

# **MUTUAL EIGHT**

**BOARD OF DIRECTORS  
MONTHLY REPORTS FOR**

**MARCH 2019**

**(See information attached.)**

President's Report  
March 2019

1. Congratulations to the seventy people who attended the Restatement By Laws Workshop on Saturday, March 16th from 1-3PM. The attorneys were there and answered questions after a presentation. I think there were over 18 written questions and then open mike questions followed. The discussions were thoughtful and not illogical or heated. We all did a good job.

Actually, the attorneys pointed out that our current by laws are written as if we were a non-profit or a non profit basis when we have been all along a profit general C corporation since 1963. Our taxes have been filed with the Federal government as a profit general C Corporation. We have outdated and not legal by laws. The new ones are legal and current. We really don't have a choice but to adopt the new By Laws we call Restatement. The old ones are obsolete and taking us in the wrong direction. Our mailings and vote occur after

April 28th when our ballots are to be sent by Accurate Voting Services to each of us shareholders. We know the drill. Just follow directions about how to vote. Please cast your ballot. We did change Article 2, Section 6 (a) and (b) by allowing families to have 180 days to make decisions on a unit when a shareholder passes away. It was 60 days.

We need 51% of the vote of the shareholders to pass the new By Laws. That is 175 votes. Each shareholder counts. I know we can accomplish this.

Please review the new By Laws that are coming in the mail after April 28th and vote.

2. Roofing Replacements are coming to Mutual 8. We plan on starting later this summer with Roofing Standards. The buildings that were selected for the first bids were 179 +Laundry Room, 188 plus Laundry Room, 201 plus Laundry Room and 204 plus Laundry Room. There were buildings with more leaks than the ones listed above in last winter. I can see that some adjustments may be made for the first four buildings. We will reroof all the buildings with brackets from the Solar equipment first but if they have no leaks this year, they may be moved to year #2.

The price to reroof went from \$85,000.00 to \$105, 000.00 per building in one year. Materials have skyrocketed this year. We start anyway. We have a great boardmember, Mike Banfield, to guide this process along with Physical Property Inspector, Robert Swordes. Let's get started after July 1, 2019. You will have weeks of notice if your building is being reroofed.

3. You may have noticed new reporting requirements in our minutes and Board motions. We now have to report any transactions above \$10,000.00 including bank transfers, investments, expenses, reclassifications of funds, etc. This is a new state law.

It is more work for the volunteer board and staff, but is the law. Personally, I like it because it leaves a record of voting the money somewhere. This law is a result of Homeowners Associations and Boards of Directors committing fraud with shareholders monies. This law is designed to stop those activities. You might say, 'Never here is Leisure World,' but I say it is good to document what we are doing with shareholder funds we pay each month. And we need to have those activities published for all to see.

4. Please note our meeting place for the Board of Directors has changed again. Back to the old room 'A' upstairs in the Admin building. This is back to where we started! The elevator works again and we are upstairs.

5. Most Important meetings for next few months:

\*Monday, April 22, 2019, at 9AM Regular Board of Directors Meeting, Admin Building upstairs . room A

\*Monday, May 6 th, at 1-4 PM, Special Meeting and workshop at CH3 room #5 about the Reserve Study potential redo. This meeting is at 1PM PLEASE NOTE.

The Reserves Study needs an update for inflation and accuracy. All are welcome to this update for our future.

\*Tuesday, May 28th, 2019 Annual Meeting- 10AM. Votes will be counted for By Law Restatement and Directors elections. Lunch will be served at 11:15 AM for all shareholders who attend. Clubhouse 4, main room.

Promise to vote.

The smaller meetings for By Laws and Finance questions are on Monday, April 8th, Monday April 29, Monday May 6th and maybe Monday May 20th- all in CH3 room 5

6. Daily gardener, Marty, the tall one, wants to work on weekends planting and working in your gardens more than the contract allows. You can call him and make special arrangements for Saturdays or Sundays work. His number is **714-574-7643**. He is like the others gardeners; they lost a lot of days to rain and needs to work harder now after the rains.

7. Hotline continues to be a success. Please put the number in your speed dial or in your smartphone.

562-804-5503

Jerry Dolch, Secretary, is much better than I am with the hotline referrals. All Board members will be trained on how to manage the Hotline by early next year. The service requests get to the right people that day or night. We are still running about 60-90 calls a month and it is so much smoother and quicker for shareholders than waiting for 'someone to come to work' and pick up a phone and answer your service request. You can call anytime, 24 hours a day. Ants, termites, lawns, minor drips, broken latches, broken drawers, all are hotline requests.

Please call the hotline and not Directors for service. We will just tell you to call Hotline. When you see a Director out in the Mutual, say hello, tell them your problem but you still have to call the hotline. We are now tracking service calls and who pays for it within the monthly cycle. If no one comes and fixes your request within a week, call the HOTLINE back and leave your name, #, building and unit again with the problem. Tell us that this is your second call. Service Maintenance has been repairing items much quicker. The Hotline helps because these orders are placed from 5AM- all day long. Service Maintenance receives your exact message by turning it into an email. If you say KEY PERMISSION ALLOWED then you will have a quicker service request. Making appointments creates weeks of wait as you know. You can say I have a dog or little cat in your Hotline request and it will get to service techs.

