



WALNUT CREEK MUTUAL SEVENTY

BOARD OF DIRECTORS REGULAR MEETING

Thursday April 16, 2026, 2:00 p.m.

Meeting is 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 Zoom using the following link: <https://rossmoor.zoom.us/j/85837760318> or use the Meeting ID: 858 3776 0318.

Passcode: 367252

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 669-444-9171 on any phone. For technical support to join a meeting, contact (925) 988-7627.

AGENDA

Call to Order

Roll Call of Directors

Herma Lichtenstein – President
Jane Seleznow – Vice President
David Munson – Treasurer
Dennis Fay– Secretary
Joel Dimsdale– Director-at-Large

Rossmoor Property Management

John Tawaststjerna – Associate Director of Mutual Operations
Todd Arterburn – Chief Financial Officer
Luis Dueñas- Mutual Manager
Jesus Morales- Landscape Manager
Janneth Lujan – Board Services Coordinator

1. Resident’s Forum – *Herma Lichenstein*

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 the Board considers them as they act during the meeting. Comments will be limited to three minutes per person.

2. Approval of Minutes

- a. Approve Board of Directors Regular Meeting Minutes – March 13, 2026
- b. Approve Board of Directors Executive Session Minutes- March 30, 2026

3. President’s Report - *Herma Lichenstein*

4. Secretary’s Report – *Dennis Fay*

5. Treasurer’s Report – *David Munson*

- a. Monthly Financials
Motion to ratify compliance with Civil Code 5500

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6. Chief Financial Officer Report - *Todd Arterburn*
7. Mutual Operations Manager's Report– *John Tawaststjerna*
8. Mutual Manager's Report – *Luis Dueñas*
9. Committee Reports
 - a. Building Committee- *Dennis Fay*
 - *Lichtenstein*: Request to preauthorize an amount not to exceed \$15,000 for installation of attic firewalls at 3711 Terra Granada 2C
 - b. Communication Committee – *Jane Seleznow*
 - c. Finance Committee – *David Munson*
 - d. Governing Document Committee – *Jane Seleznow*
 - e. Landscape Committee – *Jesus Morales / Joel Dimsdale*
10. Announcements – The next scheduled meeting is the Board of Directors Regular Meeting on Thursday, May 21, 2026, at the Gateway Clubhouse in the Board Room at 2:00 p.m.
11. Adjournment