



## WALNUT CREEK MUTUAL SEVENTY

### BOARD OF DIRECTORS REGULAR MEETING

Thursday, February 19, 2026, 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/89870267533> or use the **Meeting ID: 898 7026 7533**. **Passcode: 367252**.

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. For technical support to join a meeting, contact (925) 988-7627.

#### **AGENDA**

##### **1. Roll Call of Directors**

Herma Lichtenstein – President  
Jane Seleznov – Vice President  
David Munson – Treasurer  
Dennis Fay – Secretary  
Joel Dimsdale – Director-at-Large

##### **Rossmoor Property Management**

Jeroen Wright – Director of Mutual Operations  
Todd Arterburn – Chief Financial Officer  
Luis Dueñas Building Maintenance Manager  
John Tawaststjerna – Landscape Manager  
Janneth Lujan – Board Services Coordinator

##### **2. Resident's Forum – Herma Lichenstein**

*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.*

##### **3. Approval of Minutes**

- a. Approve Board of Directors Regular Meeting Minutes – January 15, 2026  
*Recommendation: The Board of Directors approves the Meeting Minutes*

##### **4. President's Report - Herma Lichenstein**

##### **5. Secretary's Report – Dennis Fay**

##### **6. Treasurer's Report – David Munson**

- a. Monthly Financials  
Motion to ratify compliance with Civil Code 5500

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7. Chief Financial Officer Report - *Todd Arterburn*
8. Mutual Operations Manager's Report - *Jeroen Wright*
9. Building Maintenance Manager's Report – *Luis Dueñas*
10. Committee Reports
  - a. Building Committee- *Dennis Fay*
  - b. Communication Committee – *Jane Seleznow*
  - c. Governing Document Committee – *Jane Seleznow*
  - d. Landscape Committee – *Jesus Morales / Joel Dimsdale*
11. New Items
  - a. Handyman Service Backlog and Extended Wait Times – Discussion
  - b. 3288 TG Fire Proposals – Review and Approval
  - c. Elevator Five-Year Service Contracts – Review and Approval
12. Announcements – The next scheduled meeting is the Board of Directors Regular Meeting on Thursday, March 19, 2026, 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.