

MUTUAL EIGHT

**BOARD OF DIRECTORS
MONTHLY REPORTS FOR**

October 2016

(See information attached.)

President's Report Mutual 8 October 24,2017
Camille Thompson

Contacts w/members: 35

Contacts w/non- mutual residents: 1

Contacts w/providers: 4

Orientations: 2

Contacts with Bd Members: 9

Staff requests: 2

Meetings: 4

Discussions:

laundry : problems in L197, L188

landscape: sent to Kline trees on roofs, trips
and fall cement, dead grasses

policies: reviewed 5

carport issues: 3

Board of Director interviews for agenda: 4

Staff interviews: policy book, agenda meeting,
attorney requests

Website: 2

Here is the email for the Mutual 8 webmaster.

mutual8webmaster@gmail.com

*****M8 shareholders should send their requests stating that MU8
minutes be emailed to them - to this email address****

ckt:9/26/16

1. **Fire and Safety Inspections**: We are down to the last 15 units for various fire and safety issues out of 348 total apartments. We have one more round to try and fix, repair or resolve the problems. Problems range from lack of keys in lock box for staff and fire entry, not cleaning of dryer units inside apartments, lack of personal liability insurance and Fire Department/City/County ordinance violations which also include violations of the Occupancy Agreement. Please keep patios and rooms clear of too much stuff!! Hoarding and unorganized materials are not allowed by Mutual and all our jurisdictions we live in....Thank you to the Directors, Donald McKay and George Hurtado for all the work to complete these inspections. We did very well as a Mutual. Final report coming in November.

2. **Laundry Rooms**- We are having trouble again with people not obeying rules in Laundry Rooms. Only residents' laundry allowed. Caregivers cannot do laundry unless they are fulltime 24 hour caregivers. Caregivers must wear their badge while doing laundry for Shareholders. No overloading washing machines and dryers. Please

no rugs/large bedspreads/heavy articles. No laundry from pet beds, etc. We all have to pay for a few problems. Let Director Winslow know the problems with washers and dryers when you call Maintenance with a broken unit. And tell both of them what is specifically wrong so they don't have to charge us to figure it all out.

3. **I have learned the hard way** three times this month Security does not have up to date information on new residents. Please talk to new people because they don't know all the written and unwritten rules. I attend a Presidents Meeting titled the 'I Don't Know What I Don't Know' group. You can't imagine what we new Presidents don't know. Or maybe you do know what I don't know.!!! Please talk to newer residents and welcome them to MU08. Honestly, if my neighbors hadn't helped me, I would still be washing clothes at 5:30 AM and making enemies.

4. **We have too many trees in Mutual 8.** I am kidding. I love all these trees. Ron Kline needs help identifying problems with trees and so do I. He has counted almost 150 trees over 18 feet tall. Please tell us if a tree changes, breaks a branch, etc. We have over 60 trees along the brick wall!

In 2017, we will spend at least 15K to trim certain big trees above 18 feet. In 2018, we will spend 15K again to trim more. We could spend 40K tomorrow to trim big trees. It hasn't been done for over three years on many tall trees. The Ficus and Bottle Brush have to be thinned regularly also. Ron rides his bicycle almost everyday around the Mutual for exercise and landscape issues. Talk to him about what you see.

5. We are experiencing great success with posting the Minutes and now the Agendas on the Webpage for Mutual 8. Google Leisure World in Seal Beach (lwsb.com) then go across the top of the main page on the black margin to Mutuals. Drop down to Mutual 8 and to to our main page. Click on Minutes or Agendas for the latest information. I am receiving a lot of comments and questions directly from the Webpage button for President. Keep it up! Thanks to webmaster Marcia for all her hard work.

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Physical Property Report by Richard Winslow- October 24, 2016

Laundry Room: Ordered a Speed Queen washing machine to replace a Maytag in LR 204 which does not effectively spin dry clothes. The machine being replaced will be repaired (if possible) and stored in LR 204 until it is needed anywhere in Mutual 8.

Some tennis balls are being hung in carport stalls to assist in avoiding vehicular damage by the concrete pad at the front of parking stalls as an alternative to curb stops.

A permit was requested to install a vehicle charging station in one of the carport stalls, at shareholder's expense.

I have observed several instances during inspections where kitchen electrical outlets lacked required GFI protection. If your kitchen or bathroom does not have the electrical outlets with test and reset buttons on it, please let me know.

GRF Physical Property Council Minutes from July 7, 2016 reports:

that cost of replacing roofs in Mutual 14 cost \$53,688 *each* (for 34 buildings) using contractor Kellie Vaughn after a concerted effort to obtain competitive pricing.

That cost of replacing water lines is approximately \$35,000 per building excluding water heater as the solution to complaints of "smelly water."

Mutual 6 implemented a policy to allow patios in common areas at a cost of \$3.00 per sq. ft. to shareholder. (Mutual 6 largely adopted Mutual 8's existing policy 7406, with the addition of golf cart pads)

Mutual 14 experienced building wide asbestos contamination during a flooring renovation, resulting in adopting a policy to require inspection and permit for such work.

A substantial portion of the International Building Code which has been widely adopted across the country is available on line at <<http://bulk.resource.org/codes.gov>.>

Respectfully submitted,

Richard H. Winslow