

**MINUTES OF THE REGULAR MONTHLY MEETING
OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL EIGHT
October 24, 2016**

The Regular Meeting of the Board of Directors of Seal Beach Mutual Eight was called to order by President Thompson at 1:31 p.m. on Monday, October 24, 2016, in the Administration Building Conference Room A.

ROLL CALL

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

Guests: Twenty-one Mutual Eight shareholders

Staff: Mr. McGuigan, GRF Representative
Ms. Hopkins, Mutual Administration Director
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 September 26, 2016, Regular Meeting minutes. There being none, the minutes were approved as printed.

BUILDING INSPECTOR

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

Inspector Hurtado left the meeting at 1:51 p.m.

GUEST SPEAKER – Ms. Miller

Ms. Miller presented the 2017 Budget for Mutual Eight.

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

RESOLVED, To accept the 2017 Operating Budget for Mutual Eight of \$708,415, resulting in a regular monthly Mutual assessment of \$169.64 per apartment per month, for an increase of \$4.39 per month over the total Mutual operating costs of 2016, as presented, and to adopt this budget forthwith.

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 authorize the Finance Department to open a new money market account at US Bank and transfer Restricted Reserve funds to the new account.

The MOTION passed.

GUEST SPEAKER-(continued)

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

RESOLVED, To accept the NSBN
Management Letter from the 2015 audit.

The MOTION passed.

Ms. Miller left the meeting at 2:42 p.m.

President Thompson called a break from 3:15 p.m. to 3:30 p.m.

UNFINISHED BUSINESS

The Board members discussed adopting Policy 7415.8 – Patio and Porch Regulations (attached). Upon a MOTION duly made by Director Kline and seconded by President Thompson, it was

RESOLVED, To adopt Policy 7415.8 – Patio and Porch Regulations on a preliminary basis until the 30-day posting period is completed.

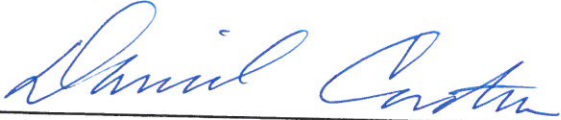
The MOTION passed with one no vote (Winslow) and one abstention (Berg).

DIRECTORS COMMENTS

Several Directors made comments.

ADJOURNMENT

There being no further business to conduct, President Thompson adjourned the meeting at 3:51 p.m.



Attest, Dan Curtin, Secretary
SEAL BEACH MUTUAL EIGHT

ka:10/26/16

Attachments

NEXT MEETING: MONDAY, NOVEMBER 28, 2016

Meeting starts at 1:30 p.m.

To have the Mutual Eight Board of Directors minutes e-mailed to you monthly, please send your request to:

mutual8webmaster@gmail.com

RESOLUTIONS IN THE REGULAR
MONTHLY MEETING OF OCTOBER 24, 2016

10/24/16 RESOLVED, To accept the 2017 Operating Budget for Mutual Eight of \$708,415, resulting in a regular monthly Mutual assessment of \$169.64 per apartment per month, for an increase of \$4.39 per month over the total Mutual operating costs of 2016, as presented, and to adopt this budget forthwith.

RESOLVED, To authorize the Finance Department to open a new money market account at US Bank and transfer Restricted Reserve funds to the new account.

RESOLVED, To accept the NSBN Management Letter from the 2015 audit.

RESOLVED, To adopt Policy 7415.8 – Patio and Porch Regulations on a preliminary basis until the 30-day posting period is completed.

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (08) EIGHT

INSPECTOR: George Hurtado

MUTUAL BOARD MEETING DATE: October 24, 2016

PERMIT ACTIVITY							
UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	PERMIT ISSUE	COMP. DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR / COMMENTS
202E	washer/dryer, flush beam	yes	05/25/16	09/30/16	no		Mamuscia Construction
192B	heat pump	yes	06/13/16	08/30/16	no		Greenwood
196H	central air	yes	07/12/16	10/05/16	no		Greenwood
186I	windows, slider	yes	08/04/16	10/01/16	no		California Energy
198E	ceiling abatement	yes	10/03/16	10/28/16	no		Pacific Environmental
197H	patio tile	yes	08/29/16	09/16/16	no		Ogan
191G	heat pump	yes	9/225/16	12/31/16	no		Greenwood
190J	heat pump	yes	08/25/16	10/09/16	no		Alpine

ESCROW ACTIVITY							
UNIT #	NMI	PLI	NBO	FI	FCOEI	ROF	DOCUMENTS/COMMENTS
193H			10/10/16	10/12/16			
177B			10/05/16	10/10/16			
193H		09/28/16					
185I		09/28/16					

