

Walnut Creek Mutual No. Twenty Two

**WALNUT CREEK MUTUAL NO. TWENTY TWO  
MEETING OF THE BOARD OF DIRECTORS  
FRIDAY, SEPTEMBER 19, 2025, AT 1:30 P.M.  
CLUB 22 – 4033 TERRA GRANADA DR.  
WALNUT CREEK, CA 94595**

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**AGENDA**

**1. Call to Order**

**2. Roll Call of Director**

Meg Gormley - President  
Al Webster - Vice President  
Nancy Peshon - Secretary/Treasurer

**Rossmoor Property Management Staff:** Jeroen Wright, RPM Director  
Todd Arterburn, Chief Financial Officer  
Luis Duenas, Building Maintenance Manager  
John Tawaststjerna, Landscape Manager  
Lucy Limon, Board Services Coordinator

**3. Members Forum**

**4. Approval of Minutes**

Board Motion to approve Meeting Minutes of:

- a. Annual Meeting Minutes of June 13, 2025
- b. Organizational Meeting Minutes of June 13, 2025
- c. Executive Meeting Minutes of July 9, 2025
- d. Special Meeting Minutes of July 16, 2025

**5. Treasures Report – Nancy Peshon/Todd Arterburn**

Motion to certify compliance with Civil Code §5500, review of financial statements by two Board members

**6. Director's Report**

- a. Jeroen Wright

**7. Landscape Report – John Tawaststjerna**

**8. Building Maintenance Report – Luis Duenas**

**9. Board Reports**

Meg Gormley - President  
Al Webster - Vice President  
Nancy Peshon - Secretary/Treasurer

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**10. Old Business**

- a. Smoking Policy

**11. New Business**

**12. Announcements**

**13. Adjournment to Executive Session**

If necessary, for legal issues, contracts, disciplinary hearings, personnel issues, delinquencies, or foreclosures.