Dave Blanchard – Vice President
Jan Klein – Treasurer
Kris Carey – Director-at-Large
Ann McCullough – Secretary

Rossmoor Property Management

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

1. Certification of Notice of Meeting – *Victoria Thomas*

2. Announce Election Results

3. Residents' Forum

All residents are invited to address the Board with questions, comments, and suggestions. The Board does not directly answer questions posed by speakers during the Residents' Forum but does hear the viewpoints and ideas presented and considers them as they act during the meeting. Comments will be limited to three minutes per person.



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4. **Report of Officers & Committees**
 - a. President
 - b. Vice President
 - c. Treasurer
 - d. Secretary
 - e. Community Committee
 - f. Building and Facilities Committee
 - g. Governing Documents Committee
 - h. Landscape Committee
 - i. Governing Documents Committee
5. **Manager's Report**
 - a. Director
 - b. Chief Financial Officer
 - c. Building Maintenance Manager
 - d. Landscape Manager
6. **Announcements** – Board of Directors Organizational Meeting to follow adjournment of the Annual Members' Meeting.
7. **Adjournment**



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BOARD OF DIRECTORS ORGANIZATIONAL MEETING

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AGENDA

1. Call to Order

**2. Roll Call
Directors**

Bobbie Richards – President
Dave Blanchard – Vice President
Jan Klein – Treasurer
Kris Carey – Director
Ann McCullough – Secretary

Rossmoor Property Management

Jerone Wright – Director of Mutual Operations
Todd Arterburn – Chief Financial Officer
Rick West – Sr. Building Maintenance Manager
John Tawaststjerna – Landscape Manager
Victoria Thomas – Board Services Coordinator

3. Residents' Forum

All residents are invited to address the Board with questions, comments, and suggestions. The Board does not directly answer questions posed by speakers during the Residents' Forum, but it does hear the viewpoints and ideas presented and the Board considers them as they act during the meeting. Comments will be limited to three minutes per person.

4. Consent Calendar

- a. Board of Directors Regular Meeting Minutes – December 15, 2025
- b. Board of Directors Executive Session Minutes – December 15, 2025
- c. Board of Directors Special Meeting Minutes – January 23, 2026

Recommendation: The Board of Directors approve the Consent Calendar.



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5. **Executive Session Meeting Summary**

- Executive Session Meeting on December 15, 2025
 - Board Matters

6. **Election of Officer Positions**

- a. President
- b. Vice President
- c. Treasurer
- d. Director-at-Large
- e. Secretary

7. **Appointment of Committee Chairs**

- a. Community/Social Committee
- b. Building and Facilities Committee
- c. Emergency Committee
- d. Governing Documents Committee
- e. Landscape Committee
- f. Finance Committee

8. **Appointment of Assistant Treasurer**

- a. Todd Arterburn

9. **Appointment of Assistant Secretary**

- a. Victoria Thomas

10. **New Business**

- a. 2026 Board Meetings – *Richards*
- b. Change Fiscal Year to a Calendar Year (January-December) – *Richards*
- c. 2026-27 Budget – *Wright*
- d. Insurance Premium – *Richards*
- e. 2026 Shared Deductible Agreement – *Wright*
- f. 4761 Rehab Change Order #1 – *Richards*

11. **Announcements** – The next meeting scheduled is the Board of Directors Regular Meeting held on April 15, 2026 at 1:30 p.m. in the Board Room at the Gateway Clubhouse.

12. **Adjournment to Executive Session** – If necessary, for legal issues, contracts, member discipline, personnel issues, delinquencies, or foreclosures.