

A G E N D A
REGULAR MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL EIGHT
November 27, 2017 1:30 p.m.
Administration Building, Conference Room A

CALL TO ORDER/PLEDGE OF ALLEGIANCE

SHAREHOLDER COMMENTS – (2 minute limit per shareholder)

ROLL CALL

INTRODUCTION OF GUESTS AND STAFF:

Stellar Solar, Representative
Mr. McGuigan, GRF Representative
Ms. Hopkins, Mutual Administration Director
Mr. Hurtado, Building Inspector
Mrs. Aquino, Recording Secretary

APPROVAL OF MINUTES: **Regular Meeting of October 23, 2017**

BUILDING INSPECTOR'S REPORT **(pages 3)**

Mr. Hurtado

UNFINISHED BUSINESS

- a. Report on purchasing new solar system for laundry room Mr. Winslow
- b. Discuss/amend/adopt Policy 7510.08 – Eligibility Requirements - credit and background check **(pages 4-7)**
- c. Approve moratorium on Policy 7406 – Encroachment onto Common Area for Exclusive Private Use of Shareholder **(pages 8-11)**
- d. Discuss Mutual Solar Costs Report 2005-2017 **(pages 12-22)** Mr. Park
- e. Report on Carport 102

NEW BUSINESS

- a. Earthquake Supplies – divest supplies with a discount, approve flyer and FRS purchase **(pages 23-24)**
- b. Approve BrightView Landscape Services request to place temporary shed at the west end of Carport 98, on a level gravel bed, off the driveway **(page 25)**
- c. Approve BrightView Irrigation Repairs for Mutual, multiple locations (96 parts) for \$4,326.11 **(page 26)**
- d. Approve retainer for Roseman & Associates - GCAR annual retainer **(page 27)**
- e. Approve contract with Roseman & Associates to restate Bylaws, Occupancy Agreement and Policies **(page 28)**
- f. Fenn contract – discuss treatment costs to shareholders for bed bugs and other insects **(page 29)**

STAFF SECRETARY BREAK (TIME TO BE DETERMINED BY PRESIDENT)

MUTUAL ADMINISTRATION DIRECTOR'S REPORT	Ms. Hopkins
GRF REPRESENTATIVE'S REPORT	Mr. McGuigan
CHIEF FINANCIAL OFFICER'S REPORT	Mrs. Berg
DIRECTOR(S') COMMENTS	
ANNOUNCEMENTS	
SHAREHOLDER COMMENTS – (2 minute limit per shareholder)	
ADJOURNMENT	
EXECUTIVE SESSION (member issues, legal)	

STAFF SECRETARY WILL LEAVE THE MEETING BY 4:10 p.m.

***** NEXT MEETING: TUESDAY, DECEMBER 19, 2017, AT 10:00 a.m. *****
Building 5, Conference Room B

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

1. Go to LWSB website at: <http://www.lwsb.com>
2. Go across the black bar at the top of the webpage to the category called "Mutuals"
3. Scroll down to Mutual 8, click on Mutual 8
4. 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.

cd:11/20/17

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (08) EIGHT

INSPECTOR: George Hurtado

MUTUAL BOARD MEETING DATE: November 27, 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
202A	remodel	yes	07/19/17	03/31/18	no		Los Al Builders
202A	entry door, tile, foam trim	yes	07/27/17	02/28/18	no		Los Al Builders
192L	heat pump - 3 zone	yes	08/23/17	12/18/17	no		Greenwood
188B	washer dryer, entry door	yes	08/23/17	12/12/17	no		Los Al Builders
194E	Laminate floor	yes	10/13/17	11/25/17	no		Kary's
187D	ADA cutdown	yes	10/10/17	12/01/17	no		Nu-Kote
194E	eindows / slider	yes	11/13/17	11/26/17	no		Bodies Glass
195J	vinyl plank floor	yes	11/15/17	12/29/17	no		Bixby
183J	ADA cutdown	yes	10/31/17	01/14/18	no		Nu-kote
194F	3/4 bath, washer/dryer	yes	10/18/17	03/18/18	no		JC Kress
197D	patio tile	yes	09/27/17	12/09/17	no		Westby
ESCROW ACTIVITY							
UNIT #	NMI	PLI	NBO	FI	FCOEI	ROF	DOCUMENTS/COMMENTS
192G		11/10/17					
186J			11/16/17				
182J		11/10/17					
184H		11/10/17					
199G		10/24/17					

Pre-Listing Inspection NBO = New Buyer Orientation

Final COE Inspection ROF = Release of Funds

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			
Ward-Tec Construction				carport 102 reconstruction			

SPECIAL PROJECTS							
CONTRACTOR				PROJECT			

APARTMENT VISITS							
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VARIOUS

Mutual Corporation No. Eight

MEMO

TO: MUTUAL EIGHT BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: AMEND POLICY 7510.08 – ELIGIBILITY REQUIREMENTS
DATE: NOVEMBER 27, 2017

I move to amend Policy 7510.08 – Eligibility Requirements on a preliminary basis until the 30-day posting period is completed.

