



FIFTH WALNUT CREEK MUTUAL

BOARD OF DIRECTORS SPECIAL MEETING

Tuesday, September 30, 2025 at 1:00 p.m.

Meeting was Conducted In Person and Virtually

**Rossmoor Property Management – Conference Room
800 Rockview Drive, Walnut Creek, CA 94595**

MINUTES

1. Call to Order

President Lew called the meeting to order at 1:14 p.m.

2. Roll Call Directors

Sandra Lew – President
Joy Todd – Vice President
Mary Fielder – Treasurer
Marlene Farrell – Secretary
Nancy Valencia – Director-at-Large

Rossmoor Property Management

Jeroen Wright – Director
Todd Arterburn – Chief Financial Officer
Luis Deunas – Building Maintenance Manager
Jason Lopez – Financial Planning Sr. Analyst

3. Members' Forum – Sandra Lew

Residents were afforded the opportunity to express their concerns, make comments, or have questions for the Board. There were no comments.

4. New Business Action Items

a. 2026 Budget

New coupon amount is \$1,775 per manor per month.

Motion made by Fielder, seconded by Farrell, to approve the 2026 Budget. Approved by unanimous vote. (5-0)

5. Adjournment

There being no further business the meeting was adjourned at 2:30 p.m.

Secretary's Certificate

I hereby certify that the foregoing is a true and correct copy of the minutes.

Victoria Thomas