



WALNUT CREEK MUTUAL SEVENTY

BOARD OF DIRECTORS REGULAR MEETING

Thursday, July 17, 2025, 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/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. **Roll Call of Directors**
Herma Lichtenstein – President
Jane Seleznow – Vice President
Vacant – Treasurer
Dennis Fay – Secretary
Joel Dimsdale – Director-at-Large
2. **Mutual Operations Staff**
Jeroen Wright – Director of Mutual Operations
Todd Arterburn – Chief Financial Officer
Luis Duenas – Building Maintenance Manager
Jesus Morales – Landscape Supervisor
Lisa Kam – Interim Board Services Coordinator
3. **New Items**
Action Items
 - a. Appoint Dave Munson to the Board as Treasurer until the end of term 2026
4. **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.
5. **Meeting Minutes** – *Herma Lichtenstein*

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- a. Approve Board of Directors Regular Meeting Minutes – April 17, 2025
- b. Approve Board of Directors Annual & Organizational Meeting Minutes – June 23, 2025

Recommendation: The Board of Directors approves the Meeting Minutes.

6. **President's Report** - *Herma Lichtenstein*
 - a. Insurance Update
 - b. Rehab projects update
 - c. Phase five start date and additional contingency fund request of \$50,000
7. **Treasurer's Report** – *Dave Munson / Todd Arterburn*
 - a. Special Assessment second payment mailer
8. **Mutual Operations Manager's Report**– *Jeroen Wright*
9. **Chief Financial Officer Report** - *Todd Arterburn*
10. **Committee Reports**
 - a. Landscape Committee – *Herma Lichtenstein/Jesus Morales*
 - * Update on Landscape Committee meeting, review of weed abatement
 - * Waraner's progress
 - b. Communication Committee – Jane Seleznow
 - c. Governing Document Committee – Jane Seleznow
 - * CCR Update
11. **Building Maintenance Manager's Report** – *Luis Duenas / Dennis Fay*
 - a. Electrical Panel work
 - b. TARC completion
12. **Announcements** – The next scheduled meeting is the Board of Directors Regular Meeting on Thursday, August 21, 2025, at the Gateway Clubhouse in the Board Room at 2:00 p.m.
13. **Adjournment to Executive Session** – If necessary, for legal issues, contracts, member discipline, personnel issues, delinquencies, or foreclosures.