MUTUAL OPERATIONS**AMENDED POLICY DRAFT****RESIDENT REGULATIONS****Eligibility Requirements – Mutual Eight**

All persons **Any person or persons jointly** seeking approval of the Board of Directors of Seal Beach Mutual No **Eight** to purchase a share of stock in the Mutual, and to reside in the Mutual, shall meet the following **income** eligibility criteria:

A. Apply for and be accepted as a member of the Golden Rain Foundation, Seal Beach, California.

B. Meet the Mutual eligibility criteria as follows:

1. Age

Minimum of 55 years, as confirmed by a birth certificate or passport. A driver's license is not acceptable as proof of age.

2. Financial Ability

a. Verified monthly income that is at least (4) times **4.5 times** or greater **than** the monthly carrying charge (Regular **GRF and Mutual** Assessment plus Property Taxes and Fees) at the time of application and have liquid assets of at least \$25,000. **\$50,000 over the purchase price.** Verified monthly income/assets can be verified by any combination of the following **and may be in the form of:**

1. Tax returns **for the past two years.**

2. 1099s for interest and dividends **for the past two years. (assets used to purchase unit will not be included in income calculations)**

3. 1099-Rs for retirement income from qualified plans and annuities **for the past two years.**

4. SSA-1099 Social Security Benefit Statements **for the past two years.**

5. Brokerage statements and current interim statement **for the past two years. (assets used to purchase unit will not be included in income calculations)**

6. **At least the most recent** six to twelve **month's worth** of checking/savings account statements **(assets used to purchase unit will not be included in income calculations).**

b. Adjusted Gross Income per 1040, 1040A, or 1040EZ; plus that portion of Social Security, IRA distributions, and pensions and annuities not included in adjusted gross income; plus tax exempt interest; **(assets used to purchase unit will not**

MUTUAL OPERATIONS

AMENDED POLICY DRAFT

RESIDENT REGULATIONS

Eligibility Requirements – Mutual Eight

be included in income calculations) minus income tax, Social Security, Medicare, and self-employment taxes paid; and minus Medicare, medical insurance and prescription drug premiums; all divided by twelve (12) will equal net monthly income to be used in Paragraph 2.a. above.

- c. Projected assessments will be the previous year's assessment (total of carrying charge less any cable charge, less Orange County Property Taxes and Fees), and the addition of the new property tax at 1.2% of the sales price plus Orange County District fees divided by twelve (12) for the new projected monthly assessment. This new figure (Regular Assessment plus Orange County Property Taxes and District Fees) times ~~four (4)~~ 4.5 will be the monthly income required. This will be verified by the escrow company and the Stock Transfer Office. Stock Transfer shall have the final say in establishing verifiable income/assets.

Verification shall be done by the Escrow Company and the Stock Transfer Office for each proposed shareholder(s) prior to the new buyer interview orientation and prior to the close of escrow (the above verification will not be done by the individual Mutual Directors; Directors will not be required to study or understand the financial requirements).

- d. Only the resident shareholder's income shall be considered for qualifying.
- e. If moving within Leisure World, or if there are any additions/changes to the title, the proposed shareholder(s) must meet these eligibility requirements.
- f. A credit check will be performed by the escrow company, with the results included in the financial package.**

3. Health

Have reasonably good health for a person of his/her age, so that shareholder can take care of normal living needs without calling on other members of the cooperative for an undue amount of assistance (see individual Mutual requirements). Leisure World is not a skilled nursing home facility or an assisted living facility.

4. Character

Have a reputation for good character in his/her present community.

- C. Assume, in writing, the obligations of the "Occupancy Agreement" in use by the Mutual Corporation.

MUTUAL OPERATIONS**AMENDED POLICY DRAFT****RESIDENT REGULATIONS****Eligibility Requirements – Mutual Eight**

Officers or Committees of the Board of Directors designated to approve new applicants are responsible that the eligibility criteria of this corporation is equitably applied to all applicants. Approval or disapproval of buyer(s) must be received by the Stock Transfer Office at least ten (10) working days prior to the close of escrow.

DRAFT

MUTUAL ADOPTION

EIGHT: 04-27-70

AMENDMENTS

09-17-93, 08-25-08, 08-18-17

Mutual Corporation No. Eight

MEMO

TO: MUTUAL EIGHT BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: APPROVE MORATORIUM ON POLICY 7406 – ENCROACHMENT ONTO
COMMON AREAS FOR EXCLUSIVE PRIVATE USE OF SHAREHOLDER
DATE: NOVEMBER 27, 2017

I move to place a moratorium on Policy 7406 – Encroachment onto Common Areas for Exclusive Private Use of Shareholder and any applications for exclusive use of common area.