NMI = New Member Inspection PLI = Pre-Listing Inspection NBO = New Buyer Orientation
 FI = Final Inspection FCOEI = Final COE Inspection ROF = Release of Funds

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (08) EIGHT

INSPECTOR: George Hurtado

MUTUAL BOARD MEETING DATE: **October 24, 2016**

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
Jurado Construction	PVC partitions @ Edison vaults
Advance Painting	paint for diamond plate vault covers

SPECIAL PROJECTS	
CONTRACTOR	PROJECT
Jurado Construction	PVC partitions @ Edison transformers
Advance Painting	paint for diamond plate vault covers

APARTMENT VISITS	
VARIOUS	

CFO Report: 10/24/2016

2017 Budget: Once again, thank you to all who assisted with the 2017 budget. Knowing that we all live on fixed incomes, it's a challenge to keep costs reasonable.

Financial Analysis: The Income and expenditures of the Mutual appear to be stable again for the month of Sept. 2016. We were over budget in Structural Repairs (2,236) and Service Maintenance Replacements (2,956). Several appliances needed replacement and while this cost comes from the Reserves, it still does decrease income. The water usage for Mutual 8 was also over what was expected (2,314). See the overview and recap on the web site. Income was down and part of this was due to delinquencies from shareholders. I'd urge any who can to arrange a direct deposit of the carrying charges with your bank. See Overview and Recap of the Financial Statement.

If you have questions or concerns, please contact me. Your support is much appreciated.

Ruth G. Mullins Berg, PhD, RN, CPNP

562-936-1274; rgmullins@sprintmail.com

Financial Overview

Income

Month (9-30-2016)

This Month

Year-to-date

Total current income & contributions to capital

(Including Regular Assessment, Reserve Funding, Service Income, Interest income)

Actual
112,939

Budget
112,675

Actual
1,013,816

Budget
1,014,075

Variance: 264

Variance: (259)

Excess income after off-budget items: (19,687)

Expenses

(Including Trust Maintenance, Utilities, Professional Fees, outside services, Taxes, Insurance, Contribution to Reserves, Depreciation)

Actual
110,687

Budget
112,673

Actual
992,797

Budget
1,014,057

Variance: 1,986

Variance: 21,260

Annual unused budget: 359,307

Restricted Reserves

Appliance Reserve: 38,526

Painting Reserve: 4,381

Roofing Reserve: 1,608,792

Total: 1,885,454

Emergency Reserve: 63,495

Infrastructure Reserve: 170,258

Total Equity & Liabilities

4,033,744

Investment Account Activity

Market value: + Accrued income

1,265,654

Income This Period: 3,902

Year-to-date: 40,388

Estimated annual income: 55,691

Bond matured:

Bond Purchased: 56,743
(Illinois St Fin Auth)

1008 Seal Beach Mutual No. Eight
Financial Statement Recap
09/30/2016

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P.O. Box 2069
Seal Beach CA 90740

Sep Actual	Sep Budget		2016 Y-T-D Actual	2016 Y-T-D Budget
80,973	80,973	Carrying Charges	728,757	728,757
26,699	26,698	Reserve Funding	240,287	240,282
107,671	107,671	Total Regular Assessments	969,044	969,039
1,073	1,500	Service Income	10,198	13,500
1,658	1,507	Financial Income	13,088	13,563
2,537	1,997	Other Income	21,486	17,973
5,268	5,004	Total Other Income	44,772	45,036
112,939	112,675	Total Mutual Income	1,013,816	1,014,075
50,164	50,164	GRF Trust Maintenance Fee	451,476	451,476
10,226	8,613	Utilities	71,275	77,517
617	1,124	Professional Fees	6,065	10,116
14,110	18,763	Outside Services	144,359	168,867
8,871	7,311	Taxes & Insurance	79,335	65,799
26,699	26,698	Contributions to Reserves	240,287	240,282
110,687	112,673	Total Expenses Before Off-Budget	992,797	1,014,057
2,252	2	Excess Inc/(Exp) Before Off-Budget	21,019	18
148	0	Depreciation Expense	1,332	0
2,104	2	Excess Inc/(Exp) After Off-Budget	19,687	18
1,330	0	Restricted Reserves		
(440)	0	Appliance Reserve Equity	38,527	0
(757)	0	Painting Reserve	4,381	0
696	0	Roofing Reserve	1,608,793	0
8,116	0	Emergency Reserve Equity	63,495	0
		Infrastructure Reserve	170,259	0
8,945	0	Total Restricted Reserves	1,885,454	0