

MUTUAL EIGHT

**BOARD OF DIRECTORS
MONTHLY REPORTS FOR**

JANUARY 2019

(See information attached.)

Presidents Report

Mutual 8 January 30, 2019

1. Thank the many shareholders who copied or took the form out of the minutes to add/change phone numbers. I put the form in the January minutes also. We need your correct numbers for Stock Transfer and Security. It is **so important** to have the right number if it is an emergency.

2. Shareholders moved their cars from the Trust streets on the fourth Wednesday of January. It made a big difference on El Dorado by Brunsting Park, clearing the gutters. Because people did Not park on trust streets on the fourth Wednesday, the gutters were cleaned a lot better all over the Mutual. The name streets are cleaned by GRF. I was impressed.

Please **mark on your calendars** the next few **fourth** Wednesdays. It is nice to have clean gutters instead of ones that have mud and leaves. We ask for just one night a month to keep our Mutual mosquito and mud free!

Please write down the days and move your cars on Wednesday night while the street sweeper comes from 11PM to Thursday early. The nights to park **OFF** GRF streets are:

February 27th, 2019

March 27, 2019

April 24, 2019

May 22 and June 26, 2019

3. Gutter cleaning is finished. We are repairing gutters and downspouts when people call with problems on the Hotline, 562-804-5503. I have to remember our gutters are very old and will be replaced with the new roofs. We do not want your personal Garden space all flooded. Some of you need to ask Randy, the Gardener here every day, to move a cement block over so the water will not become a mini lake in your garden area. It is just temporary during rainy season.

4. All roses are trimmed. If they missed you, please call the Hotline (562-804-5033) for a message to be sent to the gardeners.

5. Hopefully **tree** trimming will begin in early spring through summer. This is a good year to trim with the rains making more growth. We have had to change trimming strategies. Need to trim the remaining 280 or so trees in the spaces between buildings, plaza areas and park lands. Trees are one of our greatest assets. They are still suffering from drought effects. Trimming could go on until the fall this year.

6. All fifteen new trees were double staked except for the nice little Eastern Rosebud at the end of building 183 by the carports. Let me know if they skipped double staking the new tree by your house. Thanks again shareholders for watering the new trees during the stressful heat of late summer and fall. You all saved the new trees. You will be asked to extra water the new trees after the rains stop in spring. New trees require attention.

7. All large and small drains were cleaned by January. If your small drain plugs up, please call and let us know.

8. We had over 21 Escrows in 2018, all new neighbors and some transfers from other Mutuals. We also had 2 more escrows in January, so we are right on par with previous years. There are some great units for sale in Mutual 8 right now. There is a normal slow down for holiday times but I expect more sales in the next 60 days. We are not hurting for sales in Mutual 8.

9. Bright View has two gardeners who would like to work on Saturdays in personal garden areas, especially when they lose days from the rain, such as 4-5 days already in January. They want to earn income and take care of personal gardens on the side. You have to arrange for their pay and price by yourself. You have to call them and set up times to work. The Mutual is not involved. They both know Leisure World. The Gardeners are:

Brian Barrera	949-456-5379
Tony Diaz	949-677-1542

10. Our Special friends: 2 birds, 18 cats, 41 dogs and 9 emotional support dogs were registered in 2018. Thank all of you for making your pet registered and therefore, have an identity for Security, etc. It is time to reregister for 2019. Thank you again.

11. Special Thanks to all Mutual 8 residents. You are a very nice group of people who help each other. What more could we ask for?????

Jeri Dolch, Secretary Report
January 27, 2019

Vacant, Unoccupied and Seasonal Use Units

1. Vacant, Unoccupied and Seasonal Use Units:

We have inspected approximately 30 units that fall within the categories of snowbirds, units for sale and vacant units. We will be addressing the long term vacancies first with the Board of Directors approval. We have mailed letters explaining that shareholders must reside in units or they are not in compliance with most Occupancy Agreements. We are researching addresses with the help of Stock Transfer and Administration.