MUTUAL OPERATIONS

PHYSICAL PROPERTY

Encroachment onto Common Areas for Exclusive Private Use of Shareholder – Mutual Eight

Mutual Eight limits Exclusive Private Use of Common Area to the following terms and conditions:

1.Exemptions:

- A. One entry walkway not to exceed 48 inches in width (6-inch decorative ribbon allowed on each side for maximum width of 60 inches) from a public sidewalk, or as required by the Uniform Building Code.
- B. A garden area of up to 36 inches from the original apartment wall in front of and at the end of the apartment. Where a sidewalk or retaining wall is 72 inches or less from the original apartment wall, the shareholder may have all garden area or all grass.
- C. One pad for an air conditioner/heat pump installed within 36 inches of the original apartment wall, or as required by Uniform Building Code. See Policy 7402.2.8.
- D. One additional single door stoop up to 36 inches deep from original apartment wall, or as required by Uniform Building Code.
- E. Up to four bay windows with the outside wall no more than 20 inches deep from original apartment wall.

2.Approvals:

- A. Any proposed exclusive private use of common area must be approved by the Mutual Eight Board and permitted by GRF under the following conditions:
 - i. A request describing the proposed exclusive use area must be made in writing to the Board via the GRF Physical Property Department supported by acceptable drawings, photos, and specifications meeting all Mutual, GRF, and city of Seal Beach requirements, setting out all specifics of the request, dimensions and the square footage needed in order for the Board to consider the request.
 - ii. Request must set out all legal information identifying the shareholder, the location of the apartment, the specific location of the encroachment, and specific use/reason for the encroachment.
 - iii. As condition of approval, the shareholder must agree to Terms and Conditions of the Addendum to the Occupancy Agreement as set out in paragraph 3 below.

3.The Addendum to the Occupancy Agreement:

(Oct 14)

MUTUAL OPERATIONS

PHYSICAL PROPERTY

Encroachment onto Common Areas for Exclusive Private Use of Shareholder – Mutual Eight

- A. The shareholder must complete and have an approved and signed Addendum (signed by both the shareholder and Board) and which has been delivered to the Stock Transfer Department before any construction or removal begins.
- B. The Addendum shall provide the following information and/or agreements:
 - i. Terms and conditions of use;
 - ii. Amount of square footage;
 - iii. Agreement to provide liability insurance;
 - iv. The amount of the original assessment for Exclusive Private Use and the start date of such exclusive use;
 - a. Calculation of Assessment: the original monthly assessment will be the square footage requested times the square foot value assigned by the latest Orange County Tax Assessor valuation times 10 percent (10%) ROI divided by 12 months. All assessments for Exclusive Private Use may be recalculated starting on the first day of each new decade by the GRF Finance Department.
 - b. Start Date: The start date is conditioned on an understanding that it may be delayed. Any changes or alterations will require Mutual Eight Board approval;
 - a. An agreement to maintain the Exclusive Private Use area: If the Exclusive Private Use area is not maintained to exceed or match surrounding area, the Board may cancel the Exclusive Private Use approval and terminate the Addendum to the Occupancy Agreement and restore the area to match similar common area at the shareholder's expense.
 - v. Agreement that the encroachment must be removed at selling; shareholder's expense unless buying shareholder agrees to execute a new Addendum to the Occupancy Agreement assuming all liability.

4.Existing Encroachments:

- A. Pre-January 22, 2007, Encroachments: Any encroachment added before January 22, 2007, (the original date of this policy) or previously permitted by GRF will be allowed to remain until there is a sale, request for alteration, or transfer of stock. On resale, a request for alteration, or transfer, the shareholder must remove the encroachment, restoring the common area to a condition as good as similar common area as determined by the Mutual Eight Board, or the shareholder or new shareholder must enter into a Board-approved Addendum to the Occupancy

(Oct 14)

MUTUAL OPERATIONS**PHYSICAL PROPERTY****Encroachment onto Common Areas for Exclusive Private Use of Shareholder – Mutual Eight**

Agreement for Exclusive Private Use of the common area at issue under the terms and conditions set out in paragraph 3 above.

- B. Post-January 22, 2007, Encroachments: The shareholder must remove any encroachment added without a permit from GRF or approval of the Mutual Eight Board after January 22, 2007 (original date of this policy), within 90 days of notification of the violation by the Mutual Eight Board of Directors or GRF (the management company). In the event the encroachment was not approved by the Mutual Eight Board or permitted by GRF, the shareholder may agree to execute, with Mutual Eight Board approval, an Addendum to the Occupancy Agreement under the terms and conditions set out in paragraph 3 above. In all cases, on resale, a request for alteration, or transfer, the shareholder must remove the encroachment, restoring the common area to a condition as good as similar common area as determined by the Mutual Eight Board, or the shareholder or new shareholder must enter into a Board-approved Addendum to the Occupancy Agreement for Exclusive Private Use of the common area at issue.

