

**A G E N D A**  
**REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS**  
**SEAL BEACH MUTUAL EIGHT**  
**April 22, 2019**

**Open Forum begins at 9:00 a.m. – Meeting begins at 9:30 a.m.**

**\*\* Administration Building, Conference Room A \*\***

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. INTRODUCTION OF GRF REPRESENTATIVE, STAFF, AND GUEST(S):  

Mrs. Fekjar, GRF Representative  
Ms. Hopkins, Mutual Administration Director  
Mr. Swordes, Building Inspector  
Mrs. Aquino, Recording Secretary
4. APPROVAL OF MINUTES:  
**Regular Meeting Minutes of March 25, 2019**  
**Special Meeting Minutes of April 8, 2019 (p. 3)**
5. BUILDING INSPECTOR'S REPORT Mr. Swordes  
Permit Activity; Escrow Activity; Contracts & Projects; Shareholder and  
Mutual Requests (p. 4-5)
6. GRF REPRESENTATIVE Mrs. Fekjar
7. CONSENT CALENDAR
  - a. Discuss and vote to approve the authorization of the transfer of funds  
for Mutual Eight (p. 6)
8. **UNFINISHED BUSINESS**
  - a. Discussion - Accomplishments for the year of 2018–2019
9. **NEW BUSINESS**
  - a. Approval Mutual Monthly Finances (p. 7)
  - b. Discuss and vote to approve/deny Mutual Eight Excess Income  
Distribution (p. 8)
  - c. Shareholder Statement to Vote Cumulatively (p. 9)
  - d. Discuss and vote to approve/deny the cancellation of the May Regular Board  
Meeting (p. 10)
  - e. Discuss and vote to approve/deny the trimming of trees (p. 11)

**STAFF BREAK BY 11:00 a.m.**

10. SECRETARY / CORRESPONDENCE Ms. Dolch
11. CHIEF FINANCIAL OFFICERS REPORT Mr. Park
12. MUTUAL ADMINISTRATION DIRECTOR Ms. Hopkins
13. ANNOUNCEMENTS
  - a. **NEXT MEETING: Monday, April 22, 2019, at 9:00 a.m.  
Building Five, Conference Room B**
  - b. **Special Meeting: Monday April 8, 2019 at 9:00 a.m. Clubhouse 3,  
Room 5**
  - c. **Special Meeting: Monday May 6, 2019 at 1:00 p.m. Clubhouse 3,  
Room 5**
  - d. **Candidate Forum: Wednesday May 8, 2019 Time 5:00 p.m.  
Clubhouse 3 Room 9**
14. COMMITTEE REPORTS
15. DIRECTORS' COMMENTS
16. SHAREHOLDER(S)' COMMENTS (2-3 MINUTES)
17. ADJOURNMENT
18. EXECUTIVE SESSION

**STAFF WILL LEAVE THE MEETING BY 12:00 p.m.**

**MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS  
SEAL BEACH MUTUAL EIGHT  
April 8, 2019**

A Special Meeting of the Board of Directors of Seal Beach Mutual Eight was called to order by President Thompson at 9:02 a.m. on Monday, April 8, 2019, in Clubhouse Three Room One

Those members present were: President Thompson, Vice President Weisenstein, CFO Park, Secretary Dolch, and Director Banfield. Also present was One Mutual Eight Shareholder.

The purpose of this meeting was to discuss Financials, Budget Planning, Roofing and Bylaws.

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

RESOLVED, To cancel the Special Meetings scheduled for  
April 29, 2019 and May 20, 2019

The MOTION passed

President Thompson adjourned the meeting at 10:50 a.m.

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Attest: Jeri Dolch, Secretary  
SEAL BEACH MUTUAL EIGHT  
ka:04/17/19

# MONTHLY INSPECTORS REPORT

MUTUAL: **(08) EIGHT**

INSPECTOR: **ROBERT SWORDES**

MUTUAL BOARD MEETING DATE:

