

**MINUTES OF THE REGULAR MONTHLY MEETING
OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL EIGHT
August 28, 2017**

The Regular Meeting of the Board of Directors of Seal Beach Mutual Eight was called to order by President Thompson at 1:30 p.m. on Monday, August 28, 2017, in the Administration Building Conference Room A.

ROLL CALL

Present: President Thompson, Vice President/CFO Berg,
Secretary Park, and Directors Kline and Winslow

Guests: Seventeen Mutual Eight shareholders

Staff: Mr. McGuigan, GRF Representative
Ms. Hopkins, Mutual Administration Director
Mr. Rudge, Building Inspector/Project Coordinator
Mr. Hurtado, Building Inspector
Mrs. Aquino, Recording Secretary

INTRODUCTION

President Thompson welcomed the staff and guests to the meeting.

MINUTES

President Thompson asked if there were any corrections to the July 24, 2017, Regular Meeting minutes. There being none, the minutes were approved as printed.

EMERGENCY AGENDA ITEM

Following a discussion, and upon a MOTION duly made by Director Kline and seconded by Director Winslow, it was

RESOLVED, To amend today's agenda of August 28, 2017, by adding the opening of the tree trimming bids to New Business Item "i".

The MOTION passed.

Following a discussion, and upon a MOTION duly made by Director Winslow and seconded by Vice President/CFO Berg, it was

RESOLVED, To amend today's agenda of August 28, 2017, by adding the discussion of the Solar Panel settlement to New Business Item "j".

The MOTION passed.

BUILDING INSPECTOR

Building Inspector Hurtado updated the Board on activity in the Mutual (attached).

Inspector Hurtado left the meeting at 2:05 p.m.

UNFINISHED BUSINESS

Following a discussion, and upon a MOTION duly made by Secretary Park and seconded by Director Kline, it was

RESOLVED. To approve Mr. C's Towing Agreement for towing vehicles when there is a violation of Mutual Policy, and two signatures of Board Members are required with at least one of the signatures being that of an officer of the Board, effective 2017-2018.

The MOTION passed with one abstention (Winslow).

UNFINISHED BUSINESS (continued)

Following a discussion, and upon a MOTION duly made by President Thompson and seconded by Director Kline, it was

RESOLVED, That Mutual Eight authorizes the Board's President and/or duly appointed Officer, to act on behalf of the Board, to execute the Notice of Intent to Withdraw, effective 2017-2018.

The MOTION passed.

Following a discussion, and upon a MOTION duly made by Vice President/CFO Berg and seconded by Director Kline, it was

RESOLVED, That Mutual Eight does not support or authorize the signing of the Property Tax Postponement Application from the State of California. The Mutual further authorizes the GRF Finance Department to notify the Board if a shareholder requests a Property Tax statement, effective 2017-2018.

The MOTION passed.

Following a discussion, and upon a MOTION duly made by President Thompson and seconded by Director Winslow, it was

RESOLVED, That Mutual Eight continues to receive one hard copy of the various Mutuals' monthly minutes in their MAIL BOX in the Stock Transfer Office, effective 2017-2018.

The MOTION passed.

Following a discussion, and upon a MOTION duly made by Director Kline and seconded by Director Winslow, it was

UNFINISHED BUSINESS (continued)

RESOLVED, That according to Policy 7510.08 – Eligibility Requirements if there is a question of financial eligibility, Mutual Eight is **NOT** to be contacted by the Stock Transfer Office in the event of a non-qualifying financial issue.

The MOTION passed.

Following a discussion, and upon a MOTION duly made by Secretary Park and seconded by Director Kline, it was

RESOLVED, To ratify rescinded/posted Policies 7301 – Audit Expenses, 7302 – Capital Accounts, 7320 – Patronage Refunds, 7332 – Billings to Mutuels, 7334 – Investment Records, 7337 – Financial Reports, and 7340 – Account Receivables.

The MOTION passed.

Following a discussion, and upon a MOTION duly made by Vice President/CFO Berg and seconded by Director Kline, it was

RESOLVED, To ratify amended/posted Policy 7505.08 – Maintenance Responsibility.

The MOTION passed.

Following a discussion, and upon a MOTION duly made by President Thompson and seconded by Director Winslow, it was

RESOLVED, To ratify amended/posted Policy 7020.08 – Approval of Escrows.

The MOTION passed with one abstention (Berg).

Following a discussion, and upon a MOTION duly made by Director Kline and seconded by Director Winslow, it was

UNFINISHED BUSINESS (continued)

RESOLVED, To ratify amended/posted Policy
7510.08 – Eligibility Requirements.

The MOTION passed.

The Board gave an update of Carport 102 (attached).

NEW BUSINESS

Following a discussion, and upon a MOTION duly made by President Thompson and seconded by Director Kline, it was

RESOLVED, To purchase 2 spare washers and
1 spare dryer, at a cost not to exceed \$3,000.

The MOTION passed.

Vice President/CFO Berg discussed the proposed Operating Budget for 2018. The Budget will be presented at the Regular Board Meeting on September 28, 2017.

President Thompson called a break from 2:45 p.m. to 3:00 p.m.

Following a discussion, and upon a MOTION duly made by Secretary Park and seconded by Director Kline, it was

RESOLVED, To postpone discussion/resolution
regarding Emergency Information to the next
Regular Board Meeting.

The MOTION passed.

Following a discussion, and upon a MOTION duly made by Director Winslow and seconded by President Thompson, it was

NEW BUSINESS (continued)

RESOLVED, To notify the Federal Settlement Office that a cash settlement offer has been agreed upon by the Board of Directors, and that the funds be dedicated into the Infrastructure Funds (Solar Reserves).

The MOTION passed.

MUTUAL ADMINISTRATION DIRECTOR

Ms. Hopkins submitted her report (attached).

GRF REPRESENTATIVE

Mr. McGuigan submitted his GRF report (attached).

CHIEF FINANCIAL OFFICER'S REPORT

Vice President/CFO Berg submitted her report (attached).

DIRECTORS COMMENTS

Several Directors made comments.

RESOLVED, To ratify amended/posted Policy 7510.08 – Eligibility Requirements

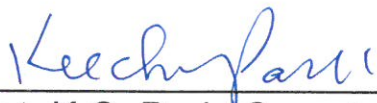
RESOLVED, To purchase 2 spare washers and 1 spare dryer, at a cost not to exceed \$3,000.

RESOLVED, To postpone discussion/resolution regarding Emergency Information to the next Regular Board Meeting.

RESOLVED, To notify the Federal Settlement Office that a cash settlement offer has been agreed upon by the Board of Directors, and that the funds be dedicated into the Infrastructure Funds (Solar Reserves).

ADJOURNMENT

There being no further business to conduct, President Thompson adjourned the meeting at 3:53 p.m. and announced an Executive Session would follow to discuss member issues.



Attest, K.C. Park, Secretary
SEAL BEACH MUTUAL EIGHT
ka:8/30/17
Attachments

NEXT MEETING: REGULAR BOARD MEETING
MONDAY SEPTEMBER 28, 2017, AT 1:30 p.m.
ADMINISTRATION BUILDING CONFERENCE ROOM A

In order to view the Minutes, Agendas, etc., for Mutual 8, please follow these directions:

5. Go to LWSB website at: <http://www.lwsb.com>
6. Go across the black bar at the top of the webpage to the category called "Mutuals"
7. Scroll down to Mutual 8, click on Mutual 8
8. You are now on the website for MU 8

You will see Minutes at the top and in the bottom also. Click on Minutes or what you want to view.

**RESOLUTIONS IN THE REGULAR
MONTHLY MEETING OF AUGUST 28, 2017**

8/28/17 RESOLVED, To amend today's agenda of August 28, 2017, by adding the opening of the tree trimming bids to New Business Item "i".

RESOLVED, To amend today's agenda of August 28, 2017, by adding the discussion of the Solar Panel settlement to New Business Item "j".

RESOLVED. To approve Mr. C's Towing Agreement for towing vehicles when there is a violation of Mutual Policy, and two signatures of Board Members are required with at least one of the signatures being that of an officer of the Board, effective 2017-2018.

RESOLVED, That Mutual Eight authorizes the Board's President and/or duly appointed Officer, to act on behalf of the Board, to execute the Notice of Intent to Withdraw, effective 2017-2018.

RESOLVED, That Mutual Eight does not support or authorize the signing of the Property Tax Postponement Application from the State of California. The Mutual further authorizes the GRF Finance Department to notify the Board if a shareholder requests a Property Tax statement, effective 2017-2018

RESOLVED, That Mutual Eight continues to receive one hard copy of the various Mutuals' monthly minutes in their MAIL BOX in the Stock Transfer Office, effective 2017-2018.