Good Job Mutual Eight. Lots of cars were not parked on El Dorado, Northwood, Oakmont on Wednesday night for cleaning early Thursday AM. Nassau, Fairfield and Southport not so good!

I have already been buzzed by a mosquito on March 27th so watch out this year for standing water, gutter water, plant containers, etc.

Please call the number on the Website main page for Orange County Vector Control for mosquitos. (714) 971-2421 or (949) 654-2421. They come out and check for mosquitos right away. If your neighbor ignores your request to empty standing water or can't empty standing water, call the Hotline to complain confidentially and then call Orange County Vector Control. Some people have too many potted plants and are in trouble with standing water.

Call Hotline (562-004-5503) if you want to rent out your carport space for money or you want to rent an extra carport space for yourself.

Have I covered it all for 348 apartments, 12 carports and 16 laundry rooms and 500 people in Mutual 8?

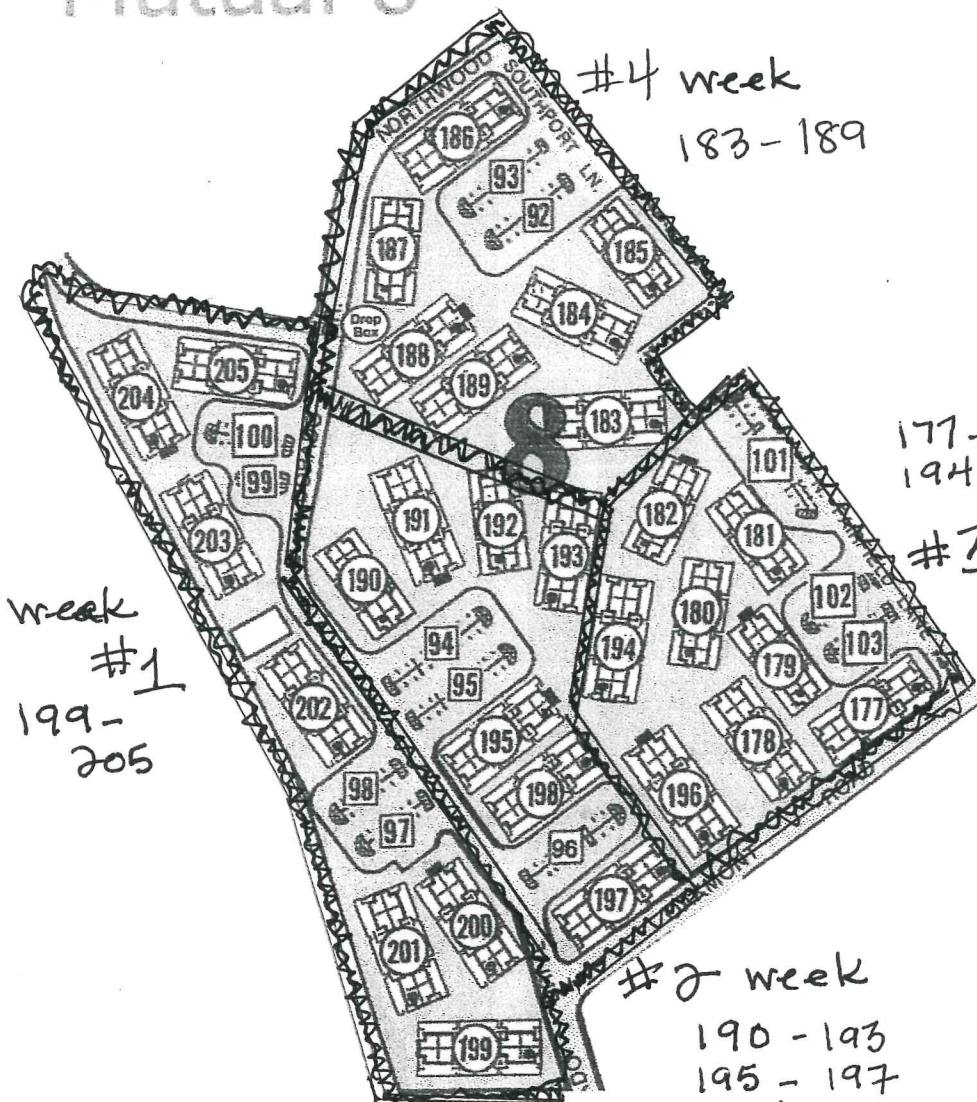
Let me know!

Thank you again,  
Camille Thompson  
President, MU08.



# Mutual 8 Map

## Mutual 8



week  
#1  
199-  
205

#4 week  
183-189

177-182  
194+196  
#3 week

#2 week  
190-193  
195-197  
minus 196

Bright View  
Personal Gardens  
Schedule:

Two gardeners  
in Mutual 5 days  
a week.

They have to  
stay in assigned  
areas that week.

Thank you.  
Thompson