



WALNUT CREEK MUTUAL SEVENTY

BOARD OF DIRECTORS ORGANIZATIONAL MEETING

Monday, June 23, 2025 at 9:00 a.m.

Meeting is Conducted In Person and Virtually

Gateway Clubhouse – Fireside 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 <https://rossmoor.zoom.us/j/85445245129> or use the Meeting ID: 854 4524 5129. 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 669-900-6833 on any phone, and they will be prompted to enter the Meeting ID: 854 4524 5129.

For technical support to join a meeting, contact (925) 988-7627 or Support@rossmoor.com.

AGENDA

1. Call to Order

2. Roll Call of Directors

Herma Lichtenstein
Joel Dimsdale
Tom Henkels – Treasurer
Dennis Fay
Jane Seleznow – Director-at-Large

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 Coordinator

3. Appointment of Herma Lichtenstein, Joel Dimsdale and Dennis Fay to the Board Via Acclamation for a Two (2) Year Term.

4. Selection of Officer Positions

- a. President
- b. Vice President
- c. Secretary
- d. Treasurer
- e. Director at Large

5. Appointment of Assistant Treasurer

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f. Todd Arterburn

6. **Treasurers Report** – Tom Henkels

g. Review of financials

h. Repayment of loan of \$150,000 from Operating Fund to Reserve Fund.

7. **Appointment of Assistant Secretary**

i. Lisa Kam, Interim Board Coordinator

8. **Appointment of Committee Chairs**

j. Finance Committee

k. Building and Facilities Committee

l. Landscape Committee

m. Communication Committee

9. **Approval of Minutes**

n. Regular Meeting Minutes of April 17, 2025

10. **Old Business**

Landscape:

o. Approve Warner Tree Bid

p. Approve purchase and placement of benches throughout mutual.

Building:

q. Approve new Main meter panel and switchgear at 3425 Terra Granada

r. Pre-approve additional amount for change orders Phase 4 rehab work. Amount to be determined at meeting.

s. Approve carport storage request from resident at 3644 Terra Granada 2A. (Building committee recommendation)

Documents:

t. Door Policy distribution update

u. CC&R revisions update

11. **New Business**

12. **Residents' Forum**

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.

13. **Announcements** – The next scheduled meeting is the Board of Directors Regular Meeting on Thursday, July 17, 2025 in the Gateway Clubhouse Board Room at 2:00 p.m.

14. **Adjournment to Executive Session** – If necessary, for legal issues, contracts, member discipline, personnel issues, delinquencies, or foreclosures