



**ROSSMOOR**  
WALNUT CREEK

Mutual No. Twenty-Two

**WALNUT CREEK MUTUAL NO. TWENTY-TWO  
54<sup>th</sup> ANNUAL MEETING OF MEMBERS  
FRIDAY, JUNE 13, 2025, AT 1:30PM  
CLUB 22 - 4033 TERRA GRANADA DRIVE**

**AGENDA**

**CALL TO ORDER**

**INTRODUCTIONS**

Meg Gormely, President  
Al Webster, Vice President  
Nancy Peshon, Secretary-Treasurer

Jeroen Wright, Mutual Operations Director  
Todd Arterburn, Chief Financial Officer  
Rick West, Building Maintenance Manager  
Luis Duenas, Building Maintenance Manager  
John Tawastajerna, Landscape Manager  
Lucy Limon, Board Services Coordinator

**CERTIFICATION OF MEETING** – Lucy Limon

**ANNOUNCE ELECTION RESULTS** – Lucy Limon

**REPORTS OF OFFICERS AND COMMITTEES**

Management Report – Jeroen Wright  
Financial Report – Todd Arterburn  
Maintenance Report – Rick West/Luis Duenas  
Landscape Report – John Tawastajerna

**PRESIDENT'S REPORT** – Meg Gormley

**RESIDENTS' FORUM INCLUDING INTRODUCTION OF NEW RESIDENTS**

**ADJOURNMENT TO ORGANIZATIONAL MEETING**



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**WALNUT CREEK MUTUAL NO. TWENTY-TWO  
ORGANIZATIONAL MEETING OF THE BOARD  
FRIDAY, JUNE 13, 2025, AT 1:30PM  
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**AGENDA**

CALL TO ORDER

APPOINTMENT OF NANCY PESHON TO THE BOARD VIA ACCLAMATION – 3 YEAR TERM

ELECT OFFICER POSITIONS

- a. President
- b. Vice-President
- c. Treasurer/Secretary

APPOINTMENT OF ASSISTANT TREASURER

- a. Todd Arterburn

APPOINTMENT OF ASSISTANT SECRETARY

- a. Lucy limon

MOTION TO CERTIFY COMPLIANCE OF CIVIL CODE 5500 BY REVIEW OF FINANCIALS

APPROVAL OF MINUTES

- a. Regular Board Meeting Minutes of March 21, 2025

NEW BUSINESS

- a. Use of Common Areas
- b. Elevator Service
- c. Paint Bids

RESIDENTS' FORUM

ADJOURNMENT