RESOLVED, That according to Policy 7510.08 – Eligibility Requirements if there is a question of financial eligibility, Mutual Eight is **NOT** to be contacted by the Stock Transfer Office in the event of a non-qualifying financial issue.

RESOLVED, To ratify rescinded/posted Policies 7301 – Audit Expenses, 7302 – Capital Accounts, 7320 – Patronage Refunds, 7332 – Billings to Mutuals, 7334 – Investment Records, 7337 – Financial Reports, and 7340 – Account Receivables.

RESOLVED, To ratify amended/posted Policy 7505.08 – Maintenance Responsibility.

RESOLVED, To ratify amended/posted Policy 7020.08 – Approval of Escrows.

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (08) EIGHT

INSPECTOR: George Hurtado

MUTUAL BOARD MEETING DATE: August 28, 2017

PERMIT ACTIVITY							
UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	PERMIT ISSUE	COMP. DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR / COMMENTS
186F	walkin closet, flooring	yes	03/29/17	11/15/17	no		LW Décor
184K	400sq.ft. remodel,bath,kit	yes	03/30/17	09/25/17	no		Kang
202A	remodel	yes	07/19/17	03/31/18	no		Los Al Builders
181D	dishwasher	yes	06/13/17	08/24/17	no		Ogan
182I	heat pump	yes	07/11/17	08/17/17	no		Yes
177C	windows, flooring	yes	06/28/17	09/10/17	no		Shik Builders
190A	carport cabinet	yes	06/28/17	08/10/17	no		Handymann
200E	patio	yes	07/27/17	09/15/17	no		Greco Design
202A	entry door,tile, foam trim	yes	07/27/17	02/28/18	no		Los Al Builders
189D	heat pump	yes	06/12/17	09/30/17	no		Greenwood
193L	carport cabinet	yes	08/01/17	09/15/17	no		Handyman
198G	drop beam, bedroom rem	yes	03/27/17	08/31/17	no		Los Al Builders
ESCROW ACTIVITY							
UNIT #	NMI	PLI	NBO	FI	FCOEI	ROF	DOCUMENTS/COMMENTS
193L				08/15/17			
183I					08/11/17		

Pre-Listing Inspection NBO = New Buyer Orientation

Final COE Inspection ROF = Release of Funds

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (08) EIGHT

INSPECTOR: George Hurtado

MUTUAL BOARD MEETING DATE: August 28, 2017

CONTRACTS									
CONTRACTOR				PROJECT					
John's Landscape				Mutual gardening					
So Cal Fire Protection				laundry room fire extinguishers					
Empire Pipe and Supply				Mutual sewer cleaning					
Fenn				termites and pests					

SPECIAL PROJECTS									
CONTRACTOR				PROJECT					

APARTMENT VISITS									
------------------	--	--	--	--	--	--	--	--	--

VARIOUS

Seal Beach Mutual No. Eight

CARPORT 102

August 28, 2017

Action/Request	Responsible	Dates
Clean-up of carport 102	Mutual 8	August 14 through August 16
Carport storage clean out with shareholders -staff will assist shareholders in removing items from the storage cabinets.	Mutual 8 Physical Property Shareholders	August 17, 2017
Inspections & Bids -send out bid request for repairing Carport 102; ie, roof, electrical, painting, walls, storage cabinets	City of Seal Beach GRF permits Physical Property	On or around August 23, 2017 After the storage cabinets have been cleared
Selection of Contractors -once the bids have been collected then the bids will be presented to the Mutual 8 Board to select the contract(s).	Mutual 8 Board of Directors	September 25, 2017 Next Mutual 8 Board meeting 4 th Monday of the month; unless a special meeting is scheduled.
Permit Approvals -after the bid(s) have been selected then permits will be submitted as needed. I.e. roof, storage cabinets, electrical.	City of Seal Beach GRF Mutual 8	After the contractors have been selected
Construction to repair carport 102 -Roof, header boards, electrical, fascia, painting, cabinets, current updates in City and State building codes	Vendor Selected	
Final Inspections	City of Seal Beach GRF Physical Property	October 2017

Mutual 8
Report for August 2017
GRF Representative
Steven McGuigan

It is hard to believe how fast this year has gone. Labor Day is upon us. Before you know it Halloween, then Thanksgiving, (hold on to your seat) then Christmas. Before you know it New Year 2018. Time flies when your having fun.

September will bring heat waves. So please stock up on water. Keep hydrated and limit your activities when it is hot. Club houses and the library will be open and air conditioned. So when it is hot outside you can stay cool inside.

Attached to this report is a report from the Executive Director, Randy Ankeny. It gives information and the status of various projects. It is very informative.

Now to keep things in balance. This last month surfing has been good. The waves have been from overhead to just ankle slappers. I've surfed some days so long that I couldn't even unzip my wet suit. Had to have a buddy help me. The weather has been warm, the water has been warm, surfing has just been grand. Not only have I been surfing, I have been sailing on Sundays. Sailing is something I have always wanted to do. Now that I am retired and live so close to the ocean, I have been learning to sail. I can't say it enough, life is good living in Leisure World. Surfing in the mornings then going to a concert at the Amphitheater on Thursday night. Doesn't get any better than that. Surf, sail, concert. With that I have only one thing to say - Hang Loose. Shaka Brah.





Board Meeting of August 22, 2017

Executive Directors Report

Edison Utility Conversion to Underground Project Summary

SCE will commence the relocation of the overhead power line to underground powerline beginning September 11, 2017. A detailed report of the project is attached.

Importance Notice – Coyote Sightings

Random sighting of coyotes within the community are being reported. This is most likely due to a very moderate summer and little to no flooding in the local wetlands.

Coyote hazing nationally has proven to be the best method to deal with urban coyotes, but hazing requires the collective work of everyone. Articles will run the in the GRF News, placed on our web site.

Minimizing coyote conflicts is most effective when we all work together.

1.) How can I make my patio less attractive to coyotes?

Hazing efforts and deterrents will be more effective on coyotes if coyote attractants are removed or excluded from your patios. We encourage the following:

- Never feed coyotes! Report anyone that is feeding coyotes.
- Remove all food and water sources from your patio. This may include pet bowls, birdfeeders, fallen fruit, barbecue grills, and trash.
- All trash should be contained in proper trash containers and stored indoors with secure lids.
- Keep cats indoors.
- Pets should be supervised when outside and never be left unattended.
- Avoid feeding birds. Coyotes will eat the birdseed as well as the birds and rodents attracted by the feeder.

2.) How do I haze coyotes out of my yard/away from me?

Scare/haze coyotes out of your yard or away from you if they approach too closely.

- If you are approached by a coyote, do not run or turn your back on it. Be as big and loud as possible.
- Wave your arms and yell in an authoritative voice.
- Turn on sprinklers or spray coyotes with a garden hose.
- Bang pots and pans together.
- Shake or throw a *Coyote Shaker*, which is a soda can filled with pennies or pebbles and sealed with duct tape.

3.) How can I protect my pets from coyotes?

- NEVER, leave your pet unattended.
- Leash pets with a 6-foot leash while walking them.
- Keep cats indoors.
- If you see a coyote bring your pet in as close to you as possible and follow hazing techniques note above

General Project Update

A. PERIMETER WALL PROJECT SECTION J&K

Approved Budget: \$650,000

Funding: Reserves

Date Committee Approved: 1/9/2015

Date Board Approved: 1/27/2015

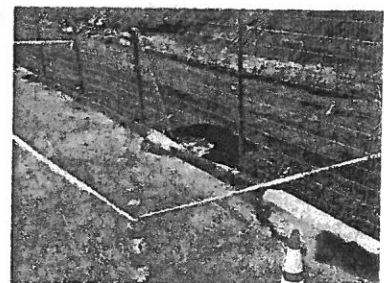
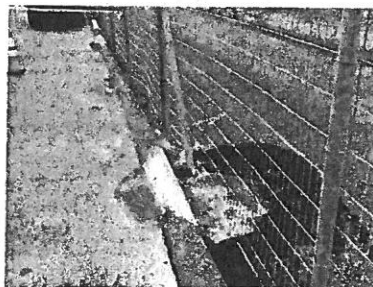
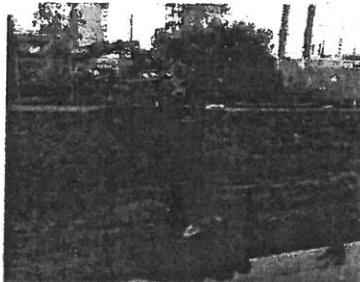
Project Status: 5%

Project Total: \$78,322

**Note: Project on a OC Flood permit hold due to erosion of the channel walls.
No status Change as of August 19, 2017**

Action

- The City permit is obtained.
- The County permit is approved, and obtained.
- The project has been placed on hold by OCFC



