

# **MUTUAL EIGHT**

**BOARD OF DIRECTORS  
MONTHLY REPORTS FOR**

**FEBRUARY 2019**

**(See information attached.)**

Jeri Dolch, Secretary Report

February 25, 2019

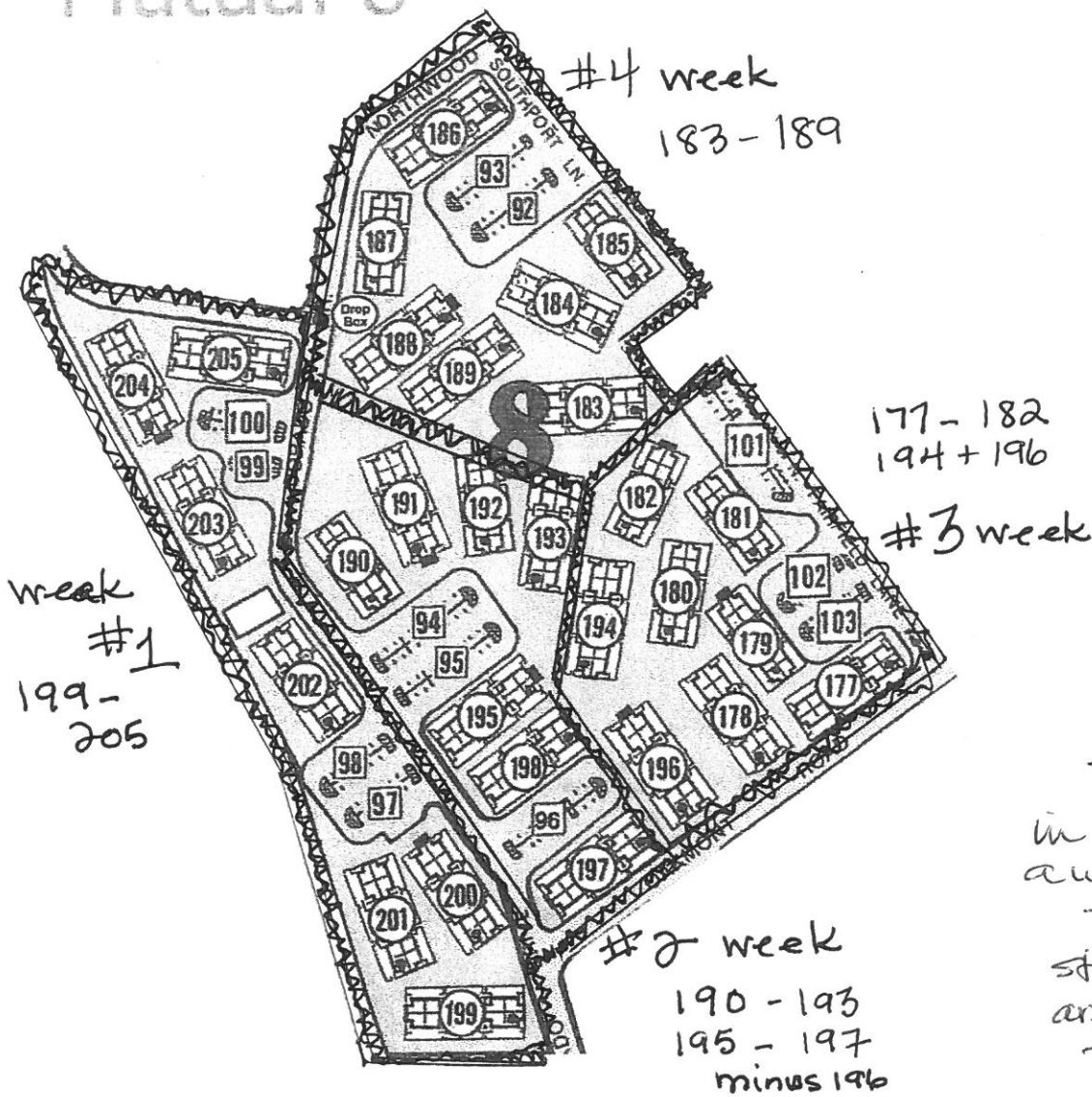
We have made great progress with the vacancy report. Some shareholders are going to move into their unit and others have started the process to sell their stock. Long Term vacancies are not beneficial for everyone. When the inspections were done we found many issues that needed addressed such as bugs throughout, rat droppings, leaks, lights needing repaired, electrical problems, chirping batteries to name some. It so important to do inspections so that any issues needing addressed can be.

