



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