**APRIL 22, 2019**

## PERMIT ACTIVITY

UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	PERMIT ISSUE	COMP. DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR / COMMENTS
177 L	replace wire to kitchen lights	GRF	02/28/19	03/28/19	no	3/13/19 final	Bergin Electric
178 A	washer/dryer/upgrade panel	both	04/22/19	06/28/19	no		Bruno H. Alvarez
178 B	carpet	GRF	01/02/19	01/05/19	no	1/25/19 final	Family Floors
178 F	asbestos abatement	both	12/13/18	01/17/19	no	2/7/19 final	Lance Freedman Construction
178 F	remodel	both	02/13/19	08/01/19	no	2/28/19 plumbing ground	Lance Freedman Construction
178 F						3/8/19 footing/rebar	"
178 G	relocate electrical feed/5 LED/countertops	both	04/30/19	06/15/19	no		Los Al Builders
179 A	carport cabinet/ CP 102 sp 12	GRF	03/01/19	03/15/19	no	3/13/19 final	Imagination Unlimited
179 E	carpet at living room/bedroom 1/2 inch pad	GRF	01/30/19	03/01/19	no	2/7/19 final	Karys Carpets
180 H	carport cab #102 sp #14	GRF	12/31/18	01/31/19	no	1/17/19 final	Imagination Unlimited
182 C	heat pump/smoke detectors	both	12/27/18	03/30/19	no	1/15/19 final	Greenwood
182 i	entry gate/walkway/patio wall	both	01/07/18	01/21/19		1/22/19 framing	Seaport Sash & Door
182 i					did not pass	3/4/19 final	"
182 i					did not pass	3/18/19 final	"
182 i						4/11/19 final	"
185 K	kitchen counter/faucet/sink	both	12/30/18	03/01/19	no	2/22/19 final	Mamuscia
186 J	AC/heat pump	both	03/06/19	04/06/19	no	3/13/19 final	Alpine
187 H	bedroom extend/remodel	both	05/25/18	10/31/18	01/30/19	1/24/19 brown coat	Roberts construction
187 H						3/15/19 final	"
187 L	carport 5' x 8' with pavers	GRF	01/02/18	02/02/18	no	1/28/19 final	Anguiano Lawn Care
188 H	solatube bathroom	both	04/01/19	06/01/19	no		Solatube Home
191 A	remodel	both	09/23/18	06/20/19	03/12/19	1/9/19 hot mop/lathe	Alpha Master Builders
191 A						3/21/19 final	"
191 A	2 ton heat pump	both	12/10/18	03/10/19	03/12/19	3/21/19 final	Yes Remodeling&Maintenance
191 i	A/C 12,000 btu Fujitsu	both	02/06/19	03/06/19	no	2/7/19 final	Alpine
192 G	total remodel	both	04/23/18	09/30/18	no	9/18/19 final	Kress
194 D	replace 3 sliding doors with retrofit ones	GRF	02/13/19	03/13/19	no	2/21/19 final	Swenman Company
194 E	3 fans at patio	both	05/10/18	06/10/18	no	3/22/19 final	Kress
194 F	AC/heat pump/attic access	both	01/14/19	03/30/19	no	2/20/19 final	Greenwood
194 i	washer/dryer/upgrade panel	both	05/27/19	06/04/19	no		Hadi Construction
195 K	AC/heat pump/attic access/detectors	both	02/25/19	05/25/19	no	3/18/19 final	Greenwood
195 L	carport cab/95 #1	GRF	12/15/18	01/15/19	no	2/15/19 final	Imagination Unlimited
196 E	remodel shower	both	03/11/19	03/23/19	no	3/21/19 rough plumbing	Reborn Cabinets, Inc
196 E						4/4/19 final	"
196 F	47" high bronze temp glass w/ Z clamps	GRF	03/26/19	05/26/19	no		Bodies Glass Service
197 C	heat pump/concrete base	both	03/25/19	06/25/19	no		Greenwood
197 C	patio gate	GRF	04/12/19	04/30/19	no	4/16/19 final	Imagination Unlimited
197 K	AC/heat pump/attic access/detectors	both	04/16/19	07/16/19	#1 3/27/19	4/8/19 final	Greenwood
197 L	carport cab/96 #10	GRF	12/15/18	01/15/19	no	1/3/19 final	Imagination Unlimited
198 A	patio fan/solatube	both	01/19/19	07/19/19	#1 3/22/19		Real McCoy
198 A	patio enclosure/smoked glass/plexiglass	GRF	01/30/19	07/30/19	#2 3/22/19		Real McCoy
199 F	carport cabinet/ CP 97 # 12	GRF	04/01/19	04/30/19	no	4/8/19 final	Imagination Unlimited
200 F	walk in tub/panel/water heater	both	12/14/18	12/21/18	no	1/16/19 final	Hadi Construction
200 G	remodel	both	06/26/18	12/28/18	#3 2/20/19	2/7/19 final	LW Décor
200 G	3/8 bronze tempered glass on patio wall	GRF	01/11/19	03/11/19	no	2/7/19 final	Bodies Glass Service
200 i	washer/dryer/upgrade panel	both	11/16/18	11/23/18	no	11/21/18 ground	Hadi Construction
200 J	carport cabinet/ CP 98 sp 1	GRF	03/01/19	04/30/19	no	3/28/19 final	Imagination Unlimited
203 B	screen door/screen in patio/t-wall block off	GRF	03/11/19	04/30/19	no	4/11/19 final	Los Al Builders
203 C	vinyl and carpet	GRF	01/03/19	03/03/19	no	1/24/19 final	Bixby Plaza Carpet&Flooring
204 A	washer/dryer/upgrade panel	both	04/01/19	05/31/19	no		Bruno H. Alvarez
204 D	security door	GRF	03/05/19	06/15/19	no	4/16/19 final	LW Décor
205 A	EZ access tub w/grab bar	both	05/06/19	06/06/19	no		NuKote

