

Walnut Creek Mutual No. Twenty Two

**WALNUT CREEK MUTUAL NO. TWENTY TWO
MEETING OF THE BOARD OF DIRECTORS
FRIDAY, DECEMBER 5, 2025, AT 1:30 P.M.
CLUB 22 – 4033 TERRA GRANADA DR.
WALNUT CREEK, CA 94595**

AGENDA

1. Call to Order

2. Roll Call of Director

Meg Gormley - President
Vacant - Vice President
Nancy Peshon - Secretary/Treasurer

RPM 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. Regular Meeting Minutes of September 19, 2025
- b. Budget Meeting Minutes of October 8, 2025
- c. Special Meeting Minutes of October 31, 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
Vacant - Vice President
Nancy Peshon - Secretary/Treasurer

10. Old Business

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- a. Smoking Policy

11. New Business

- a. Board Vacancy Announcement
- b. 2026 Coupon Amount

12. Announcements

13. Adjournment to Executive Session

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