



WALNUT CREEK MUTUAL SEVENTY

BOARD OF DIRECTORS REGULAR MEETING

Thursday, November 20, 2025, 2:00 p.m.

Virtually and In Person

Gateway 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 Zoom using the following link: <https://rossmoor.zoom.us/j/89385028399> or use the **Meeting ID: 893 8502 8399**. 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, and they will be prompted to enter the **Meeting ID: 893 8502 8399**.

For technical support to join a meeting, contact (925) 988-7627.

AGENDA

1. Call to Order

2. 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

Jeroen Wright – Director of Mutual Operations
Todd Arterburn – Chief Financial Officer
Luis Dueñas – Building Maintenance Manager
Jesus Morales – Landscape Supervisor
Janneth Lujan – Board Coordinator

3. Resident's Forum – *Herma Lichtenstein*

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.

4. Meeting Minutes - *Herma Lichtenstein*

a. Approve Board of Directors Regular Meeting Minutes – October 16, 2025

5. President's Report - *Herma Lichtenstein*

a. Rehab Project Update

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6. **Treasurer's Report** – *Dave Munson / Todd Arterburn*
 - a. Review of October Financials
 - b. Motion to Certify Compliance of Civil Code §5500
7. **Chief Financial Officer Report** - *Todd Arterburn*
8. **RPM Manager's Report** – *Jeroen Wright*
9. **Committee Reports**
 - a. Landscape Committee – *Jesus Morales / Joel Dimsdale*
 - Winter workday materials cost approvals
 - b. Communication Committee – *Jane Seleznow*
 - c. Governing Document Committee – *Jane Seleznow*
 - CC&R and Operating Rules Review
 - Standard Operating Practices (SOPs)
 - d. Building Committee – *Dennis Fay*
 - Gutter cleaning, additional electrical panel CO
 - Approve the request to add skylights and a side window to #70-70-095
10. **Building Maintenance Manager's Report** – *Luis Dueñas*
 - GBG 3711 2C both Decks
 - GBG 3711 Breezeway Dry rot (3) locations
 - GBG 3624 2A Bedroom Deck
 - GBG 3663 2A-2B Dry rot NTE \$60,000
 - KR Electrics preapprove 10-Sub Panels \$30,000
 - Welcome Building Maintenance #833 Gutters & Downspout \$15,630
11. **New Business**
 - a. Management Agreement
12. **Announcements** – The next scheduled meeting is the Board of Directors Regular Meeting on Tuesday, December 9, 2025, at the Creekside Clubhouse in the Club Room at 9:00 a.m.
13. **Adjournment to Executive Session** – If necessary, for legal issues, contracts, member discipline, personnel issues, delinquencies, or foreclosures.