B. WESTMINSTER WALL SECTION L & M

Approved Budget: \$900,000

Funding: Reserves

Date Committee Approved: 4/6/2016

Date Board Approved: 4/26/2016

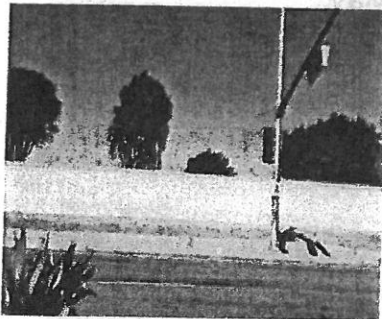
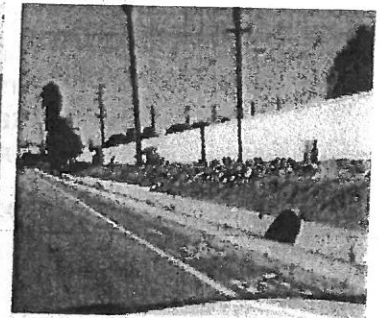
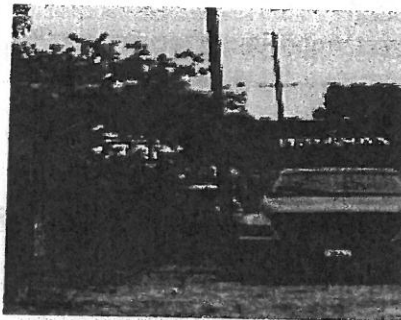
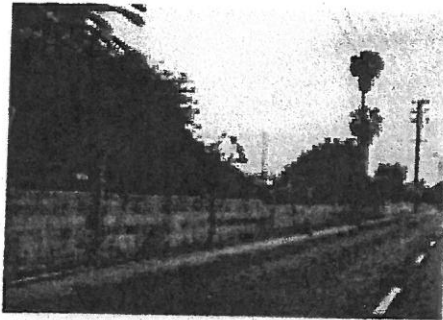
Project Status: 95%

Project Total: \$844,701

Notes: The wall replacement started on May 23

Action:

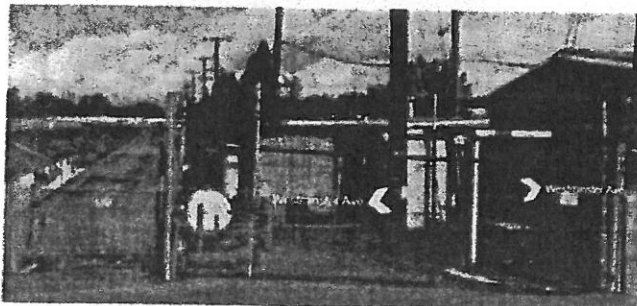
- On November 16, 2015, 45mph winds damaged about 100 feet of the Westminster wall. The damaged portion of the wall was removed, and the temporary fence was installed.
- The site survey was conducted with the help of a civil engineer.
- At its December meeting the PPC established a subcommittee to develop a plan for the wall to be presented at the Committee's next scheduled meeting.
- The Physical Property Department sent out an RFP to replace the wall at the height of 10 feet.
- The contract for replacement of the wall was approved by the Board at its April Meeting, and awarded to Dantuma Masonry.
- The tree removal is complete. The wall replacement started on May 2, 2016.
- The wall replacement is in the process with an estimated completion in late December.
- The contractor is in the final phase of the Wall Section L&M.
- The heavy rain slowed down the project progress.
- Block portion of the wall is complete, hinged gate scheduled for replacement in early June, Debris removal completed
- Final Walk through with GRF and Mutual Board to be scheduled early July
- Block portion of the wall is complete, hinged gate scheduled for replacement in early June, Debris removal completed



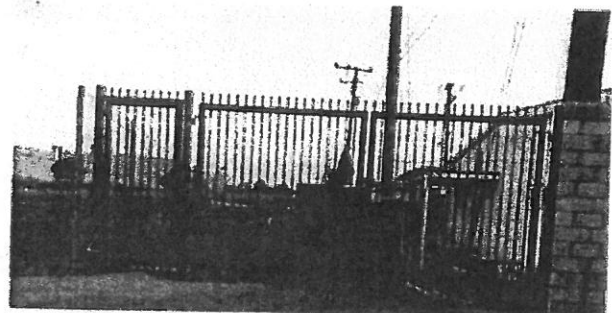
New

Gate Installation, Service Maintenance Building

Before



After



C. TRUST STREET COMPLIANCE WITH CAMUTCD

Approved Budget: \$272,800

Funding: Capital/Reserve

Date Committee Approved: 4/25/2017

Date Board Approved: 4/10/2017

Project Status:

Project Total:

Notes: Scope of work: red curb reset, sign reduction, traffic control update and CAMUTCD Certification

Action

- Contracts in draft stage
- Vetting of contractor in process,
- Start of work scheduled, for late August/Early September

D. PEDESTRIAN GATE NORTHWOOD

Approved Budget: \$28,143

Funding: Capital

Date Committee Approved: December, 2016

Date Board Approved: December, 2016

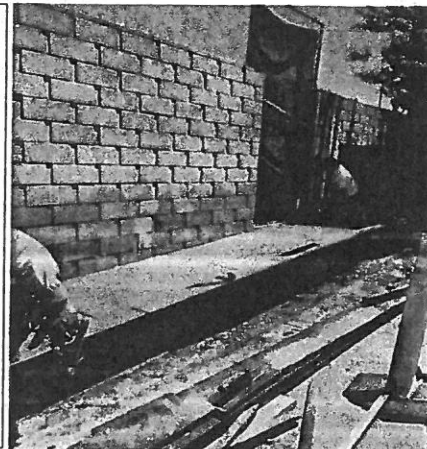
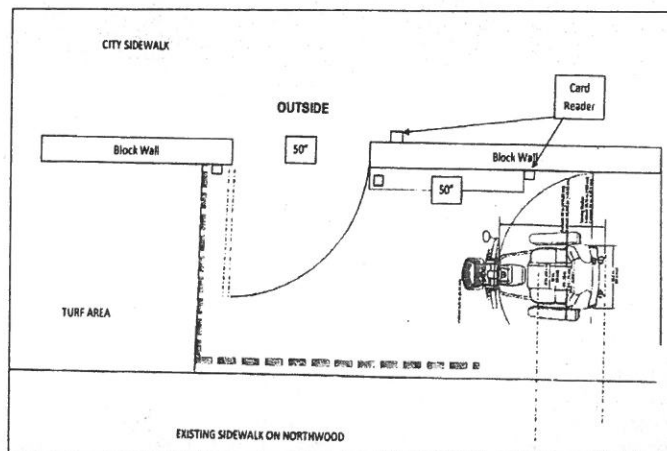
Project Status: 80%

Project Total:

Notes: Execution of the contracts, and ordering of the materials is in process

Action

- The wall is scheduled for cut out mid-May.
- Wall opening completed, approach ready for pour.
- Wall opening completed,
- Walkway completed
- Gate on order, estimated delivery – end of August