The HOTLINE IS WORKING. 562-804-5503 We have received lovely notes and calls from our shareholders thanking us for the hotline. Since our last board meeting we have had well over 90 calls. When you call leave your name, unit number and description or what your problem is Also leave a phone number you can be reach. Most importantly leave key permission for maintenance to come in to make needed repairs if you are not home. If you feel you must be there when they come be sure to let us know than and remember it may take longer to get to you as they will need to make an appointment time with you that works for everyone. *Calling maintenance directly will only delay time as they will wait to get the request from me through the hotline.* Of course always call maintenance for a plumbing emergency or electrical i.e. hot wires exposed or crackling sounds. After 5 each day and on Weekends call security for any emergencies but remember there is only one maintenance person available during this time for the entire Leisure World community so if it can wait till Monday just leave message on hotline and it will get forwarded to maintenance for them receive Monday morning.



# Mutual 8 Map

## Mutual 8



Two gardeners in Mutual 8 days a week.

They have to stay in assigned areas that week.

Thank you.  
Thompson

# Town Hall Meeting

## Mutual Eight

Saturday, March 16, 2019

Clubhouse 3 room #1

1-3PM.

## Restatement By Laws Proposal

Attorneys will be attending. Full Board attending. Can seat 100 people.

Please bring snacks, drinks and goodies.  
Anybody going to bring green snacks for St.  
Patrick's Day?

Presidents Report  
February 2019

Short Month created a lot of news:

1. A years worth of rain was recorded in three months! December through February had about 12 inches of rainfall or what we normally receive in 3/4 of our rainfall year. GRF and Bright View cleaned most of our drains, so we survived the big rains with minor flooding. Wonderful shareholders went outside and raked leaves off many drain covers and the drains on El Dorado and Oakmont to keep water flowing out of here. Thank you so much to all. Since we have many smaller drains that have been added in 50 years, please call the hotline and let us know if a drain is plugged up 562-804-5503, HOTLINE

2. A long time volunteer has resigned from the Board of Directors. Ruth Berg submitted her resignation in late February. She has served almost ten years in many positions on the Board and her experiences have been invaluable for new BOD members. Best to you Ruth and thank you again.

3. The Board nominated and approved a new Board member, Sandy Weisenstein, who has been a volunteer for the Mutual for the past 3 years. She has served on the Emergency Services committee, various task analysis groups for the President and has been a volunteer with the Lakewood Sheriffs Department for the last twenty years. She comes with a lot of skills and volunteer background in helping citizens. Please welcome her as the new Vice President, replacing Ruth Berg.

4. We are placing bulletins, news and information on the Mutual 8 website, main page. Please go to lwsb.com, click on the black bar labeled Mutuals and scroll down to Mutual 8. Click on MU08 for access to our main page. Our electronic bulletin board is changed weekly so we want you to start reading it a few times a month. There is no password anymore. Our current by-laws, tree inventory and minutes for meetings going way back are all on this website. All our policies are listed also.

5. Mr. Park announced to me in February that he would not run again in our upcoming election for Board of Directors. Mr. Park wanted to help the Mutual and ran for Board position. He won and served as Secretary and then as Treasurer/CFO this last year.

