

**WALNUT CREEK MUTUAL NO. TWENTY TWO
BOARD OF DIRECTORS MEETING MINUTES
FRIDAY, MARCH 21, 2025, AT 1:30 P.M.
CLUB 22 – 4033 TERRA GRANADA DR.
WALNUT CREEK, CA 94595**

MINUTES

1. Call to Order

President Gormley called the meeting to order at 1:33 p.m.

2. Directors Present

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

Staff Present

Todd Arterburn – Chief Executive Office
Rick West – Sr. Building Maintenance Manager
John Tawaststjerna, Landscape Manager
Lucy Limon - Board Services Coordinator

3. Members Forum

Residents were afforded the opportunity to express their general concerns and make comments to the Board. No comments were made.

4. Approval of Minutes

Board Motion to approve Meeting Minutes of:

- a. Regular Board Meeting Minutes of December 6, 2024
- b. Special Board Meeting Minutes of February 18, 2025

Al Webster made a motion, seconded by Nancy Peshon, to approve the aforementioned meeting minutes.

Moved, Seconded, Carried 3-0

5. Mutual Operations Report –

- a. Jeroen Wright – Director of Mutual Operations: No report

6. Treasures Report – Nancy Peshon/Todd Arterburn

No report.

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

No motion was made.

7. Landscape Report

John Tawaststjerna provided a brief Fire Wise description. He also reported on the Fire Wise committees' mission and goals. John also reported on fire resisting landscape and the methods that MOD is taking to meet those requirements.

8. Building Maintenance

Walnut Creek Mutual No. Twenty Two

Rick West provided the following report:

ACTION ITEMS: Proposals for review or Approval

1. Tile to comp Phase II 2025 roofing project Buildings 4025 and 4029.

Fiala Roofing Estimate \$69,581.00

Presented to the Board for approval.

2. Balcony Deck recoating Project. Phase II will include 4033 Villa Barcelona, Valencia, Seville, and Casita units. Phase II will complete all of the Balconies with the New Excel Coating.

Phase II proposed to begin in 2025.

GBG Estimate for 9 - 4033 Balconies - \$26,013.20

3. 4033 Painting project going out to bid.

INFORMATION ITEMS: Work Scheduled in Progress or Complete

1. MOD to continue to reseal all of the Breezeway columns annually.

9. Board Reports

- a. Presidents report – Meg Gormley:
No report.
- b. Vice Presidents Report – Al Webster
No report given
- c. Secretary/Treasurers Report – Nancy Peshon
Nancy Peshon urged residents to get a lockbox to leave by their front door with an extra key as she recently misplaced hers and didn't have a spare.

10. Old Business

- a. Smoking Policy
Meg Gormley announced that the Board has drafted a smoking policy, that has been reviewed and approved by legal counsel. The draft policy will be mailed to residents for the required 28-day comment period in the upcoming weeks.

11. New Business

- a. Fire Resistant Landscaping: *Under landscape report.*
- b. Emergency Preparedness: President Gormley reported that a second announcement will be sent to residents to remind them that the Emergency Preparedness committee needs a chair.
- c. Board Vacancy: Nancy Peshon was the only resident who came forward and nominated herself for the Board vacancy.

12. Adjournment

With no further business the meeting was adjourned at 2:51 p.m.