2. We have inventoried all the storage sheds and are disposing items in storage that we no longer need.

3. Hotline 562-804-5503. Between December 20th and January 3rd, ninety-three (93) calls came in. Please continue using the hotline and please remember to **leave key permission** so that your request can be expedited.

Telling a Director what you need when you see one or calling on our personal phones is no longer the best way to get a problem solved. If you use the Hotline, we have a record of your request. If your request is not answered within days, please call the hotline again. We need to know if no one shows up or doesn't do the job properly.

The Hotline is very successful with large issues and small ones.

Again, call the HOTLINE 562-804-5503, **leave your name, building and apartment number, the phone number you are calling from, GRANT KEY PERMISSION, and a description** of the problem you need fixed. You have two minutes of time to tell us what needs to be fixed.

4. Fenn's is coming on Mondays and Wednesdays. You need to call the hotline to get on Fenn's list. The insect and pest control people need to place a notice on your unit that they are using certain pesticides so now the service can be delayed two- five days, especially for inside service. This is a new state law. You may call service maintenance to see what day you are on the list but the time certain is not

promised. The Directors do not call back with appointment times for shareholders. This is a change from ten years ago. Calls about termites swarming or termite damage should be

on the Hotline also.

I ask shareholders to have some type of insecticide or bug killer in their unit so they can react in an emergency. It is a \$45.00 charge for the shareholder at least for Fenn's to come out when you are not on the list and on an off day. It often is \$60.00 charged to your unit if you require Fenn's for an emergency.

Please call and get on a list the earliest you see ants, silverfish, cockroaches, wasps outside, etc. And use your own spray in the meantime. The weather plays a part with our insects these days. The ants are confused!

From: Michael Banfield, Director Mutual 8
To: Mutual 8 Board of Directors

Re: Laundry room maintenance contract.

Due to less than efficient maintenance performed by Service Maintenance on our laundry machines coupled with a rapidly ageing equipment inventory, it would be fiscally prudent for the Board to consider contracting with an outside service company to provide new equipment and maintenance for all of mutual 8 laundry rooms. There are primarily two services available, each has a unique program. In order to accurately compare them, Director Park has compiled an analysis of laundry room operation for fiscal year 2018 (Jan.1- Dec.31). We will use these figures to determine which program will serve our purposes the best. I hope to have representatives at our February meeting to present their programs for our consideration.

LAUNDRY ROOM ANALYSIS :

TOTAL # MACHINES IN USE: 60

TOTAL INCOME PRODUCED : \$ 8668.00

From this figure we can extrapolate that washers and dryers were used at least 34,672 times.

TOTAL MAINTENANCE FOR CLEANING \$ 2900.00

TOTAL APPLIANCE REPLACEMENTS \$ 7334.00

TOTAL PARTS AND LABOR (SERVICE MAINTENANCE) \$ 5165.00

TOTAL ELECTRICITY USE: \$ 10,119.00

Mutuals have noticed significant drop in electricity due to new efficient equipment and shorter dryer times,

We can apply this info to the service company programs and determine which, if any, will be to the mutuals economic benefit to implement.



**CONFIDENTIAL
TELEPHONE NUMBER**

IN ORDER TO BETTER SERVE YOU, THE GOLDEN RAIN FOUNDATION NEEDS YOUR TELEPHONE NUMBER. PLEASE FILL OUT THIS FORM AND DELIVER IT TO THE STOCK TRANSFER OFFICE....

NAME: _____

MUTUAL/UNIT#: _____ **HOME PHONE #:** _____

CELL PHONE #: _____ **SIGNATURE:** _____

Your telephone number will be confidential and will be accessible only by the Stock Transfer Office and the Security Office for emergency purposes only. If you would like to have your telephone number listed in the Leisure World Telephone book, please see the GRF NEWS Office.



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