## ESCROW ACTIVITY

UNIT #	NMI	PLI	NBO	FI	FEOEI	ROF	DOCUMENTS/COMMENTS
177 G		8/27/2018	11/15/2018	11/19/2018			
177 G		2/28/2019	3/14/2019	3/14/2019	3/25/2019		
177 i		11/30/2018					
177 L		11/6/2018	2/6/2019	2/11/2019	2/21/2019	3/14/2019	
178 B		8/15/2018	11/6/2018	11/20/2018	12/4/2018	1/17/2019	
178 F		9/10/2018	11/15/2018	11/21/2018	12/3/2018	1/3/2019	
178 G		6/25/2018	3/7/2019	3/7/2019	3/17/2019	4/5/2019	
180 B	2/13/2019						
181 D		6/27/2018	10/10/2018	10/12/2018	10/24/2018	1/11/2019	
182 G		4/4/2019					
182 L		6/27/2018	10/25/2018	10/31/2018	11/9/2018	1/2/2019	
183 E		10/23/2018	12/4/2018	12/5/2018	12/17/2018	1/17/2019	
186 L		11/30/2018					
187 A	4/10/2019						
188 H		3/12/2018	1/3/2019	1/7/2019	1/15/2019	2/21/2019	
189 B		10/9/2017	03/05/18	3/22/2018	4/26/2018		
192 B		7/31/2018	9/17/2018	9/17/2018	9/27/2018		buyer damaged floor doing asbestos test
192 B		"	3/5/2019	3/5/2019	3/15/2019	4/5/2019	
192 i		4/4/2019					

## MONTHLY INSPECTORS REPORT

MUTUAL: **(08) EIGHT**

INSPECTOR: **ROBERT SWORDES**

MUTUAL BOARD MEETING DATE: **APRIL 22, 2019**

192 K	2/13/2019						
193 L	2/6/2019						
195 F		9/10/2018					
195 J	1/11/2019						
197 C		2/1/2019	2/26/2019	3/4/2019	3/14/2019	4/4/2019	
197 F		10/25/2018					
199 D		2/8/2019					
199 J		3/8/2019					
200 E		11/7/2018	3/12/19 MH	3/21/2019	4/15/2019		
200 G		2/25/2019	04/12/19	4/15/2019			
200 i		8/15/2018	10/31/2018	11/1/2018	11/12/2018	1/9/2019	
201 i		3/4/2019					
202 E		8/9/2018					
203 A		9/17/2018	10/11/2018	10/12/2018	10/23/2018	1/3/2019	
204 F		2/12/2019	3/15/2019	3/15/2019	3/25/2019	4/4/2019	
205 B		3/19/2019					
205 D		2/13/2019					
205 F		3/19/2019					

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

CONTRACTS	
CONTRACTOR	PROJECTS
Brightview Landscape	Mutual gardening
So Cal Fire Protection	laundry room fire extinguishers
Empire Pipe and Supply	sewer cleaning - complete- paid 12/06/18 \$1,971.20
Fenn	termites and pest control
SITE VISITS	
UNIT	REASONS

# Mutual Corporation No. Eight

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## MEMO

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**TO:** MUTUAL BOARD OF DIRECTORS  
**FROM:** MUTUAL ADMINISTRATION  
**SUBJECT:** DISCUSS AND VOTE TO APPROVE THE AUTHORIZATION OF THE TRANSFER OF FUNDS FOR MUTUAL EIGHT (CONSENT CALENDAR ITEM A)  
**DATE:** APRIL 22, 2019  
**CC:** MUTUAL FILE