5. Encroachments:

The following is a non-exclusive list of common area encroachments: expanded garden areas, extra doorway stoops, extra walkways, patios or patio-like areas, golf cart parking pads, extra wide entry walkways, and any other unapproved use of common area.

Shareholder Signature: _____ Date: _____

Shareholder Signature: _____ Date: _____

Original to Stock Transfer Corporate File

MUTUAL ADOPTION

EIGHT: 01-22-07

AMENDMENTS

10-27-14

(Oct 14)

Solar Panel Investment Decision

by Keechul Park

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Disclaimer:

* This Report was generated from the Data received from the following sources:

(1) MohrPower Solar Inc. (2) BP Settlement e-mail (3) Community Facilities (4) Mutual Accountant (5) Stella Solar

* Unavailable data have been calculated from known historical records to make educated assumptions for future estimates in decision making. It is clearly marked in the artifacts.

(1) Electricity Cost without Solar by using Laundry Room 179: Page 7

(2) Expense for cleaning panels came from one year data of 2016: Page 6

(3) CD interest rate came from the Historical CD rate.

Introduction:

- * The board needs to decide whether Mutual 8 should install a new solar system with BP settlement money or not.
- * In order to make a decision, I compared electricity expense data.
- * I compared as much relevant data in my possession.
- * Question to the board: What is the electricity expense with or without solar?
- * Our solar array started to generate electricity in 2005.
- * There are many unknown factors to figure out the ROI (Return On Investment).

Summary:

- * In the past 13 year Mutual 8 has recuperated \$185k on the investment cost sunk of \$348k. This is a loss of \$163K on our investment in Solar Panels.
- * Mutual 8 will receive a settlement from BP Action Settlement Court of \$83k that can be used towards monthly electrical bills or invest in another solar panel system.
- * The Solar Panel business is not stable. Both the Installers and Solar Panel manufacturers are out of business during the last 13 years.

My Recommendations:

- * Our Board should apply the BP settlement of 83K for the Mutual 8 electrical expenses.

For the following reasons:

- * The ROI will take another 17 years to break even on our estimated total \$407k solar panel investment.

Total investment for 13 years: \$348k. Refer to Page 9

17 Years of cleaning panels: \$25k Refer to Page 10

Cost for reinstallation after re-roof: \$16k. Refer to Page 10

Cost to reinstall new inverters after 10 years: \$18k. Refer to Page 10

- * Mutual 8 plans to re-roof in 2 or 3 years.

- * Management of the Solar Panel project is multi year commitment. Our Mutual 8 BOD is a revolving door and changes with the yearly election. The transition between the elected members has been difficult. Knowledge, experience, and data is lost between terms of service.

- * The shareholders who have been paying into the Solar Panel initiative have not seen a return on their investment as of now, nor will they until 2035 if we choose to buy another Solar Panel system. It is our fiduciary duty to be stewards of shareholder dues and provide the most benefit.

Conclusion:

- * We chose Option 2 (removal, disposal, payout). We should consider taking the money and applying it to our electricity expense. We could allocate \$10,000/year to electricity expense for the next 8 years.

Simple Example

**Without Solar system,
how much is the
electricity expense?**

\$10,000

**With Solar system,
how much is the
electricity expense?**

\$9,000

**How much
did we
save?**

\$1,000

**How much
did we pay
for the system?**

\$5,000

**How many years
do we need
to recover the
invested money?
Breakeven point?**

5 years

2005

\$1,000

2006

\$1,000

2007

\$1,000

2008

\$1,000

2009

\$1,000

Total

\$5,000

***We will breakeven on our investment in 2010.**

Three mutuals without solar panels spent the following on electricity for the past three years provided by Community Facilities.

				Average \$	Average \$	
# Units	2016	2015	2014	per unit	per unit	Mutual
				per year	per month	
432	\$ 25,282.00	\$ 28,710.00	\$ 29,489.00	\$ 64.41	\$ 5.37	Three
396	\$ 21,319.00	\$ 23,887.00	\$ 25,380.00	\$ 59.42	\$ 4.95	Four
384	\$ 24,769.00	\$ 26,422.00	\$ 26,734.00	\$ 67.64	\$ 5.64	Nine

Totals & Averages

1212	\$ 71,370.00	\$ 79,019.00	\$ 81,603.00	\$ 63.80	\$ 5.32	
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# of Mutual 8 units: 348	Average/yr.	\$ 22,209.36	*****
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LR 179 stopped generating the electricity in December, 2016.

