



## 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. Passcode 480537. 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](mailto:Support@rossmoor.com).

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### **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.



## WALNUT CREEK MUTUAL FIFTY-FIVE

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**



## WALNUT CREEK MUTUAL FIFTY-FIVE

### BOARD OF DIRECTORS ORGANIZATIONAL MEETING

**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**

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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.*



## WALNUT CREEK MUTUAL FIFTY-FIVE

### 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.