

**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**

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**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*