By using LR 179	\$24,661.44	*****
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**LAUNDRY ROOM
INCOME AND EXPENSES 2016**

Laundry Room	Total Service Request Order	# of Machines	Repair/Replace	Solar Panel Inverters	Roof Repair	Paid SCE Bill	Coin Income From Laundry Machines
179	21	8	\$939			\$682	
182	4	6	\$108	\$2,074		\$267	
188	10	10	\$674	\$0		-\$22	
191	11	6	\$1,462	\$2,810		\$359	
195	9	6	\$537	\$2,074		\$116	
196	11	6	\$1,385	\$0		\$367	
200	12	8	\$431	\$0		\$869	
204	12	6	\$3,797	\$2,810	\$7,900	\$708	
Cleaning Panels				\$1,506			
						\$5,011	
Dryer			\$914				
Income							\$13,409
TOTALS	90	56	\$10,247	\$11,274	\$7,900	\$8,357	

**Electricity Expenses without Solar System (LR 179)
by using the electricity bill from SCE.**

Laundry Room	Period	Energy charge total	Your new charges	Laundry Room 179 Only
LR 179	11/10/16 - 12/13/16	\$151.13	\$44.11	\$195.24
LR 179	12/13/16 - 1/11/17	\$168.83	\$42.29	\$211.12
LR 179	1/11/17 - 2/10/17	\$191.20	\$45.16	\$236.36
LR 179	2/10/17 - 3/14/17	\$226.88	\$50.51	\$277.39
LR 179	3/14/17 - 4/12/17	\$190.07	\$44.19	\$234.26
LR 179	4/12/17 - 5/12/17	\$184.03	\$44.43	\$228.46
LR 179	5/12/17 -6/13/17	\$196.80	\$47.41	\$244.21
LR 179	6/13/17 -7/13/17	\$184.01	\$44.36	\$228.37
LR 179	7/13/17 - 8/11/17	\$174.50	\$42.53	\$217.03
LR 179	8/11/17 - 9/12/17	\$184.96	\$46.16	\$231.12
LR 179	9/12/17 - 10/11/17	\$174.09	\$42.51	\$216.60
LR 179	10/11/17 - 11/??/17		Assumption	\$220.00
	Total Expense for 179			\$2,740.16
	Estimated Annual Expense for All 9 LRs			\$24,661.44

Inverter Purchasing History

	Manuf.	Invoice	Invoice	Invoice	Invoice	Invoice	Invoice	Invoice	Memo	Invoice	Invoice	Invoice
	Date	Date	Date	Date	Date	Date	Date	Date	Date	Date	Date	Date
Inverters	Label	10/5/2011	9/5/2012	9/18/2012	2/19/2013	11/25/2013	9/12/2014	2/16/2015	3/3/2015	10/13/2015	1/29/2016	11/29/2016
		Progressive	Progressive	Progressive	Progressive	Progressive	Progressive	Ameco	Ameco	Ameco	Ameco	Ameco
179 (PV1)	2004											
179 (PV2)	2004	\$ 178.94		\$ 942.00								
182 (PV1)	2017										\$ 2,450.00	
182 (PV2)	2013									\$2,225.00		
188 (PV1)	2012											
188 (PV2)	2004		\$ 942.01									
188 (PV3)	2013							\$ 2,149.00				
188 (PV4)	2013						\$ 2,374.68					
191 (PV1)	2004											
191 (PV2)	2014											\$ 2,810.00
195 (PV1)	2004											
195 (PV2)	2013								\$2,074.00			
196 (PV1)	2007				\$ 1,930.00							
200 (PV1)	2013					\$ 2,991.58						
204 (PV1)	2014											\$ 2,810.00
204 (PV2)	2004											
		\$ 178.94	\$942.01	\$ 942.00	\$1,930.00	\$2,991.58	\$2,374.68	\$2,149.00	\$2,074.00	\$2,225.00	\$ 2,450.00	\$ 5,620.00
									Total inverter cost			\$ 23,877.21