His simple motivation was to give back to the Mutual. He did so for two years and has said he will not run for office in 2019. His contributions are many. He helped us transition to investments in Certificates of Deposit with US Bank Wealth Management program. He continually created spreadsheets so shareholders could understand our financials. He will be missed as a CFO and as a solid decision maker. He did the work. We thank him for two years of service. He had special help from a volunteer, Colette Greenwood, in Finance.

6. Are you ready to serve your Mutual shareholders for a few mornings per week? Are you a person who is willing to care about strangers by "keeping the ship afloat?" Do you want to help our Mutual Eight Corporation continue to provide housing? Then please follow Mr. KC Park, Mrs. Weisenstein, Mrs. Greenwood and Mrs. Berg's example. Our shareholders are good with the rules, given a nod in the right direction.

7. Board member applications are now open, and the required forms are in Stock Transfer Office. Please volunteer and ask any Director about what we do and the rewards of being a Mutual 8 volunteer. There are many positives.

8. Please move your cars on the night of street cleaning on GRF streets, Oakmont, El Dorado, Northwood, Southport Lane and Fairfield Lane.

The nights are fourth Wednesdays:

March 27

April 24

May 22

June 26

Carport cleaning is on the third Wednesdays of the month. Carports being cleaned of debris is very important.

9. If you need special help in your garden, your plants are too large and need to be removed, you have many plants in pots and are overwhelmed, please contact the Brightview gardeners who want to work on Saturdays for extra income.

They are Brian Barrera 949-456-5379 and Tony Diaz 949-244-1542.

Your daily gardeners are Marty and Randy. They are here five days a week and have assigned areas where they work. Please see the chart in this packet and the chart in the Laundry Rooms. Randy and Marty cannot leave their week assignments and go to other sections of the Mutual. They have to focus on 7-8 buildings in five days where they are assigned. This is the only way everyone can be treated equally. They are required by state law to take two breaks and a lunch break. It is a challenge to treat each apartment equally. They always appreciate water and snacks as garden workers. Let's show them how gardeners should be treated with respect and appreciation. Their focus these winter months is trimming trees and shrubs off the gutters, walls, the ground and rooflines. They have to trim from the ground up for all plants. We do not need to provide rats, rabbits and coyotes hiding places. They have to trim tree branches under 20 feet, trim shrubs, clear drains, and clean out personal gardens from debris, leaves and trash. You would be surprised what ends up in personal gardens that are overgrown. We have more open spaces than some Mutuals, more plaza open areas. We do have 26 acres of lawn, turf and everything in between. Our buildings are arranged in non-linear rows. We also have over 380 trees. We have major pathways for walkers, dog walkers and bicycles because of our sidewalks on El Dorado and the wall areas from RV Park to Nassau. Many people walk through our area.

We have one of the few dedicated parks in Leisure World, Brunsting Park on El Dorado. Twenty people a day use that nice park to sit and do exercises. All this is part of the work of two gardeners every day. Park maintenance is done on the week that is not five days.

The 'mowing crews' are here on Thursdays and Friday mornings every other week until Springtime, growing season. Please move your golf carts on a Thursday so that mowers can have a straight shot at lawn/turf mowing. Bright View just bought two smaller mowers that the staff can ride and mow. This will help with all our turf challenges.

10. Town Hall meeting on By Law Restatements will be held on:

**March 16, Clubhouse 3 room #1. 1-3PM.** Attorneys will be attending. Seating for 100. Please bring light snacks, drinks and whatever you want. We will introduce the proposed By Laws revisions, the first comprehensive modernization in 56 years. Day before St. Patricks' Day. I am bringing green French onion dip for my chips!!

We have also scheduled workshops and Board meetings in Clubhouse 3 Room 5 for 3/11/19 11-12P, open session on Restatements, 4/8 9:30-11A Finance, Restatements, 4/29 9:30-11A Finance, Restatements, 5/6 1PM-3: 30 Reserve Study, Finance and 5/20 9-11A for new financial reporting requirements, By Law Restatements and Finance Workshops. Stay tuned.

