



Walnut Creek Mutual No. Eight

ORGINIZATIONAL MEETING MINUTES  
FRIDAY, MAY 30, 2025, at 10:00 AM  
IN-PERSON AND ZOOM MEETING  
CLUBROOM – CREEKSIDE  
10100 STANLEY DOLLAR DR. – WALNUT CREEK, CA 94595

**Call to Order**

The meeting was called to order at 11:32 a.m.

**Roll Call**

Dick Coleman  
John Kawamura  
Judy Graboyes  
Bob Eisner  
Alfreda Bell

**Staff Present:**

Jeroen Wright, RPM Director  
Lucy Limon, Board Services Coordinator

**Appoint of Alfreda Bell and Judy Graboyes to the Board via Acclamation**

Dick Coleman made a motion, John Kawamura seconded to appoint Alfreda Bell and Judy Graboyes to the Board.

**Moved, Seconded, Carried 5-0**

**Selection of Officer Positions**

A motion was made to appoint Board members to the following officer positions for 2025-2026:

President ..... Dick Coleman  
Vice President ..... John Kawamura  
Secretary ..... Bob Eisner  
Treasurer ..... Judy Graboyes  
Director at Large ..... Alfreda Bell

**Moved, Seconded, Carried 5-0**

**Appointment of Assistant Secretary**

A motion was made to appoint Lucy Limon as the Assistant Secretary of Walnut Creek Mutual No. Eight.

**Moved, Seconded, Carried 5-0**

**Appointment of Assistant Treasurer**

A motion was made to appoint Todd Arterburn as the Assistant Treasurer of Walnut Creek Mutual No. Eight.

**Moved, Seconded, Carried 5-0**

**Appointment of Committees**



## Walnut Creek Mutual No. Eight

A motion was made to appoint the following committee members for a term of one-year:

Finance.....	Judy Graboyes
Building Maintenance.....	Judy Graboyes
Landscape .....	Alfreda Bell
Membership .....	Sally Kennedy
Social .....	Sharon Castilla
Emergency Preparedness .....	Linghsueh Shu
Trash and Recycling .....	Jan Stone

**Moved, Seconded, Carried 5-0**

### **Approval of Minutes**

a. Board Meeting Minutes of March 25, 2025

John Kawamura made a motion, Judy Graboyes seconded to approve the March 25, 2025, meeting minutes.

**Moved, Seconded, Carried 5-0**

### **Old Business**

a. Bylaws Update:

President Coleman reported that he would coordinate with Assistant Secretary, Lucy, to mail the proposed changes to the Bylaws and ballot to residents in the coming weeks.

b. Electrical Panel Project:

The electrical panel project update revealed that KR is assessing which panels need replacement, with some identified as not requiring updates. The Board agreed to trust their expertise in determining which panels need replacement. It was mentioned that there were several difficult residents who were unresponsive to coordination efforts.

c. M8 Policies and Enforcement of Them:

The Board addressed ongoing concerns about Mutual policies and enforcement, with commitment to implementing new procedures within the next two months

### **News Business**

### **Adjournment**

The organizational meeting was adjourned at 11:54 a.m.

### **Secretary's Certificate**

I hereby certify that the foregoing is a true and correct copy of the minutes of the Board of Director's meeting.

Lucy Limon

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**Assistant Secretary Mutual No. Eight**