E. DEVELOP AND DESIGN LANDSCAPE AT MAIN ENTRY

Approved Budget: \$8,000

Funding: Capital

Date Committee Approved: October, 2016

Date Board Approved: October, 2016

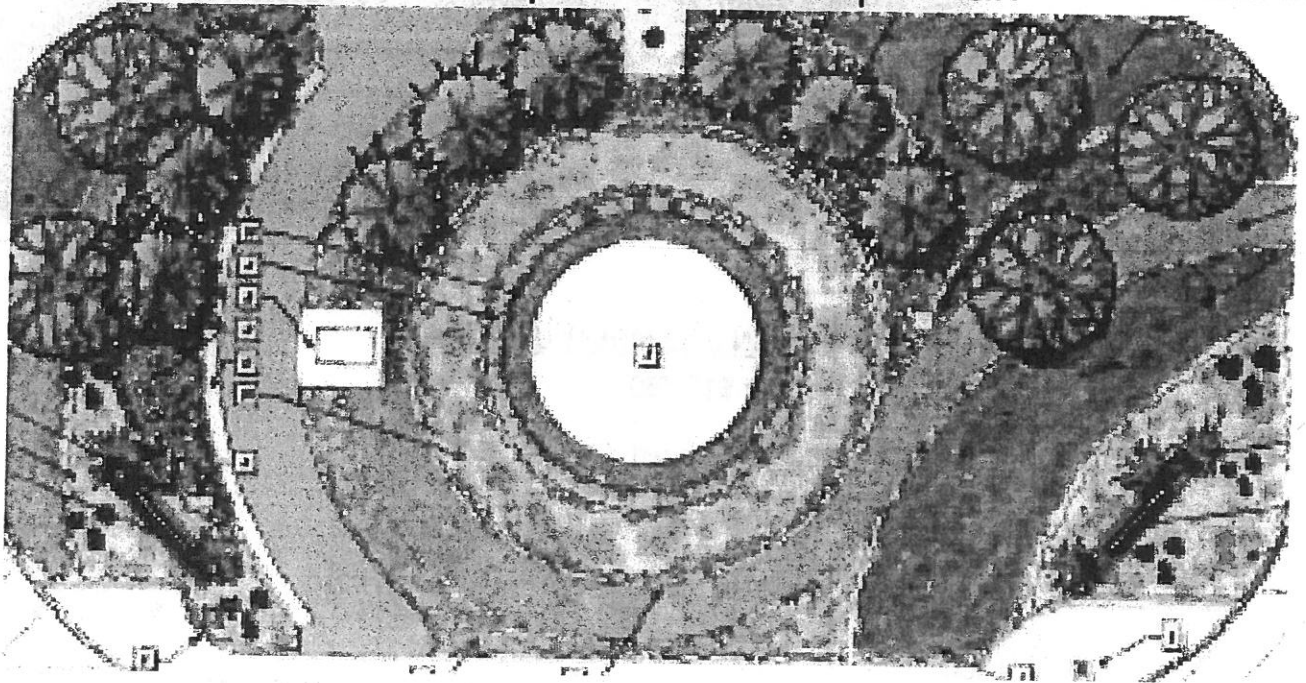
Project Status: 80%

Project Total: \$4,000

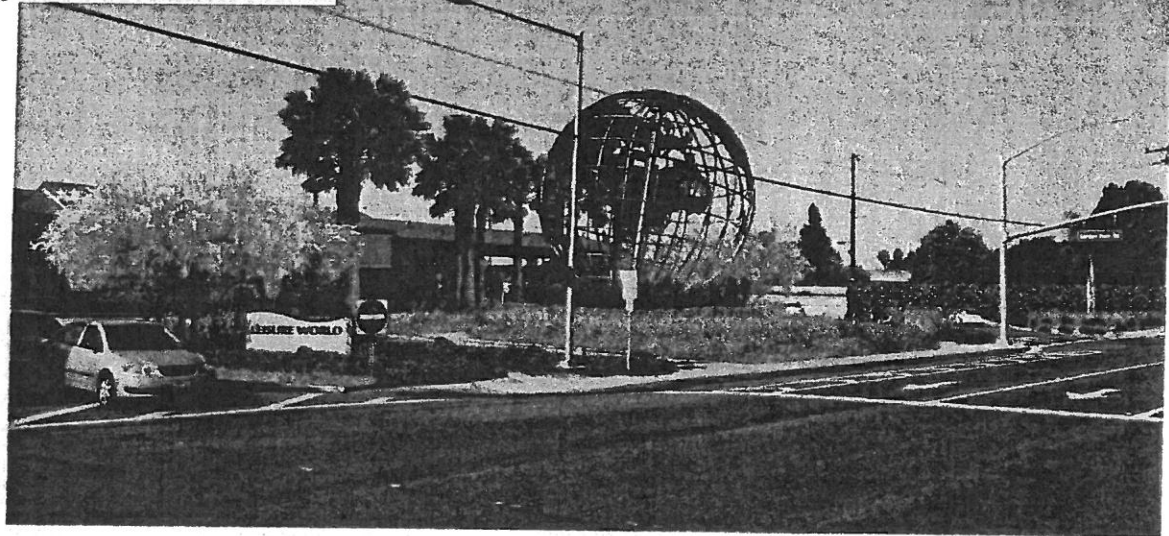
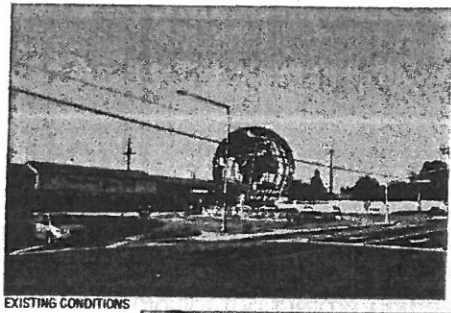
Notes: A kickoff meeting was conducted with the Committee

- The ADRC met with the architect, reviewed the design, and made recommendations.
- Revisions to the design have been made and are under ADRC review.
- Item on May GRF Board agenda for concept approval.
- Physical Property Department sending project out for bid
- Bidders conference – July, 27, 2018
- Monument signs – at City for preliminary review
- **Board review on August 22, 2017, if approved project to commence in September**

Proposed Landscape Plan



Rendering of Propsed New Landscape



F. DEVELOP AND DESIGN CH2 MULTI-USE AREA

Approved Budget: \$13,750

Funding: Capital

Date Committee Approved: October, 2016

Date Board Approved: October, 2016

Project Status: 10%

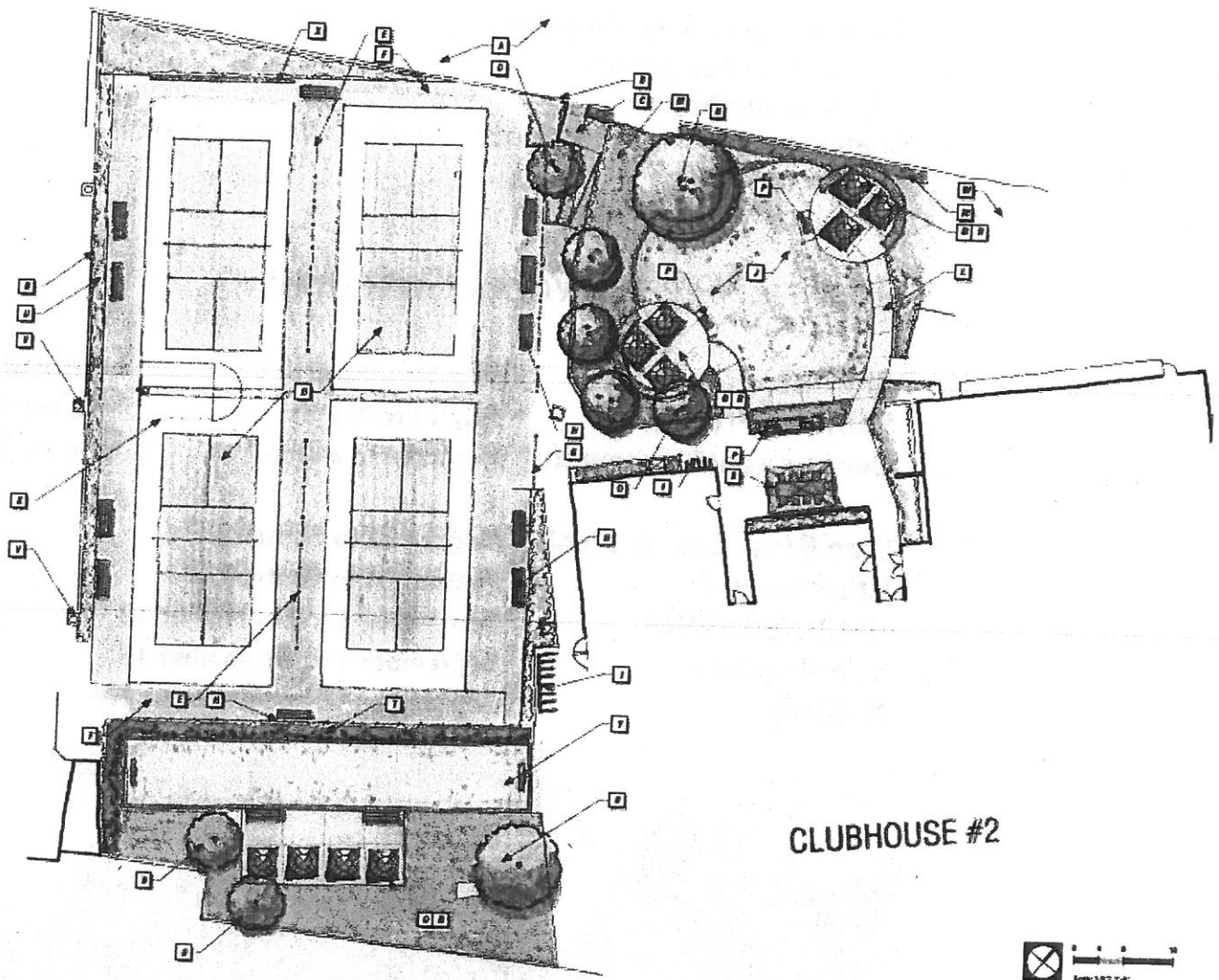
Project Total:

Notes: A kick off meeting was conducted with the Committee

Action

- The Recreation Committee meet with the architect and reviewed the draft design. Modifications to the draft are in process
- RFP's in progress
- Goal have the project to the Board by December 2017, for start in 2018

