



Walnut Creek Mutual Forty

**WALNUT CREEK MUTUAL NO. FORTY
6th ANNUAL MEETING OF THE MEMBERS
THURSDAY, FEBRUARY 19, 2026, AT 1:00 P.M.
CLUBROOM – CREEKSIDER
1010 STANLEY DOLLAR DR, WALNUT CREEK, CA 94595**

Date: February 2, 2026
To: All Members of Walnut Creek Mutual No. Forty
Subject: Notice of Annual Meeting

All residents are invited and encouraged to attend the annual meeting on **Thursday, February 19, 2026, at 1:00 p.m.** in the Clubroom at Creekside.

Light refreshments will be served.

Details of the Annual Meeting are as follows:

ANNUAL MEETING AGENDA

1. Roll Call

Greg Gould – President
Kathy Parish – Vice President
Pam Jester – Treasurer
Nancy Herney – Secretary
Joe Tracy – Director at Large

RPM Staff:

Jeroen Wright, Director of Mutual Operations
Rick West, Senior Building Maintenance Manager
Todd Arterburn, Chief Financial Officer,
John Tawaststjerna, Landscape Manager
Lucy Limon, Board Services Coordinator.

2. Certification of Meeting – Lucy Limon

3. Announce Election Results – Acclamation Vote

4. President's Report

5. Vice President's Report

6. Treasurer's Report

7. Secretary's Report

8. Report Of Committees

- a. Finance/Audit Committee – Pam Jester
- b. Landscape Committee – Kathy Parish & Shari Carroll



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- c. Governing Documents – Nancy Herney
- d. Building Maintenance – Fred Kern/Rick West
- e. Alterations Committee – Joe Tracy
- f. Emergency Preparedness Committee – Nancy Herney
- g. Trash, Recycle, and Compost Committee – Nancy Herney

9. Announcements

- a. Organizational Meeting of the 2026-2027 Board to follow adjournment of the Annual Meeting
- b. The next scheduled Regular Board meeting will be on March 19, 2026, at 1pm in the Clubroom at Creekside.

10. Resident's Forum

11. Appointment of Lucy Limon as Chairperson Pro Tem for the Organizational Meeting

12. Adjournment

ORGANIZATIONAL MEETING AGENDA

1. Call to Order

2. Roll Call

3. Appointment of the 2026-2027 Board

- a. President
- b. Vice President
- c. Treasurer
- d. Secretary
- e. Director at Large

4. Appointment of Committee Chairs

- a. Finance Committee
- b. Landscape Committee
- c. Governing Documents Committee
- d. Building Maintenance
- e. Alterations/Architectural Review Committee
- f. Emergency Preparedness Committee
- g. Trash, Recycle, and Compost Committee

5. Appointment of Todd Arterburn as Assistant Treasurer

6. Appointment of Lucy Limon as Assistant Secretary

7. Approval of Minutes

- 1. Board Meeting Minutes of January 15, 2026



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2. Executive Meeting Minutes of January 15, 2026

8.Old Business

- a. Discussion and Motion to allocate funds to comply with California AB 1572 and adoption of the RPM map for compliance planning

9.New Business

- a. Motion to Approve Civil Code 5502 Resolution
- b. Motion to Accept Rehab Proposals
 - 657 Terra California
 - 665 Terra California
 - 689 Terra California
 - 697 Terra California

10. Resident's Forum

11. Announcement

The next scheduled Regular Board meeting will be on March 19, 2026, at 1pm in the Clubroom at Creekside.

12. Adjournment

13. Executive Meeting

If necessary, for legal issues, contracts, disciplinary hearings, personnel issues, delinquencies, or foreclosures.