Electricity Expenses Summary: 2005 - 2017

No.	Year	Without Solar	With Solar	Saved amount	Invested amount		Years		Source of Data
0	2004	\$26,951.42	Finance	for 13 years		13 years			
1	2005	\$24,661.44	17,046.65						
2	2006	\$24,661.44	19,118.10		Solar Panels	199,350.09	2005	Contract	Mohrpower
3	2007	\$24,661.44	13,679.90						
4	2008	\$24,661.44	7,094.22	(1)	Opportunity Cost	81,085.30	2004-2017	2.66%,13yrs	Historical data
5	2009	\$24,661.44	11,524.38						
6	2010	\$24,661.44	12,048.23		Inverters	23,877.21	2005-2016	Invoice	Invoice
7	2011	\$24,661.44	15,121.93						
8	2012	\$24,661.44	15,720.26		Controllers	12,477.84	2013		Facilities
9	2013	\$24,661.44	15,816.60						
10	2014	\$24,661.44	9,133.33		Cleaning	19,578	2005 - 2016	\$1,506/'16	Assumed
11	2015	\$24,661.44	10,298.13		Cleaning	1,255.00	As of 10/11/17	\$125.5/mo	Assumed
12	2016	\$24,661.44	8,356.97		Roof Repair	2,611.64	2016-2017	Building 179	Facilities
13	2017	\$24,661.44	7,381.02	(2)	Roof Repair	7,900	2016	Building 204	Facilities
				Total Saved amount for 13 years		Total invested amount for 13 years	Calculated Loss - 13 Years		
	Total	\$347,550.14	\$162,339.72	\$185,210.42		\$348,135.08	(\$162,924.66)		

(1) \$24,661.44 was used for the yearly electricity expense. In 2004, it was \$26,951.42. In 2018, budget expense is \$25,682.00.

(2) If we invested \$200,000 in CD with 2.66% for 13 years in December, 2004, we could have earned \$81k interest.

(2) Solar Panel caused the roof leaks and total repair cost was \$7,900. The unit was vacant at the time of leaking.

** Solar system on LR 179 has broken down since December 2016.

Note: About 70% of our system is still working. (LR 179 down + 20% failure)

What happens with the Solar Module Degradation & without BP settlement payout

No. of Year	Year	Install solar system	Cleaning for Maintenance	After roofing reinstalled	Install new inverters	Accumulated Input amount	Yearly saved amount	Accumulated Saved	Accumulated Gain or Loss
		(\$162,924.66)		\$75*216	\$2,000*9		99.4%/10yrs		
							99.3%/10yrs		
1	2018	\$162,924.66	\$ 1,506.00			\$ 164,430.66	\$12,853	\$12,853	\$ (151,596.92)
2	2019		\$ 1,506.00	\$ 16,200.00		\$ 182,136.66	\$12,852	\$25,705	\$ (156,431.72)
3	2020		\$ 1,506.00			\$ 183,642.66	\$12,851	\$38,555	\$ (145,087.19)
4	2021		\$ 1,506.00			\$ 185,148.66	\$12,849	\$51,405	\$ (133,743.96)
5	2022		\$ 1,506.00			\$ 186,654.66	\$12,848	\$64,253	\$ (122,402.01)
6	2023		\$ 1,506.00			\$ 188,160.66	\$12,847	\$77,099	\$ (111,061.36)
7	2024		\$ 1,506.00			\$ 189,666.66	\$12,844	\$89,943	\$ (99,723.29)
8	2025		\$ 1,506.00			\$ 191,172.66	\$12,843	\$102,786	\$ (88,386.51)
9	2026		\$ 1,506.00			\$ 192,678.66	\$12,841	\$115,628	\$ (77,051.02)
10	2027		\$ 1,506.00			\$ 194,184.66	\$12,840	\$128,468	\$ (65,716.83)
11	2028		\$ 1,506.00		\$ 18,000.00	\$ 213,690.66	\$12,839	\$141,307	\$ (72,383.93)
12	2029		\$ 1,506.00			\$ 215,196.66	\$12,838	\$154,144	\$ (61,052.32)
13	2030		\$ 1,506.00			\$ 216,702.66	\$12,836	\$166,981	\$ (49,722.00)
14	2031		\$ 1,506.00			\$ 218,208.66	\$12,835	\$179,816	\$ (38,392.97)
15	2032		\$ 1,506.00			\$ 219,714.66	\$12,834	\$192,649	\$ (27,065.24)
16	2033		\$ 1,506.00			\$ 221,220.66	\$12,832	\$205,482	\$ (15,738.79)
17	2034		\$ 1,506.00			\$ 222,726.66	\$12,831	\$218,313	\$ (4,413.64)
18	2035	Breakeven point	\$ 1,506.00			\$ 224,232.66	\$12,830	\$231,143	\$ 6,910.21
19	2036		\$ 1,506.00			\$ 225,738.66	\$12,829	\$243,971	\$ 18,232.78
20	2037		\$ 1,506.00			\$ 227,244.66	\$12,827	\$256,799	\$ 29,554.06
21	2038		\$ 1,506.00		\$ 18,000.00	\$ 228,750.66	\$12,826	\$269,625	\$ 40,874.04
22	2039		\$ 1,506.00			\$ 230,256.66	\$12,825	\$282,449	\$ 52,192.73
23	2040		\$ 1,506.00			\$ 231,762.66	\$12,823	\$295,273	\$ 63,510.13
24	2041		\$ 1,506.00			\$ 233,268.66	\$12,822	\$308,095	\$ 74,826.24
25	2042		\$ 1,506.00			\$ 234,774.66	\$12,821	\$320,916	\$ 86,141.05

When is breakeven point after the new solar system has been installed with BP settlement payout money?