Multi-Purpose Court and Picnic Area Conceptual Plan



G. PAVING PROJECT PHASE ONE

Approved Budget: \$600,000

Funding: Reserves

Date Committee Approved: December, 2016

Date Board Approved: December, 2016

Project Status: 30%

Project Total: \$24,840

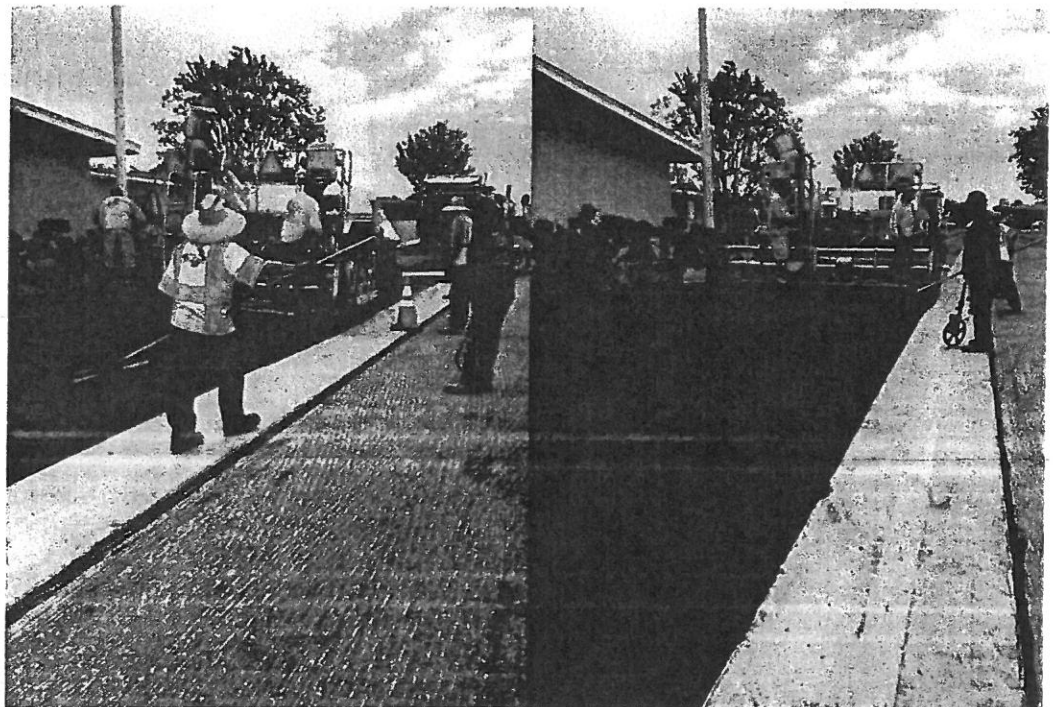
Notes: The execution of the contract, and scheduling is in the process for Cedar Crest, Knollwood, Fairfield/Prestwick, Shawnee, Sunningdale, McKinney, Homewood and Weeburn.

Action:

- Nelson Paving was awarded bid, scheduling in process
- Work scheduled to start May 22, now postponed to June 5. Postponed again to after July.
- Physical Property Department was asked to look into next contractor who submitted bids.
- Request will be presented at the June Board meeting to change contractor to MJ Jurado
- Matter on the June Board Agenda
- July 13, Town Hall meeting
- July 24, project began
- Change order approved to use concrete on Weeburn and Knollwood in lieu of repairing base

Updated Street Works Schedual

Shawnee	July 24 to August 4	Complete
Fairfield/Prestwick	July 24 to August 4	Complete
Cedar Crest/Homewood	August 4 to August 16	Complete
Wee Burn East & West	August 22 to September 1	
Knollwood M4	August 28 to September 8	
Knollwood GRF	September 8 to September 22	
Sunningdale	September 4 to September 15	
McKinney	September 12 to September 28	



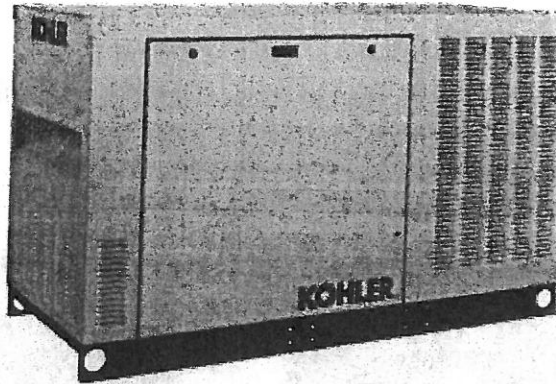
H. EMERGENCY GENERATOR REPLACEMENT

Approved Budget: \$35,000
Funding: Capital
Date Committee Approved: February, 2017
Date Board Approved: February, 2017
Project Status: 5%
Project Total:

Notes:

Action:

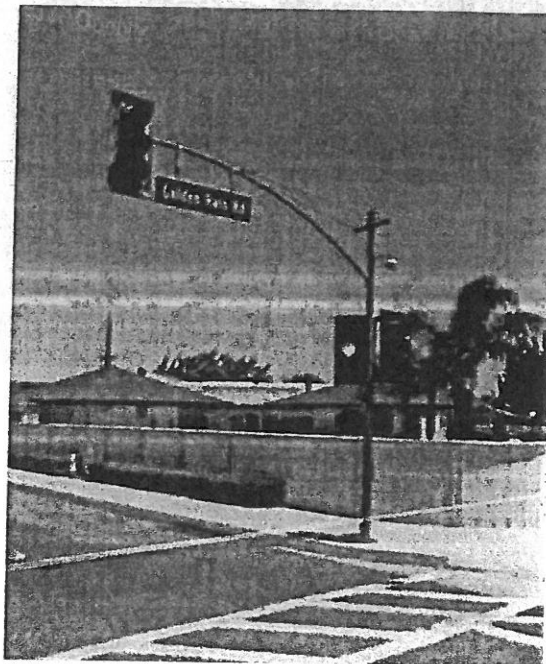
- Staff is in the process of obtaining final quotes
- Contract executed, work scheduled to start late August



I. TRAFFIC LIGHT POLE REPLACEMENT

Approved Budget: \$36,000
Funding: Reserves
Date Committee Approved: April 2017
Date Board Approved: April 2017
Project Status: 5%
Project Total:

Notes: Materials on order, ETA Late August/September



J. ADMINISTRATION FIRST FLOOR IMPROVEMENTS

Approved Budget: \$92,151

Funding: Reserves

Date Committee Approved: February, 2017

Date Board Approved: February, 2017

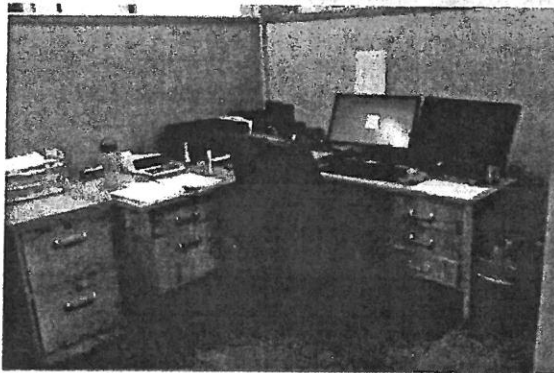
Project Status: 70%

Project Total: \$59,762

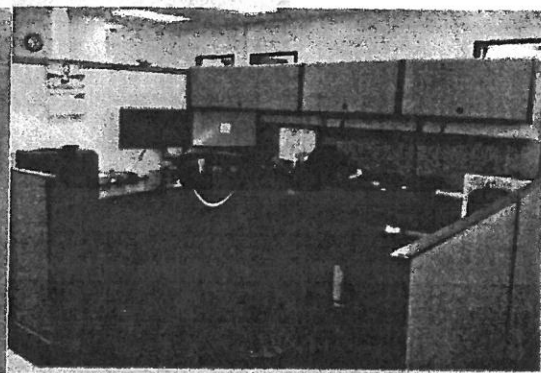
Notes: Work scheduled to be done over two weekends May12-20 at Finance Office. **Work underway at Stock Transfer,**

Action:

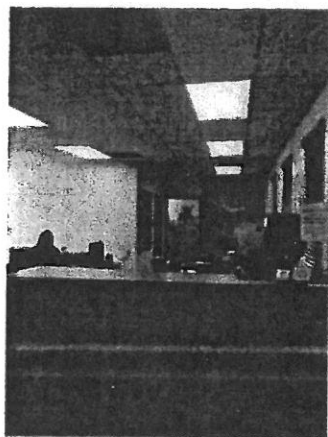
- Paint completed in Finance office.
- Carpet and work stations install in Finance.
- Phase one work started in Stock Transfer – Distribution relocation
- Stock Transfer scheduled for early August
- New Copy and Supply Center to open August 1



