



WALNUT CREEK MUTUAL NO. SIXTY-FIVE

BOARD OF DIRECTORS REGULAR SESSION MEETING

Tuesday, July 15, 2025, at 10:00 a.m.

Meeting is Conducted In-Person ONLY

**Event Center – Donner Room
1021 Stanley Dollar Drive, Walnut Creek, CA 94595**

AGENDA

1. **Call to Order**

2. **Roll Call of Directors**

Ed O'Dea, President
Lois Kadosh, 1st Vice President
Gary Miller – 2nd Vice President
Clark Nelson, Treasurer
Jan Howard, Secretary

3. **Mutual Operations Staff**

Jeroen Wright – Director of Mutual Operations
Todd Arterburn – Chief Financial Officer
Luis Duenas – Building Maintenance Manager
John Tawaststjerna – Landscape Manager
Lisa Kam – Interim Board Services Coordinator

4. **New Business**

Action Items

- a. Election board members
- b. Inspector of Elections
- c. Dry rot project

5. **Consent Agenda**

- a. Regular Session Board Meeting Minutes – April 15, 2025

6. **Mutual Operation's Report** - *Jeroen Wright*

7. **Chief Financial Officer** – *Todd Arterburn*

8. **Building Maintenance Report** – *Luis Duenas*

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9. **Landscape Manager's Report** – *John Tawaststjerna*

10. **Reports**

- a. President's Report – O'Dea
- b. Vice President's Report - Kadosh
- c. Secretary Report – Howard
- d. Treasurer's Report – Nelson
- e. Social Committee – Julie Burnet
- f. Emergency Preparedness – Al Kadosh

11. **Member Forum**

Members are given a three (3) minute -limit to address the Board of Directors.

12. **Announcements**

The next scheduled Board of Directors Regular Meeting is Tuesday, October 21, 2025, at 9:30am in the Donner Room at the Event Center.

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