



## WALNUT CREEK MUTUAL SEVENTY

### BOARD OF DIRECTORS REGULAR MEETING

Thursday, August 21, 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](https://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.

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### AGENDA

1. **Roll Call of Directors**  
Herma Lichtenstein – President  
Jane Seleznow – Vice President  
David Munson – Treasurer  
Dennis Fay – Secretary  
Joel Dimsdale – Director-at-Large
2. **Mutual Operations Staff**  
Jeroen Wright – Director of RWC Property Management  
Todd Arterburn – Chief Financial Officer  
Luis Duenas – Building Maintenance Manager  
Jesus Morales – Landscape Supervisor  
Lucy Limon – Board Services Coordinator
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*
  - a. Approve Board of Directors Regular Meeting Minutes – April 17, 2025
  - b. Approve Board of Directors Annual & Organizational Meeting Minutes – June 23, 2025
  - c. Approve Board of Directors Regular Meeting Minutes – July 21, 2025

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*Recommendation: The Board of Directors approves the Meeting Minutes.*

6. **President's Report** - *Herma Lichtenstein*
  - a. Rehab Project Update
7. **Treasurer's Report** – *Dave Munson / Todd Arterburn*
  - a. Special Assessment second payment update
8. **Mutual Operations Manager's Report**– *Jeroen Wright*
9. **Chief Financial Officer Report** - *Todd Arterburn*
10. **Committee Reports**
  - a. Landscape Committee – *Jesus Morales / Joel Dimsdale*
    - \* 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
    - \* Final approval for door policy update
11. **Building Maintenance Manager's Report** – *Luis Duenas / Dennis Fay*
  - a. Electrical Panel work – approve cost for new meter panel installation 3270 TG
  - b. TARC remediation completion
  - c. Authorize additional change order funds for phase 5 rehab work.
12. **Announcements** – The next scheduled meeting is the Board of Directors Regular Meeting on Thursday, September 18, 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.