Finance Work Station before



Finance Work Station after



Stock Transfer Counter



Kitchenette Demo



**Files relocated to old
Distribution area**

K. RELOCATION OF DISTRIBUTION

Approved Budget: \$20,862

Funding: Capital

Date Committee Approved: May, 2017

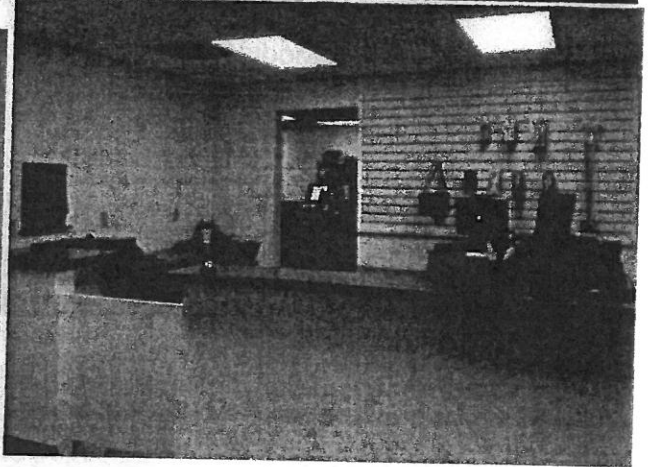
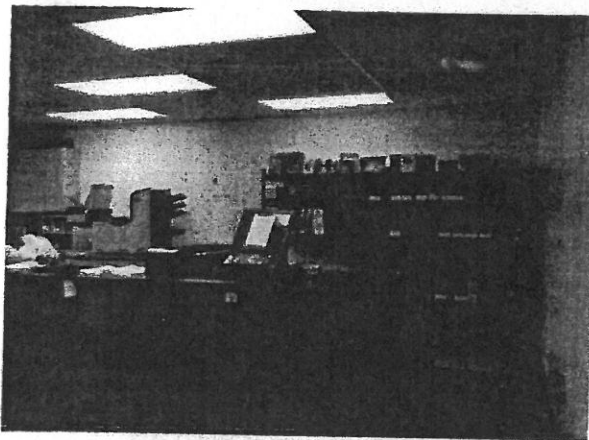
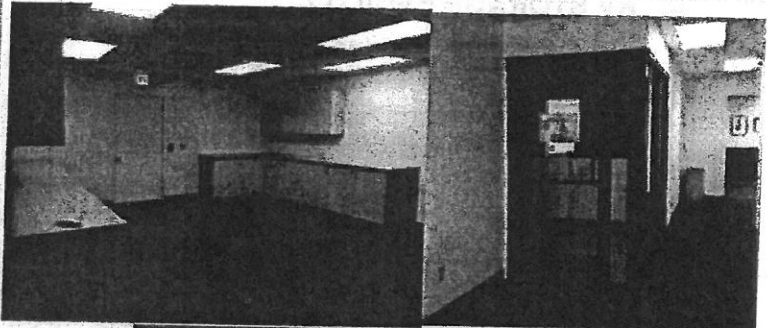
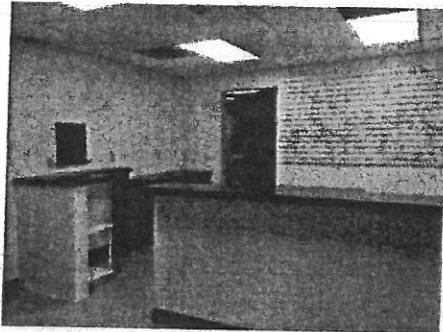
Date Board Approved: May, 2017

Project Status: 100%

Notes: Project scheduled to be completed end of August

Action:

- Store front window installed
- Counter and cabinets in process
- Rough in wiring complete
- Counters installed
- Moving set for July 31
- Opening August 1
- **Final Report**



L. LIBRARY TREE REMOVAL/SEWER REPAIRS

Approved Budget: \$13,409

Funding: Capital

Date Committee Approved: May, 2017

Date Board Approved: May, 2017

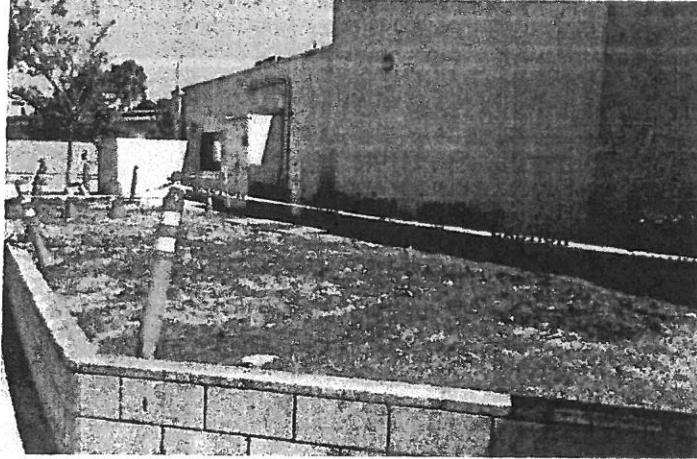
Project Status: 75%

Project Total:

Notes: ADRC to review replacement landscape

Action:

- Sewer line repaired and lining installed
- Trees removed
- Pending ADRC, selection of plants



M. RV STORAGE FACILITY

Approved Budget: \$28,000

Funding: Capital

Date Committee Approved: June, 2017

Date Board Approved: June, 2017

Project Status: 60%

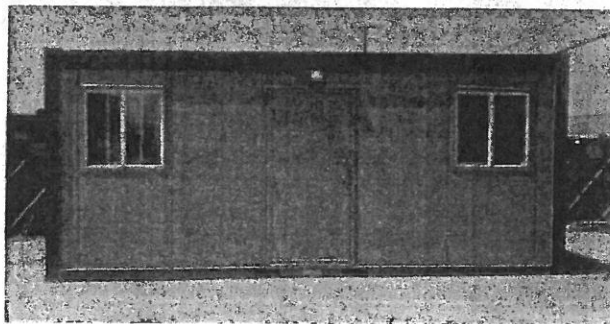
Project Total: \$24,479

Notes: Funding for Modular office and lot needs

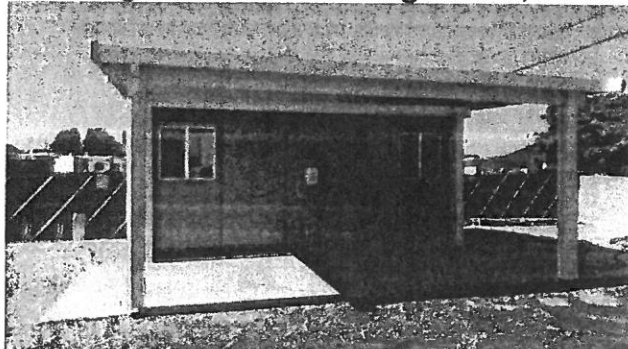
Action:

- Modular building installed
- Awning on order

New RV Lot Office



Awning Installed on August 15, 2017



PENDING PROJECTS

- Led Lighting at the Library
- Roof replacement Clubhouse 2 (On Aug. 22, 2017 BOD Agenda)
- Roof Clubhouse 3 room 9 (On Aug. 22, 2017 BOD Agenda)
- Post Office paint (On Aug. 22, 2017 BOD Agenda)
- Guard House Gate painting (On Aug. 22, 2017 BOD Agenda)
- Streets Phase II
- Clubhouse Revitalization Project (1st phase CH6, on Aug. 22, 2017 BOD Agenda)

Recreation

EVENTS FOR AUGUST

- Amphitheater Movie – Home of Peculiar Children (rescheduled to September 1, 2017)
- Amphitheater show – The Garth Guy: The Ultimate Garth Brooks Tribute Show
August 3, 2017 – Thursday 8:00 p.m.
- Amphitheater show – Staying Alive (Bee Gees)
August 10, 2017 – Thursday 8:00 p.m.
- Amphitheater Movie – Jack Reacher
August 11, 2017 start time dusk
- Amphitheater show – LW Women's Sing a Long
August 12, 2017 –Saturday 8:00 p.m.
- Pageant of the Masters
Bus to Laguna Beach August 16, 2017 8:30 p.m.

One 56 passenger buses to world famous Pageant of the Masters in Laguna Beach.

- Amphitheater show – The Temptation Revue
August 17, 2017 – Thursday 8:00 p.m.
- Amphitheater Movie – Queen of Katwe
August 18, 2017 start time dusk
- Angels Game – Texas Rangers
August 21, 2017 Monday 7:07

- Amphitheater Movie – Gregory Wolfe as Rod Stewart
August 24, 2017 start time dusk
- Amphitheater Movie – Deep Water Horizon
August 25, 2017 start time dusk
- Amphitheater show – Cabaret and Joyful Line Dance
August 26, 2017 Saturday 8:00 p.m.

