



WALNUT CREEK MUTUAL SEVENTY

BOARD OF DIRECTORS REGULAR MEETING

Thursday, September 18, 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
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
Lisa Kam – Interim Board Services Coordinator
Janneth Lujan – Board 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 – August 21, 2025

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Recommendation: The Board of Directors approves the Meeting Minutes

6. **President's Report** - *Herma Lichtenstein*
 - a. Insurance Task Force update
 - b. Management Agreement update
7. **Treasurer's Report** – *Dave Munson / Todd Arterburn*
 - a. Monthly Financials
 - b. Budget prep 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*
 - * Landscape Committee – RPM days walk through
 - b. Communication Committee – *Jane Seleznow*
 - c. Governing Document Committee – *Jane Seleznow*
 - * CCR Update
 - d. Building Committee - *Dennis Fay*
11. **Building Maintenance Manager's Report** – *Luis Duenas / Dennis Fay*
 - a. TARC Paving – Entry 4
 - b. Overview project SB 326 termite progress
12. **Announcements** – The next scheduled meeting is the Board of Directors Regular Meeting on Thursday, October 16, 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.