11. Need an extra carport space? Want to rent your empty carport space? Sandy Weisenstein, new Board of Director, is coordinating rentals and requests for our Mutual. This has not happened for a long time. You may call the Hotline, leave a message for Sandy and she will slowly start to build lists of who wants another car space and who wants to rent the one assigned to them. It will take awhile to start. There are forms, signatures, etc. that Sandy will help shareholders complete and turn into Stock Transfer.

**See you on Saturday March 16 at CH3 room 1 for a By Law workshop. Bring small treats and light snacks, drinks. Thanks for being a great Mutual.  
Camille Thompson, President.**

## **MUTUAL OPERATIONS**

### **PHYSICAL PROPERTY**

#### **Garden Areas, Trees, Shrubs – Mutual Eight**

Shareholders are responsible for the care of their planting area, including watering, pest control, weeding and fertilizing. The Mutual's contract gardeners will trim bushes, rake, and cultivate routinely. Rose bushes and other large bushes will be pruned and trimmed annually, usually in January or as needed. Spraying or tending flowers and other plants are not standard services.

Plants that climb must be confined to a trellis which is anchored in the ground or a suitable pot and is self supporting. Plants that are allowed to grow outside of the designated 36-inch garden area or come into contact with the building may be cut back by the Mutual's gardeners.

When making repairs or painting the buildings, shrubs, vines, trees, and other growth will be cut, trimmed, or removed as necessary so as not to interfere with repairs or painting.

Garden areas which are neglected or allowed to fall into disrepair may be taken over by the Mutual Eight Board of Directors.

#### **Drought-Tolerant Landscaping:**

The Mutual Board may designate areas, including all or parts of a shareholder's 36-inch garden area, for drought-tolerant planting, including artificial turf. These designated areas will always remain under the care and control of the Mutual Board and may be removed by the Mutual Board at its own discretion.

Any shareholder who wishes to change their yard to drought-tolerant landscaping must submit a written plan to the Mutual Board for approval, sign a letter of understanding that the shareholder will be responsible for all costs to install and maintain the planned landscaping, and agree to remove the landscaping and replace the area with sod at the shareholder's expense if said landscaping is not properly maintained at all times. The Mutual Board retains ultimate control of the subject area for the benefit and enjoyment of all Mutual 8 Shareholders in accordance with the terms of a letter of understanding.

Patio or lawn furniture (chairs, tables, lounges, etc.) may not be left on the lawn or in the garden area overnight except when the shareholder has received Mutual Board

(Jul 15)



**MUTUAL OPERATIONS****PHYSICAL PROPERTY****Garden Areas, Trees, Shrubs – Mutual Eight**

approval and has executed and delivered an Addendum to the Occupancy Agreement for that specific designated area.

The allowable garden area for all apartments is 36 inches beyond the original apartment building foundation (20" inside the building's fascia board).

**Existing Gardens:**

Shares purchased/transferred before January 22, 2007, with existing garden areas beyond the approved 36 inches are hereby permitted to keep those garden areas, subject to Mutual Eight's Encroachment Policy 7406, including but not limited to Paragraph 4 thereof.

Shares which were purchased/transferred on or since January 22, 2007, having garden areas exceeding 36 inches beyond the original building foundation are subject to Mutual Eight's Encroachment Policy 7406, including but not limited to Paragraph 4 thereof.

**MUTUAL ADOPTION****AMENDMENT**

Eight: 06-24-91

09-25-01, 7-27-15

# Mutual Administration Director's Report

February 2019

## Election time is here!

If you wish to run for a Director's position on the Mutual Board and be included on the ballot for your Mutual election, please see the staff in the Stock Transfer Office in the Administration Building on the first floor for a candidate's application form.

Please see the 2019 GRF & Mutual Election and Annual Meeting Schedule.

### To Be a Volunteer:

Generosity - A willingness to give your time to others.

Compassion - To truly care about making someone else's life better

Dedication - To stick with the project and see it through.

Nobody can do everything, everyone can do something!

