

THIRD WALNUT CREEK MUTUAL  
ORGANIZATIONAL MEETING MINUTES OF THE BOARD  
TUESDAY, JUNE 14<sup>th</sup>, 2021, AT 9:00 AM  
DIRECTLY FOLLOWING ANNUAL MEETING  
ZOOM & IN-PERSON

**Roll Call**

**Directors Present:**

Nan Warren, Director Dist. XIV, (2025)	Jim McFarland, Director Dist.III, (2024)
Matt Kaplan, Director Dist. V, (2025)	Marty Schwager, District Dist. X, (2024)
John Swearingen, Director Dist. VII (2024)	Nan Warren, Director Dist. XIV, (2022)
<i>Vacant, Director Dist. XV, (2025)</i>	Tom Lauck, Director Dist. IV, (2023)
Les Birdsall, Director Dist. XIII, (2023)	

**Also Present:** Mutual Operations staff was represented by Lucy Limon, Board Services Coordinator

**Call to Order**

Director Nan Warren called the Organizational Meeting of the Third Walnut Creek Mutual (TWCM) Board of Directors to order at 10:26 a.m.

**Appointment of Chairperson Pro Tem – Lucy Limon**

A motion was made to appoint Lucy Limon as Chairperson Pro Tem.

**Moved, Seconded, Carried 8-0**

**Election of Officers**

- a. **President:** A motion was made to appoint Nan Warren as President of Third Walnut Creek Mutual. No other nominations were made from the floor.  
**Moved, Seconded, Carried 8-0**
- b. **Vice President:** A motion was made to appoint Marty Schwager as Vice President of Third Walnut Creek Mutual. No other nominations were made from the floor.  
**Moved, Seconded, Carried 8-0**
- c. **Treasurer:** A motion was made to appoint Mike Abell as Treasurer of Third Walnut Creek Mutual. No other nominations were made from the floor.  
**Moved, Seconded, Carried 8-0**
- d. **Secretary:** A motion was made and seconded to appoint John Swearingen as Secretary of Third Walnut Creek Mutual.
- e. **Moved, Seconded, Carried 8-0**

**Appointment of Assistant Treasurer, Joel Lesser and Assistant Secretary, Lucy Limon**

A motion was made to appoint Joel Lesser as Assistant Treasurer and Lucy Limon as Assistant Secretary of Third Walnut Creek Mutual.

**Moved, Seconded, Carried 8-0**

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**Appointment of Committees for 2022-2023**

- a. **Alterations Permit Review:** A motion was made to appoint Jim McFarland as Chair of the committee.  
**Moved, seconded, Carried 8-0**
- b. **Budget and Finance (Including Audit):** A motion was made to appoint Mike Abell as Chair of the committee.  
**Moved, Seconded, Carried 8-0**
- c. **Building Maintenance:** A motion was made to appoint Tom Lauck as Chair of the committee.  
**Moved, Seconded, Carried 8-0**
- d. **Communications:** A motion was made to appoint John Swearingen as Chair of the committee.  
**Moved, Seconded, Carried 8-0**
- e. **Emergency Preparedness:** No motion was made.
- f. **Governing Documents:** A motion was made to appoint Les Birdsall as Chair of the committee.  
**Moved, Seconded, Carried 8-0**
- g. **Landscape:** A motion was made to appoint Jerry McNair as Chair of the committee.  
**Moved, Seconded, Carried 8-0**
- h. **Dispute Resolution:** A motion was made to appoint Nan Warren as Chair of the committee.  
**Moved, Seconded, Carried 8-0**
- i. **Solar Committee:** A motion was made to appoint Nan Warren as Chair of the committee.  
**Moved, Seconded, Carried 8-0**
- j. **Trash Committee:** A motion was made to appoint John Murphy as Chair of the committee.  
**Moved, Seconded, Carried 8-0**

**Members' Forum**

Members were afforded the opportunity to express their general concerns and make comments. A resident objected to the appointment of the Dispute Resolution committee chair.

**Next Board Meeting**

The next regular Board Meeting will be on Monday, July 11, 2022, at 9am in person and via zoom.

**Adjournment**

There being no further business, the Organizational Meeting was adjourned at 10:43 a.m.

**Secretary's Certificate**

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I hereby certify that the foregoing is a true and correct copy of the minutes of the Organizational Meeting.

Lucy Limon

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**Assistant Secretary**

Third Walnut Creek Mutual