



Mutual No. Twenty-Two

**MINUTES OF WALNUT CREEK MUTUAL  
NO. TWENTY-TWO  
ORGANIZATIONAL MEETING  
FRIDAY, JUNE 13, 2025, FOLLOWING ANNUAL MEETING  
CLUB 22 – 4033 TERRA GRANADA DR.**

**Call to Order**

The Organizational Meeting of Walnut Creek Mutual No. Twenty-Two was called to order on June 13, 2025, at 2:05 p.m. by President Meg Gormley.

**Roll Call**

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

**RPM Staff Present**

Jeroen Wright, Director of Mutual Operations  
Rick West, Senior Building Maintenance Manager  
Luis Duenas, Building Maintenance Manager  
John Tawaststjerna, Landscape Manager  
Lucy Limon, Board Services Coordinator

**Appointment of Nancy Peshon to the Board Via Acclamation – 3 Year Term**

AL Webster made a motion, Meg Gormley seconded to appoint Nancy Peshon to the Board vacancy via acclamation for a 3-year term.

**Moved, Seconded, Carried 3-0**

**Elect Officer Positions**

A motion was made to approve the following officer positions for 1 year:

- i. President – Meg Gormley
- ii. Vice President – Al Webster
- iii. Secretary/Treasurer – Nancy Peshon

**Moved, Seconded, Carried 3-0**

**Appointment of Assistant Treasurer Todd Arterburn**

Nancy Peshon made a motion, Al Webster seconded to appoint Todd Arterburn as the Assistant Treasurer of Mutual No. Twenty-Two.

**Moved, Seconded, Carried 3-0**

**Appointment of Assistant Secretary Lucy Limon**

Al Webster made a motion, Nancy Peshon seconded to appoint Lucy Limon as the Assistant Secretary of Mutual No. Twenty-Two.

**Moved, Seconded, Carried 3-0**

**Motion to Certify Compliance of Civil Code 5500 By Review of Financials**

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Nancy Peshon made a motion, Al Webster seconded to certify compliance of Civil Code 5500 of the January 2025 – April 2025 financials.

**Moved, Seconded, Carried 3-0**

**Approval of Minutes**

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

Nancy Peshon made a motion, Al Webster seconded to approve the minutes of March 21, 2025.

**Moved, Seconded, Carried 3-0**

**New Business**

- a. Use of Common Areas:

President Gormley reminded residents that the M22 Clubroom is a shared public space and should be cleaned after each use. She emphasized the importance of respecting the area to ensure it remains enjoyable for all.

- b. Elevator Services:

Al Webster made a motion, Nancy Peshon seconded to accept the San Francisco Elevator 5-year contract for an average \$285 a month.

**Moved, Seconded, Carried 3-0**

- c. Paint Bids

This item was deferred to a later meeting.

**ADJOURNMENT**

The organizational meeting adjourned at 2:53p.m.

Respectfully submitted,

Lucy Limon

Assistant Secretary, Mutual 22