UPCOMING EVENTS FOR SEPTEMBER

- Amphitheater Movie – Home of Peculiar Children
September 1, 2017 – Friday start time dusk (rescheduled from August 1, 2017)
- Amphitheater show – Americas Diamond Live (Neil Diamond Tribute)
September 7, 2017 Thursday 7:30 p.m.
- Leisure World Community/Club Expo – Setup day
September 8, 2017 setup Clubhouses 3 and 4 all day
- Leisure World Community/Club Expo
September 9, 2017 clubhouses 3 and 4 Saturday 10:00 a.m. to 2:00 p.m.
- Garden Grove Korean Festival
Date and times to be determined
- Monday Night Football
September 11, 2017 dusk at the Amphitheater Stage doors
- Amphitheater show – The Highwaymen Live Willie Nelson, Waylon Jennings, Johnnie Cash
Tribute)
September 14, 2017 Thursday 7:30 p.m.

PROJECTS

- Clubhouse Six portable wall project.
The installation should be complete by the end of August.

IT Services Project Update

CMMS SOLUTION SEARCH

Approved Budget: Approved Outlay \$300,018 (Jenark/MicroMain Project)

Funding: Capital

Date Committee Approved: 2/11/2014

Date Board Approved: 2/24/2014

Project Status: 75%

Mutual 8 CFO Report – August, 2017

Welcome, thank you for coming. We've been working hard on the 2018 budget but need to also let you know that despite some unintended expenses, Mutual 8's financial Report looks good to date.

Total expenses amounted to 111,863 for July, 2017 and \$804,739 year-to-date. Higher than usual expenses were attributed to structural repairs, legal fees, and maintenance replacements. That final fee will come down some by year-end because it also includes liability insurance that is pro rated.

Total income and contributions to capital amounted to \$115,518 for July and \$800,983 year-to-date. This amounts to \$6,315 over what was budgeted.

Income from investments amounted to \$4,237.13 for July and 32,045.14 so far in 2017. This is expected to rise to \$53,836.35 by year end. A bond was purchased amounting to \$52,851 from Santa Monica-Malibu Un at 4%.

Budget

Let me bring you up-to-date of the proposed 2018 budget for Mutual 8.

Tasks completed:

1. Input from all Board members was requested & received.
2. The budget committee (Clarence Fuqua, Camile Thompson, and myself) met on August 22 and partly drafted a preliminary budget.

The preliminary budget is not ready for presentation as some information is outstanding.

In order to construct a final proposal, the following is needed:

1. Anticipated roofing and infrastructure costs.
2. Clarification on several expenditures.

A final proposal is anticipated shortly and a meeting with the committee and Carolyn Miller, the comptroller, is scheduled for August 29. Please be assured that we are working to keep any raise in assessment as little as possible. As you might know, all contracted expenses have risen.

It is anticipated that the comptroller and the committee will ask the Board for a vote of approval at the September meeting. Be sure to come next month.

Ruth G. Mullins Berg, PhD, RN, CPNP-R
VP/CFO, Mutual 8
562-936-1274. rgmullinsberg@sprintmail.com

1008 Seal Beach Mutual No. Eight
Financial Statement Recap
07/31/2017

Page: 1

P.O. Box 2069
Seal Beach CA 90740

Jul Actual	Jul Budget		2017 Y-T-D Actual	2017 Y-T-D Budget
82,688	82,688	Carrying Charges	578,818	578,816
26,699	26,700	Reserve Funding	186,890	186,900
109,387	109,388	Total Regular Assessments	765,708	765,716
864	790	Service Income	5,608	5,530
956	1,506	Financial Income	10,990	10,542
4,312	1,840	Other Income	18,678	12,880
6,132	4,136	Total Other Income	35,275	28,952
115,518	113,524	Total Mutual Income	800,983	794,668
50,352	50,352	GRF Trust Maintenance Fee	352,464	352,464
10,316	8,161	Utilities	52,854	57,127
594	1,135	Professional Fees	13,735	7,945
15,701	20,101	Outside Services	141,187	140,707
8,202	7,078	Taxes & Insurance	57,609	49,546
26,699	26,700	Contributions to Reserves	186,890	186,900
111,863	113,527	Total Expenses Before Off-Budget	804,739	794,689
3,656	(3)	Excess Inc/(Exp) Before Off-Budget	(3,756)	(21)
1,265	0	Depreciation Expense	14,037	0
2,391	(3)	Excess Inc/(Exp) After Off-Budget	(17,793)	(21)
		Restricted Reserves		
624	0	Appliance Reserve Equity	30,407	0
2,167	0	Painting Reserve	23,347	0
6,667	0	Roofing Reserve	1,679,493	0
1,449	0	Emergency Reserve Equity	52,224	0
14,750	0	Infrastructure Reserve	277,451	0
25,656	0	Total Restricted Reserves	2,062,921	0

President's Report Mutual Eight, Leisure World August 2017

Well, as I watch Houston's floods on the TV, I think how close we are to the mighty San Gabriel. The Army Corps of Engineers started cementing the Los Angeles and San Gabriel Rivers after the huge floods of 1933 and 1938, I believe. I wasn't here in Los Alamitos in 1978-79 when there were big floods but those channels did their job. There were big floods in 1953-54, I remember. We walked in flooded streets for two weeks. Water had nowhere to go. Plane crashes, water, earthquakes. We have them all.

Please, have water and canned food for 7 days, extra medicines you ask your doctor to prescribe for you. Sometimes doctors are happy prescribe extra. And pet food! Have some very important papers xeroxed in a little envelope but you can see those dear people Houston are lucky to escape with their lives.

There has been a realistic request to change GRF and Mutual policies when it comes to any situation including emergencies. Independent Living means being independent. It means not waiting to be helped. Our shareholders need to read this statement and as shareholders, keep themselves prepared, not look to any agency, organization or group for supplies, etc. Independent and self-sufficient are the new norms in LW during an emergency of any kind. It took 72 hours for Houston to really leap into beginning rescues. We need to be prepared for 72 hours where we take care of ourselves. No help.

I have enclosed the Shareholder Emergency Contact Form so we can be reminded to update this form at Stock Transfer. Please put this on your list. And pick up your new GRF ID also. If your neighbor can't come in, call a Board Member to help. We can deliver to housebound shareholders.

1. I have 43 more Smart Burners to be installed in Mutual 08 by end of 2017. Please call me and request a free set of burners. I love mine. Have figured out how to cook with them and not worried about burning the unit down if I GOOF UP. 760-219-0852.

2. Out of nearly 600 ID cards for shareholders in MU08, we still have 110 cards that have not been picked up. I know about 12 of these cards; shareholders out of state, etc. Please go to Stock Transfer and pick up your new ID.

In emergency times, these ID's are priceless. If you never use an ID, like myself, it is still important to have it on hand. Call me if you can't get to Stock Transfer. I can pick the ID up for you when I go.

3. Thanks to everyone in buildings 177, 178, 179, 180 and 181. You have all been patient, kind to each other and walking too far from your car to your apartment! The fire has taken a toll. We admire how well you have handled this loss.

4. Carport 102 update: 1. Asbestos report ordered (mandatory in Leisure World) 2. Engineering Report paid for and almost completed 3. Insurance Adjustor ready to start work with a contractor when City Permits and GRF permits are granted. 4. We are on time.

5. Here is a listing of little rule reminders. Failure to follow a little rule can be a big problem.

- ❖ Caregivers must register in Stock Transfer, have a Caregiver ID on their person and on their car!
- ❖ All cars must have a sticker or pass on the dashboard. Tickets are coming for those who break the rule.
- ❖ Guests or visitors may only stay 60 days during a year. Guests, family cannot stay alone in apartment. Shareholder must be present.
- ❖ BBQ's are always 10 feet from the building. Never BBQ on patio or under the eaves. Never.
- ❖ IF you get in an argument in the laundry room or outside your apartment about whatever...call Security. That's what they are here for- to help us with problems, misunderstanding and conflicts. They are used to conflict resolution plus they document incidents. We, as the Board, need documentation to tell children of residents- "hey, dad is picking flowers from other people's gardens, etc. Mom has parked 11 days in the Loading Zone." We have proof when Security is involved. Remember, better for your health to be assertive rather than aggressive. Calling Security for a problem is assertive; raising your voice and causing a ruckus is not the Mutual 08 way to resolve differences. We live cooperatively here in Mutual 08. This is the way since 1962.
- ❖ The fire in the Carport will not raise our Mutual insurance rates for Mutual 08. It is factored into the rates of 6500 apartments, all of Leisure World. We stick together. We all share the same pain.
- ❖ When we know the final report from the Orange County Fire Authority, we will share it. MU08 are at the bottom of the reports in all of Orange County because there was NO

criminal nature in our fire. We don't have the final yet. Insurance Company moving forward at this time.

