



Walnut Creek Mutual No.Forty (Mutual 40)

6th ORGANZATIONAL MEETING MINUTES
Thursday, February 19, 2026, AT 1:00 P.M.
Clubroom – Creekside Clubhouse
1010 STANLEY DOLLAR DR. WALNUT CREEK, CA 94595

Call to Order

Lucy Limon called the Organizational Meeting of the Board of Directors to order at 2:12 p.m.

Director's Present

Carol Amaya
Dan Cohen
Pam Jester
Nancy Herney
Joe Tracy

RPM Staff Present

John Tawastsjerna, Landscape Manager
Jim Hayes, Contract Administrator
Lucy Limon, Board Services Coordinator

Appointment of the 2025-2026 Board

- a. President:
Nancy Herney made a motion, Pam Jester seconded to appoint Carol Amaya as President.
Moved, Seconded, Carried 5-0
- b. Vice President:
Joe Tracy made a motion, Pam Jester seconded to appoint Dan Cohen as Vice President.
Moved Seconded, Carried 5-0
- c. Treasurer:
Nancy Herney made a motion, Joe Tracy seconded to appoint Pam Jester as Treasurer.
Moved, Seconded, Carried 5-0
- d. Secretary:
Dan Cohen made a motion, Joe Tracy seconded to appoint Nancy Herney as Secretary.
Moved, Seconded, Carried 5-0
- e. Director at Large:
Nominations and appointments are only required for the Officer Positions. Joe Tracy will serve as Director.

Appointment of Committee Chairs

- a. Finance Committee: Pam Jester
- b. Landscape Committee: Karyl Toms (co-chair), Shari Carroll (co-chair)
- c. Governing Documents Committee: Nancy Herney
- d. Building Maintenance: Fred Kern
- e. Alterations Committee: Joe Tracy

- f. Emergency Preparedness Committee: Carol Amaya
- g. Trash, Recycle, and Compost Committee (TRC): Nancy Herney

Nancy Herney made a motion, Carol Amaya seconded to approve the aforementioned chairpersons.

Moved, Seconded, Carried 5-0

Appointment of Assistant Treasurer

Pam Jester made a motion, Joe Tracy seconded to appoint Todd Arterburn as the Mutual's Assistant Treasurer.

Moved, Seconded, Carried 5-0

Appointment of Assistant Secretary

Nancy Herney made a motion, Pam Jester seconded to appoint Lucy Limon as the Mutual's Assistant Secretary.

Moved, Seconded, Carried 5-0

Approval of Minutes

1. Board Meeting Minutes of January 15, 2026
2. Executive Meeting Minutes of January 15, 2026

Joe Tracy made a motion, Pam Jester seconded to approve the January meeting minutes.

Moved, Seconded, Carried 5-0

Old Business

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

Pam Jester made a motion, Nancy Herney seconded to accept the map presented by John Tawastsjerna in compliance with AB 1572.

Moved, Seconded, Carried 5-0

Pam Jester made a motion, Joe Tracy seconded to allocate \$20,000 from the reserve fund for lawn removal in accordance with AB1572.

Moved, Seconded, Carried 5-0

New Business

- a. Motion to Approve Civil Code 5502 Resolution

Nancy Herney made a motion, Pam Jester seconded to approve the proposed Civil Code 5502 resolution.

Moved, Seconded, Carried 5-0

A copy is included at the end of these minutes.

- b. Motion to Accept Rehab Proposals

- 657 Terra California
 - 665 Terra California
 - 689 Terra California
 - 697 Terra California
-

The Board decided to table these items until bids for the 9 buildings are received.

Members Forum

No comments were made.

Announcement

The next regular Board meeting is scheduled for Thursday, March 19, 2026, at 1pm in the Clubroom at Creekside.

Adjournment

There being no further business, the Organizational Meeting was adjourned at 2:37 p.m.

Secretary's Certificate

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

Lucy Limon

Assistant Secretary
Mutual 40