



## WALNUT CREEK MUTUAL SEVENTY

### BOARD OF DIRECTORS REGULAR MEETING

Thursday, January 15, 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/82261083632> or use the **Meeting ID: 822 6108 3632**

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: 822 6108 3632**

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. Approval of Minutes

- a. Approve Board of Directors Regular Meeting Minutes – November 20, 2025
- b. Approve Board of Directors Special Meeting Minutes- December 9, 2025

#### 3. President's Report - Herma Lichenstein

#### 4. Secretary's Report – Dennis Fay

#### 5. Treasurer's Report – David Munson

- a. Motion to certify compliance with Civil Code 5500

#### 6. Chief Financial Officer Report - Todd Arterburn

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7. Mutual Operations Manager's Report– *Jeroen Wright*

8. Committee Reports

- a. Buildings Committee
- b. Communication Committee
- c. Governing Document Committee
- d. Landscape Committee

9. Building Maintenance Manager's Report – Luis Dueñas

10. New Items

- a. 2026 Shared Deductible Agreement
- b. 2024 Audit Report

11. 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*

12. Announcements – The next scheduled meeting is the Board of Directors Regular Meeting on Thursday, February 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.