- ❖ Bought more washers and dryers in July, August. Please let maintenance know what is wrong with machines when you put the card up. 562-431-3548. Talk to a human, not an answering machine.
- ❖ The person who dropped a table/counter from a one bedroom behind the trash bins at carport #93, along with your other wooden partitions etc. please stop. All of the shareholders in the Mutual have to pay to have it hauled away. This is the third time in five months we all have had to pay for your special trash. So, a **one bedroom unit is breaking the rules over and over.** We know it is not the large remodels going on or a contractor because it is from a 1 bedroom apartment. If you see who it is, please call myself or Ruth Mullins. We will not create a scene. We need to get this shareholder to stop cheating and costing all of us.

Final note: I did talk about seeing a baby bald eagle early spring at the Plaza between 202 and 203. He was a juvenile Bald Eagle and was ripping apart a little creature. People said NO, NO, NO, not an Eagle. El Dorado Audubon, our local bird group, reported in late May, Bald Eagle hanging around Bolsa Chica Wetlands. Born on San Clemente Island. Daddy born on Catalina in 2007 and mom foster parented on Santa Cruz Island. Mom born in Alaska. They are all tagged. Yes, there is a sub adult male Bald Eagle here, hanging around the area. He's cute and fat and 'hops' like an eagle does. Look for him. *News and Views, eldoradoaudubon.org, May 2017.*

Golden Rain Foundation Shareholder Emergency Contact Form

If your emergency information has not changed, you do NOT need to complete this form!

Mutual/Apt. _____ Shareholder's Name(s): _____
Home phone number: _____
Cell phone number: _____
Email address: _____

****Please print clearly****

- | | | |
|----|---|---|
| 1. | Contact Name: _____
Address: _____
City: _____
State: _____
Zip Code: _____ | Relationship: _____
Home phone: _____
Cell phone: _____
Email address: _____ |
| 2. | Contact Name: _____
Address: _____
City: _____
State: _____
Zip Code: _____ | Relationship: _____
Home phone: _____
Cell phone: _____
Email address: _____ |
| 3. | Contact Name: _____
Address: _____
City: _____
State: _____
Zip Code: _____ | Relationship: _____
Home phone: _____
Cell phone: _____
Email address: _____ |
| 4. | Contact Name: _____
Address: _____
City: _____
State: _____
Zip Code: _____ | Relationship: _____
Home phone: _____
Cell phone: _____
Email address: _____ |

The information you provide is considered **CONFIDENTIAL** for emergency purposes only.

Signature of Shareholder Date Signature of Shareholder Date

Return this form to the Stock Transfer Office or drop it in a white GRF mailbox.

If you require additional forms, contact Stock Transfer at (562) 431-6586, ext. 339, 347, or 348.

Physical Property Report by Richard Winslow- August 2017

Carport Fire: Top of the news is the fire in carport 102 over the 4th of July holiday weekend. Competitive bidding will be sought, and the insurance company of the vehicle which is responsible for the fire will be looked to, to pay our \$50,000 deductible.

Shareholders who lost personal property were advised that their own homeowner's insurance (HO-6) may cover their loss of property subject to the terms and limits of their coverage. One more example of why Mutual 8 requires each shareholder to have such coverage.

Laundry Rooms: There was a rash of laundry room failures. I am recommending the purchasing of 2 spare washing machines and one dryer for use when a machine goes down and cannot be fixed promptly. Recently, 4 new machines replaced ones that have failed.

Maytag washers with interlocking lids were labeled with instructions for how to stop the machine to raise the lid during a wash cycle in hopes that people would stop breaking the machines by forcing the lids open during operation.

It is possible that some of the break-downs are due to misuse; do not overload the machines. With the reduction of what we charge per load, there is no excuse to overwork them. We also recommend use of liquid laundry detergent; the dry soap is gumming up some of the works.

Solar Panels: The solar panel inspection by the court appointed administrator's inspectors was overseen by our president on July 21st and it was discovered that all of the panels are failing by more than 20%. We have a choice of replacements or receiving cash based upon \$2.35 per watt, *less costs for removal and disposal* (we have about 6 kW of panels all together). **This does not include the cost of 9 new inverters, which tend to be pretty expensive. The cost of new inverters will be borne by Mutual 8.**

As of now, we have elected to have BP replace our system; we expect to be contacted by an Approved Remediation Contractor within 30 days to schedule removal, replacement and disposal of the existing units. If we want to change our selection, we have until Aug. 27 to give notice that we prefer to receive cash refund.

I understand our current system is designed to provide about 6 kW of energy, so the cash refund would be about \$14,100. minus the cost of removal and disposal for our whole system. Ameco bid \$480 per system (\$4,320) for removal and disposal of all panels.

Ameco offered to replace and install a new system for \$164,000 to \$207,252 for all of the buildings, *including* inverters, depending on the inverter system we choose. A 3.5% discount would be given if we do at least 5 buildings but removal and disposal would be an additional \$480 per system.

Respectfully, / Richard Winslow

SIGN-IN SHEET

SPECIAL BOARD OF DIRECTORS MEETING MUTUAL NO. EIGHT DATE: August 28, 2017

	GUEST NAME
1.	Mary Solomoon
2.	Sandy Weisenstein
3.	Joy Park
4.	Linda Klein
5.	Ben Berg
6.	Rosemarie Page
7.	Daphna Worksham
8.	Elizabeth Daniels
9.	Pat MacDonald
10.	Ann M. Advincula
11.	Michael Chang
12.	Beth Winslow
13.	Larry Slutsky
14.	Rosie Haugen
15.	Laura Garcia
16.	Swana White
17.	Dan Curtin



MUTUAL EIGHT

SUMMARY REPORT

Monday, August 28, 2017

Action/Request	Person Responsible
1. Emergency Agenda Item RESOLVED, To amend today's agenda of August 28, 2017, by adding the opening of the tree trimming bids to New Business Item "i".	Recording Secretary
2. Emergency Agenda Item RESOLVED, To amend today's agenda of August 28, 2017, by adding the discussion of Solar Panel settlement to New Business Item "j".	Recording Secretary
3. Unfinished Business – a. RESOLVED. To approve Mr. C's Towing Agreement for towing vehicles when there is a violation of Mutual Policy, and two signatures of Board Members are required with at least one of the signatures being that of an officer on the Board, effective 2017-2018.	Recording Secretary Mutual Administration Security Department
4. Unfinished Business – b. RESOLVED, That Mutual Eight authorizes the Board's President and/or duly appointed Officer, to act on behalf of the Board, to execute the Notice of Intent to Withdraw, effective 2017-2018.	Stock Transfer Office
5. Unfinished Business – c. RESOLVED, That Mutual Eight does not support or authorize the signing of the Property Tax Postponement Application from the State of California. The Mutual further authorizes the GRF Finance Department to notify the Board if a shareholder requests a Property Tax statement, effective 2017-2018.	Finance Department
6. Unfinished Business – d. RESOLVED, That Mutual Eight continues to receive one hard copy of the various Mutuals' monthly minutes in their MAIL BOX in the Stock Transfer Office, effective 2017-2018.	Stock Transfer Office
7. Unfinished Business – e. RESOLVED, That according to Policy 7510.08, if there is a question of financial eligibility; Mutual Eight is <u>NOT</u> to be contacted by the Stock Transfer Office in the event of a non-qualifying financial issue.	Stock Transfer Office



MUTUAL EIGHT

Action/Request	Person Responsible
8. Unfinished Business – f. RESOLVED, To ratify rescinded/posted Policies 7301 – <u>Audit Expenses</u> , 7302 – <u>Capital Accounts</u> , 7320 – <u>Patronage Refunds</u> , 7332 – <u>Billings to Mutuels</u> , 7334 – <u>Investment Records</u> , 7337 – <u>Financial Reports</u> , and 7340 – <u>Account Receivables</u> .	Recording Secretary Finance Department
9. Unfinished Business – g. RESOLVED, To ratify amended/posted Policy 7585.08 – <u>Maintenance Responsibility</u> .	Recording Secretary Physical Property Service Maintenance Building Inspector
10. Unfinished Business – h. RESOLVED, To ratify amended/posted Policy 7020.08 – <u>Approval of Escrows</u> .	Recording Secretary Stock Transfer Office
11. Unfinished Business – i. RESOLVED, To ratify amended/posted Policy 7510.08 – <u>Eligibility Requirements</u> .	Recording Secretary Stock Transfer Office Finance Department
12. New Business – a. RESOLVED, To purchase 2 spare washers and 1 spare dryer, at a cost not to exceed \$3,000.	Mutual Board Finance Department
13. New Business – d. RESOLVED, To postpone discussion/resolution regarding Emergency Information to the Next Regular Board meeting.	Recording Secretary Mutual Board
14. New Business – j. RESOLVED, To notify the Federal Settlement Office that a cash settlement offer has been agreed upon by the Board of Directors, and that the funds be dedicated into Infrastructure Funds (Solar Reserves).	Mutual Administration Mutual Board Finance Department