

**WALNUT CREEK MUTUAL NO. TWENTY TWO
BOARD OF DIRECTORS MEETING MINUTES
FRIDAY, SEPTEMBER 19, 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

Jeroen Wright, Rossmoor Property Manager Director
John Tawaststjerna, Landscape Manager
Luis Duenas, Building Maintenance Manager

3. Members Forum

Residents were afforded the opportunity to express their general concerns and make comments to the Board. Comments included:

- Social gathering
- Patio area behind Stanley Dollar

4. Approval of Minutes

Motion to approve Meeting Minutes of:

- a. Annual Meeting Minutes of June 13, 2025
- b. Organizational Meeting Minutes June 12, 2025
- c. Executive Meeting Minutes of July 9, 2025
- d. Special Meeting Minutes of July 16, 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:

Jeroen Wright reported that his primary focus has been the approval of the Management Agreement, which remains on track for completion and signature by the Mutual Presidents. After several iterations, the final draft was presented to the Presidents on Monday, August 25. The Presidents will review the draft with the rest of their Board members and attorneys. Comments are to be submitted by September 22. The agreement is expected to be ratified by October 31.

He noted that the budget season has begun and that he and Todd Arterburn will be reaching out to Directors to schedule preliminary budget reviews. The final budget must be completed and ready for inclusion in the 2026 Annual Report by December 1.

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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

Nancy Peshon (M), Meg Gormley (S), Motion was approved unanimously.

7. **Landscape Report**
No report was given.

8. **Building Maintenance**
Luis Dueñas provided the following report:

Action Items: Proposals for Review or Approval

Informational Items: Work Scheduled, In Progress, or Completed

Spectrum painting 4033 work in progress 75% Completed

Fleece construction 4001 carport slab/tree root removal **Completed**

GBG SB 326 balcony coating work in progress 9A TBS

RPM to reseal all the Breezeway columns annually

9. **Board Reports**

- a. Presidents report – Meg Gormley:
President Gormley reported on the 4041 completions. She announced that the preliminary budget meeting is scheduled for September 22 at 9:00 a.m. She also stated that the insurance situation remains stable and that the Mutual is exploring options to control costs..
- b. Vice Presidents Report – Al Webster
No report given
- c. Secretary/Treasurers Report – Nancy Peshon
Nancy Peshon reported that five units are currently listed for sale in Mutual 22.

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**

12. **Adjournment**

With no further business the meeting was adjourned at 2:30 p.m.