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***I move that the Board authorizes the following transfers of funds, per detailed and dated Resolutions, by consent calendar.***

<i>Resolution Date</i>	<i>Transfer/ Invoice Date</i>	<i>Amount</i>	<i>Originating/Destination Accounts or Payee</i>
04/22/2019	03/22/2019	\$26,333.33	US Bank Checking to US Bank Restricted Money Market
04/22/2019	03/27/2019	\$12,992.81	Southern California Edison (EFT 10854)
04/22/2019	04/01/2019	\$10,992.16	BrightView Landscape (Invoice 6239167)
04/22/2019	04/05/2019	\$78,541.19	US Bank Checking to GRF – US Bank Checking

# *Mutual Corporation No. Eight*

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## MEMO

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**TO:** MUTUAL BOARD OF DIRECTORS  
**FROM:** MUTUAL ADMINISTRATION  
**SUBJECT:** APPROVAL OF MUTUAL MONTHLY FINANCES (NEW BUSINESS ITEM A)  
**DATE:** APRIL 22, 2019  
**CC:** MUTUAL FILE

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*I move to acknowledge, per the requirements of the Civil Code Section 5500(a)-(f), a review of the reconciliations of the operating and reserve accounts, operating revenues and expenses compared to the current year's budget, statements prepared by the financial institutions where the Mutual has its operating and reserve accounts, an income and expense statement for the Mutual's operating and reserve accounts, the check registers, monthly general ledger and delinquent assessment receivable reports for the month of March 2019.*

# *Mutual Corporation No. Eight*

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## MEMO

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**TO:** MUTUAL BOARD OF DIRECTORS  
**FROM:** MUTUAL ADMINISTRATION  
**SUBJECT:** DISCUSS AND VOTE TO APPROVE/DENY MUTUAL EIGHT EXCESS INCOME DISTRIBUTION (NEW BUSINESS ITEM B)  
**DATE:** APRIL 22, 2019  
**CC:** MUTUAL FILE

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On March 26, 2019, the Board of Directors of the Golden Rain Foundation passed a motion to distribute its 2018 excess income of \$41,026 to all the Mutual Corporations. The funds will be distributed based on a pro-rata basis and will be included in the monthly settlement amount on April 5, 2019.

***I move to approve/deny accepting the GRF Excess Income distribution of \$2,161, and to deposit the funds into the Operating Fund.***



# *Mutual Corporation No. Eight*

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## MEMO

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**TO:** MUTUAL BOARD OF DIRECTORS  
**FROM:** MUTUAL ADMINISTRATION  
**SUBJECT:** SHAREHOLDER STATEMENT TO VOTE CUMULATIVELY (NEW BUSINESS ITEM D)  
**DATE:** APRIL 22, 2019  
**CC:** MUTUAL FILE

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Per the Mutuals' Bylaws Article IV, Section 7, I (**please state your first and last name**), shareholder of Mutual Eleven, intend to vote cumulatively for the election of Directors for the 2019-2020 term of office.

# *Mutual Corporation No. Eight*

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## MEMO

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**TO:** MUTUAL BOARD OF DIRECTORS  
**FROM:** MUTUAL ADMINISTRATION  
**SUBJECT:** DISCUSS AND VOTE TO APPROVE/DENY THE CANCELLATION OF THE  
MAY REGULAR BOARD MEETING MAY (NEW BUSINESS ITEM G)  
**DATE:** APRIL 22, 2019  
**CC:** MUTUAL FILE

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The Mutual Eight Regular Monthly Board Meeting is scheduled for May 28, 2019.

***I move to approve/deny the canceling of the Mutual Eight Regular Monthly Board meeting on May 28, 2019, due to the Annual Meeting and Holiday schedule.***

# *Mutual Corporation No. Eight*

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## MEMO

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**TO:** MUTUAL BOARD OF DIRECTORS  
**FROM:** MUTUAL ADMINISTRATION  
**SUBJECT:** DISCUSS AND VOTE TO APPROVE/DENY THE TRIMMING OF TREES  
(NEW BUSINESS ITEM F)  
**DATE:** APRIL 22, 2019  
**CC:** MUTUAL FILE

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*I move to approve/deny the trimming of 170 trees, at a cost not to exceed \$13,000 with work to be completed by BrightView Landscape, and further that funds to be taken from Landscape Extras and authorize the President to sign the necessary documentation.*