

Mutual No. Twenty-Two

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

The Fifty-Fourth Annual Members Meeting of Walnut Creek Mutual No. Twenty-Two was called to order on June 13, 2025, at 1:34 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

**VERIFICATION OF QUORUM**

Assistant Secretary Lucy Limon confirmed that the quorum of 15 members was met. 19 households were represented.

**CERTIFICATION OF NOTICE AND ELECTION RESULTS**

Assistant Secretary Lucy Limon certified the following:

A Call for Candidates was published in the February 12, 19, and 26 2025 editions of the Rossmoor News. The Mutuals' Board Office received one nomination from the membership, Nancy Peshon.

Nancy Peshon will be seated on the Board at the Organizational Meeting via acclamation for a 3-year term.

In accordance with DS, Mutual 22 was eligible to appoint by acclamation for the 2025 election. Therefore, a ballot was not mailed.

In accordance with Corporations Code § 7511(b), a notice of the Annual Meeting was mailed to the membership on June 6, 2025.

**REPORTS OF OFFICERS AND COMMITTEES**

**Management Report:** Jeroen Wright

Jeroen mentioned that the Golden Rain Foundation Board will now be conducting business under the name Rossmoor Walnut Creek (RWC), and the Mutual Operations Department

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(MOD) will operate under the new name Rossmoor Property Management (RPM). This rebranding initiative is part of a broader marketing strategy aimed at distinguishing Rossmoor Walnut Creek from other communities with the Rossmoor name across the United States.

Jeroen provided an update on the management contract, noting that progress continues to go well and the committee is making significant strides. He also reported that the Fire Wise Committee is still compiling a list of the most frequently asked questions from the January Town Hall. Once finalized, the committee will publish detailed responses on the Rossmoor website for residents to access.

Jeroen presented an update on two new laws affecting fire safety and landscaping. AB 3074 introduces defensible space guidelines, with stricter enforcement expected in high fire danger zones. Cal Fire currently recommends removing flammable mulches and materials in Zone 0 and installing ember-resistant screening for foundation vents. Jeroen advises mutuals to proceed cautiously with changes until detailed regulations are available.

AB 1572 focuses on new water conservation and fire safety regulations affecting landscaping in Rossmoor. Jeroen explained that non-functional turf irrigation will be prohibited, with some exceptions for functional areas like sports fields and civic gathering spaces. The implementation timeline for these regulations is January 1, 2029, for multifamily properties.

### **Financial Report:** Todd Arterburn

No report was given.

### **Building Maintenance Report:** Rick West

Luis Duenas gave the following report:

### **ACTION ITEMS: Proposals for review or Approval**

#### **1. 4033 Painting Project Bid Proposals.**

Contractors: MB Jesse Painting, EmpireWorks, Spectrum Painting, Whit's Painting, Urban Painting.

**Proposals presented to the Board for consideration and approval.**

#### **2. 4033 Elevator Maintenance Contract proposals.**

Contractors: Otis Elevator, Metro Elevator, San Francisco Elevator, Schindler Elevator.

**Proposals presented to the Board for consideration and approval**

### **INFORMATION ITEMS: Work Scheduled in Progress or Completed**

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1. 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**

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

**Fiala Roofing Estimate \$69,581.00**

**Work Completed**

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

### **Landscaping Report: John Tawaststjerna**

John Tawaststjerna reported that we are getting closer to plant replacement time. If you have any questions or a specific plant you would like to have planted you can email [Plantreplacement@rossmoor.com](mailto:Plantreplacement@rossmoor.com). John Tawaststjerna reported that Brightview and the trust crew are working on weed abatement throughout Rossmoor. ConFire will be bringing goats to the valley for grazing.

### **President's Report: Meg Gormley**

President Gormley Meg Gormley reminded residents that the Board has been working on drafting 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.

### **RESIDENT'S FORUM**

Residents were afforded the opportunity to express their general concerns and make comments. Comments made included, landscaping, carports, coupon increase and recent home sale activity, delivery trucks, zone 0 implementation, deck inspections.

### **ANNOUNCEMENTS**

The next quarterly meeting will be held on September 19, 2025, at 1:30PM, in the Club 22 Room— 4033 Terra Granada Drive, Walnut Creek CA 94595

### **ADJOURNMENT**

The meeting adjourned at 2:04 p.m. and the Board Moved into an organizational meeting.

Respectfully submitted,  
Lucy Limon, Assistant Secretary  
Mutual 22