No. of Year	Year	Install solar system	Cleaning for Maintenance	After roofing reinstalled \$75*216	Service calls \$1440*16 how many?	Accumulated investment amount	Yearly saved amount with deterioration	Accumulated Saved	Accumulated Gain or Loss	
1	2018	\$ 81,750.00	\$ 1,506.00			\$ 83,256.00	\$12,853	\$12,853	\$ (83,256.00)	
2	2019		\$ 1,506.00	\$ 16,200.00		\$ 100,962.00	\$12,852	\$25,705	\$ (75,257.07)	
3	2020		\$ 1,506.00			\$ 102,468.00	\$12,783	\$38,488	\$ (63,980.10)	
4	2021		\$ 1,506.00			\$ 103,974.00	\$12,849	\$51,337	\$ (52,636.87)	
5	2022		\$ 1,506.00			\$ 105,480.00	\$12,848	\$64,185	\$ (41,294.92)	
6	2023		\$ 1,506.00			\$ 106,986.00	\$12,847	\$77,032	\$ (29,954.27)	
7	2024		\$ 1,506.00			\$ 108,492.00	\$12,845	\$89,877	\$ (18,614.90)	
8	2025		\$ 1,506.00			\$ 109,998.00	\$12,844	\$102,721	\$ (7,276.83)	
9	2026		\$ 1,506.00			\$ 111,504.00	\$12,843	\$115,564	\$ 4,059.94	Breakeven
10	2027		\$ 1,506.00			\$ 113,010.00	\$12,841	\$128,405	\$ 15,395.43	
			Assumed Electricity Expense without Solar	Actual Electricity Expense with Solar			Average Saved amount with solar per year	Average Saved amount per year by Stellar	2018 Budget Electricity Expense without solar	2018 Solar Inverter per each
Year										
2014			\$24,661.44	\$ 9,133.33						
2015			\$24,661.44	\$ 10,298.13						
2016			\$24,661.44	\$ 8,356.97			\$ 15,398.63	\$12,919	\$25,682.00	\$2,315
Average			\$ 24,661.44	\$ 9,262.81			*From left data	Stella Data		

Mutual Corporation No. Eight

MEMO

TO: MUTUAL EIGHT BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: APPROVE SALE OF EMERGENCY SUPPLIES TO SHAREHOLDERS
DATE: NOVEMBER 27, 2017

I move to sell emergency supplies, at a discount, to Mutual Eight shareholders.

Earthquake Management

1399 Specialty Drive
Vista, CA 92081
Tel: 800-925-9744
Fax: 714-893-5420

Invoice

Date	Invoice #
11/8/2016	60746

Bill To
LEASURE WORLD #8 DANIEL CURTIN, SPHR 13361 EL DORADO ST. #201A SEAL BEACH CA 90740

Ship To
LEASURE WORLD #8 DANIEL CURTIN, SPHR 13361 EL DORADO ST. #201A SEAL BEACH CA 90740

Rep	S.O. No.	P.O. No.	Terms	Freight Terms	Project
03	F38771	54808	30 Day Net		

Quantity	Backordered	Item	Description	Rate	Amount
1	0	T33B-FF	FLAT FOLD N95 MASK - BOX 20	13.84	13.84T
20	0	FA-GLV-V	VYNYL GLOVES Box of 50 pair	6.12	122.40T
8	0	FA-BB	BODY BAG 36' X 90' W/TOE TAGS	13.46	107.68T
96	0	FA-24SU	5 X 9 SURGIPAD COMBINE DRESSING (EACH)	0.31	29.76T
40	0	PP33	PORT-A-POTTY (HONEY BUCKET) W /LID	15.73	629.20T
4	0	PP77	12 PACK OF TOILET LINERS	3.08	12.32T
8	0	PP00	BIO-BLUE 12 PACK - TOILET DEODORANT	6.12	48.96T
40	0	PP88-R	GENERAL USE TOILET PAPER	0.61	24.40T
32	0	PP200-G	GENERIC HAND SANITIZER 4 OZ	1.60	51.20T
4	0	T11A	DUCT TAPE 60 YDS X 2'	3.98	15.92T
80	0	SH77ML	LARGE MAYDAY SOLAR BLANKET-84' X 52'	0.85	68.00T
4	0	T24C	36 INCH WRECKING BAR	7.34	29.36T
4	0	T006	8 1/2 x 12 SQ. POINT CLEAN UP SHOVEL	10.40	41.60T
4	0	C-55	BULL HORN - 3 WATT (100 YARD RANGE)	62.57	250.28T
1		ZZDDS	DEPENDABLE DELIVERY SERVICE -+ Collect	120.00	120.00
			562-698-3162		
			NEEDS LIFT GATE, CUSTOMER NEEDS CALL BEFORE DELIVERY SO TRUCKING COMPANY CAN GET IN GATED AREA 323-788-1206		
			Orange County Sales Tax	8.00%	115.59

Total				\$1,680.51	
Payments/Credits				\$0.00	
Balance Due				\$1,680.51	

Any discrepancy must be reported to Mayday Industries within 3 days of items being received.

