



WALNUT CREEK MUTUAL FIFTY-SIX

BOARD OF DIRECTORS ORGANIZATIONAL MEETING Wednesday, October 15, 2025, at 10:00 a.m.

Meeting is Conducted In Person and Virtually

Gateway Clubhouse—Board Room

1001 Golden Rain Road, Walnut Creek, CA 94595

To view the meeting on your computer, iPad, or smart phone, residents should log-in to <https://rossmoor.zoom.us/j/81416081333> or use the Meeting ID: 814 1608 1333. 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 (669) 900-6833 on any phone, and they will be prompted to enter the Meeting ID: 814 1608 1333

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

ORGANIZATIONAL MEETING AGENDA

Call to Order - Janneth Lujan (*President Pro Tem*)

Roll Call of Directors - Janneth Lujan

RPM Staff

Jeroen Wright, *Director of Rossmoor Property Management*
Todd Arterburn, *Chief Financial Officer*
Luis Duenas, *Building Maintenance Manager*
Jesus Morales, *Landscape Supervisor*
Janneth Lujan, *Board Services Coordinator*

Selection of Officer Positions

- a. President
- b. Vice President
- c. Secretary/Treasurer

Appointment of Assistant Treasurer

- a. Motion to appoint Todd Arterburn as Assistant Treasurer to the Board

Appointment of Assistant Secretary

- a. Motion to appoint Janneth Lujan, Board Services Coordinator

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Appointment of Committee Chairs

- a. Building/Maintenance
- b. Landscape
- c. Ponds
- d. Emergency Preparedness
- e. Social Committee

Approval of Minutes

- a. Regular Meeting Minutes of July 16, 2025
- b. Special Meeting Minutes of September 19, 2025
- c. Special Meeting Minutes of October 1, 2025

Old Business

New Business

- a. Approval of draft 2026 Budget
- b. Revised Management Agreement
- c. Rat abatement program
- d. Low Mow grass installation

Members' Forum

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

Announcements

The next meeting scheduled will be the Board of Directors Regular Meeting on Wednesday, January 21, 2025, in Board Room, Gateway Clubhouse at 10:00 a.m.

Adjournment