

WALNUT CREEK MUTUAL SEVENTY

BOARD OF DIRECTORS SPECIAL MEETING

Friday, March 13, 2026, 10:00 a.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/89624933577> or use the **Meeting ID: 896 2493 3577**.
Passcode: 485442.

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

Jeroen Wright – Director of Mutual Operations
Todd Arterburn – Chief Financial Officer
Luis Dueñas Building Maintenance Manager
John Tawaststjerna – Landscape Manager
Jesus Morales- Landscape Supervisor
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 – February 19, 2026
Recommendation: The Board of Directors approves the Meeting Minutes

3. President’s Report - Herma Lichenstein

- a. Management Agreement Committee update

4. Secretary’s Report – Dennis Fay

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5. Treasurer's Report – *David Munson*
 - a. Monthly Financials
Motion to ratify compliance with Civil Code 5500
6. Chief Financial Officer Report - *Todd Arterburn*
7. Mutual Operations Manager's Report– *Jeroen Wright*
8. Building Maintenance Manager's Report – *Luis Dueñas*
9. Committee Reports
 - a. Building Committee- *Dennis Fay*
 - E-bike storage
 - b. Communication Committee – *Jane Seleznow*
 - c. Finance Committee – *David Munson*
 - d. Governing Document Committee – *Jane Seleznow*
 - e. Landscape Committee – *Jesus Morales / Joel Dimsdale*
10. New Items:
 - a. Approval of Change Order of reconstruction for 3288 Terra Granada 4C.
 - b. Approval for repair estimate at 3288 Terra Granada - 4A &4B
 - c. Approval of electrical panel installation at 3622 Terra Granada- \$10,048
 - d. Pre-approval for an additional ten (10) interior electrical panel installations- \$30,000
 - e. KR 3535 TG 6 Meter with 600amp Gear and surge protector
 - f. Motion to move 2025 excess operating into reserves
 - g. Planning proposal for Gateway discussion.
11. Announcements – The next scheduled meeting is the Board of Directors Regular Meeting on Thursday, April 16, 2026, at the Gateway Clubhouse in the Board Room at 2:00 p.m.
12. Adjournment