Mutual Corporation No. Eight

MEMO

TO: MUTUAL EIGHT BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: APPROVE BRIGHTVIEW LANDSCAPE SERVICES REQUEST TO PLACE
TEMPORARY SHED
DATE: NOVEMBER 27, 2017

I move to approve the request from BrightView Landscape Services to place a temporary shed at the west end of Carport 98, on a level gravel bed, off the driveway.

Mutual Corporation No. Eight

MEMO

TO: MUTUAL EIGHT BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: APPROVE BRIGHTVIEW IRRIGATION REPAIRS - \$4,326.11
DATE: NOVEMBER 27, 2017

I move to approve the BrightView Landscape Services repairs for Mutual Eight in multiple locations (96 parts), at a cost of \$4,326.11.

Mutual Corporation No. Eight

MEMO

TO: MUTUAL EIGHT BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: APPROVE RETAINER CONTRACT WITH ROSEMAN & ASSOCIATES
DATE: NOVEMBER 27, 2017

I move to approve the retainer contract with Roseman & Associates for the GCAR Annual Retainer, and authorize the President to sign the contract.

Mutual Corporation No. Eight

MEMO

TO: MUTUAL EIGHT BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: APPROVE ATTORNEY ROSEMAN'S CONTRACT – BYLAWS, OCCUPANCY AGREEMENT, AND POLICIES
DATE: NOVEMBER 27, 2017

I move to approve a contract with Roseman & Associates to restate the Bylaws, Occupancy Agreement, and policies, not to exceed \$_____, and authorize the President to sign the contract.

ANNUAL TERMITE INSPECTION 3 YEAR TOTALS

MUTUAL	FENN (2013-2016)	FENN 2017	FENN 2018	FENN 2019
1	\$10,776.47	\$12,941.00	\$13,588.05	\$14,267.45
2	\$11,031.86	\$13,250.00	\$13,912.50	\$14,608.13
3	\$5,515.92	\$6,624.00	\$6,955.20	\$7,302.96
4	\$5,056.26	\$6,072.00	\$6,375.60	\$6,694.38
5	\$6,282.02	\$7,544.00	\$7,921.20	\$8,317.26
6	\$5,209.48	\$6,256.00	\$6,568.80	\$6,897.24
7	\$4,903.04	\$5,888.00	\$6,182.40	\$6,491.52
8	\$4,443.38	\$5,336.00	\$5,602.80	\$5,882.94
9	\$4,903.04	\$5,888.00	\$6,182.40	\$6,491.52
10	\$3,524.06	\$4,232.00	\$4,443.60	\$4,665.78
11	\$3,983.72	\$4,784.00	\$5,023.20	\$5,274.36
12	\$5,771.26	\$6,937.00	\$7,283.85	\$7,648.04
14	\$4,187.96	\$5,036.00	\$5,287.80	\$5,552.19
15	\$6,409.78	\$7,703.00	\$8,088.15	\$8,492.56
16	\$766.10	\$920.00	\$966.00	\$1,014.30
17	\$1,608.81	\$1,935.00	\$2,031.75	\$2,133.34

PEST CONTROL PER CALL

LOCATION	FENN (2013-2016)	FENN 2017	FENN 2018	FENN 2019
Per Unit	\$13.00	\$15.00	\$15.00	\$15.00
Laundry	\$6.00	\$8.00	\$8.00	\$8.00
Building Perimeter	\$37.00	\$40.00	\$40.00	\$40.00
Dusting Attic	\$35.00	\$45.00	\$45.00	\$45.00
Carport	\$40.00	\$40.00	\$40.00	\$40.00
ants		\$15.00	\$15.00	\$15.00
roaches		\$15.00	\$15.00	\$15.00
spiders		\$15.00	\$15.00	\$15.00
earwigs		\$15.00	\$15.00	\$15.00
crickets		\$15.00	\$15.00	\$15.00
mice/rats		\$22.00	\$22.00	\$22.00
mites		\$45.00	\$45.00	\$45.00
wasps		\$15.00	\$15.00	\$15.00
bees		\$15 / \$130	\$15 / \$130	\$15 / \$130
bait station - rodent (monthly)		\$2.50	\$2.50	\$2.50