



## WALNUT CREEK MUTUAL SEVENTY

### BOARD OF DIRECTORS REGULAR MEETING

Thursday, October 16, 2025, 2:00 p.m.

**Meeting is Conducted In-Person and viz Zoom**  
**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. **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
3. **RPM Staff**
  - Jeroen Wright – Director of RWC Property Management
  - Todd Arterburn – Chief Financial Officer
  - Luis Dueñas – Building Maintenance Manager
  - Jesus Morales – Landscape Supervisor
  - Janneth Lujan – Board Coordinator
4. **Resident’s Forum** – *President 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 – September 18, 2025
  - b. Approve Board of Directors Special Meeting Minutes – October 3, 2025
6. **President’s Report** – *Herma Lichtenstein*

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7. **Treasurer's Report** – *Dave Munson / Todd Arterburn*
  - a. Helsing ten-year outlook / long range planning – *Jeff Chueng*
  - c. Resolutions for lien process – Account #15908 and Account #22553- *Melissa Ward*
  - b. Motion to Certify Compliance of Civil Code §5500
8. **Chief Financial Officer Report** - *Todd Arterburn*
9. **RPM Manager's Report**– *Jeroen Wright*
10. **Committee Reports**
  - a. Landscape Committee – *Jesus Morales / Joel Dimsdale*
  - b. Communication Committee – *Jane Seleznow*
  - c. Governing Document Committee – *Jane Seleznow*
  - d. Building Committee – *Dennis Fay*
11. **Building Maintenance Manager's Report** – *Luis Dueñas*
  - a. Phase 4&5 deck progress update
12. **New Business**
  - a. Approval of 2026 Calendar
  - b. Presentation of 2026 Budget
13. **Announcements** – The next scheduled meeting is the Board of Directors Regular Meeting on Thursday, November 20, 2025, at the Creekside Clubhouse in the Club Room at 2:00 p.m.
14. **Adjournment to Executive Session** – If necessary, for legal issues, contracts, member discipline, personnel issues, delinquencies, or foreclosures.