

A G E N D A
REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL EIGHT
December 29, 2022

Open Forum begins at 9:15 a.m. – Meeting begins at 9:30 a.m.
Administration Building, Conference Room A and via Zoom Video/
Conference Call

TO ATTEND: The Shareholder will be provided with instructions on how to access the call via telephone or via video upon the Shareholder contacting GRF Mutual Administration at mutualsecretaries@lwsb.com or (562)431-6586 ext. 313 and requesting the call-in or log-in information.

TO MAKE COMMENTS DURING MEETING: In order to make a comment during the open Shareholder forum, the Shareholder must submit their name, Unit number, and telephone number, via e-mail at mutualsecretaries@lwsb.com, by no later than 3:30 p.m., on 12/28/2022, the business day before the date of the meeting. If you do not have access to an email, please call (562)431-6586 ext. 313 and let us know that you wish to make a comment during the open shareholder forum.

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

Ms. Thompson, GRF Representative
Mr. Hough, Building Inspector
Ms. Barua, Portfolio Specialist
Ms. Duarte, Assistant Portfolio Specialist
4. APPROVAL OF MINUTES
 - a. **Regular Meeting Minutes of November 28, 2022**
5. BUILDING INSPECTOR’S REPORT Mr. Hough
Permit Activity; Escrow Activity; Contracts & Projects; Shareholder and Mutual Requests (pp.3-5)
6. GRF REPRESENTATIVE Ms. Thompson
7. CONSENT CALENDAR
 - a. Discuss and vote to approve authorization of transfers of funds for Mutual Eight (p.6)
8. **NEW BUSINESS**
 - a. Discuss and vote to approve Mutual Monthly Finances (p.7)
 - b. Discuss and vote to ratify amending Rules and Regulations Section 2.16 – Plumbing (pp.8-10)
 - c. Discuss and vote to ratify amending Rules and Regulations Section 2.9 – Washers and Dryers in Unit (pp.11-12)
 - d. Discuss Financial Statement Recap (p.13)

STAFF BREAK BY 11:00 a.m.

9. SECRETARY / CORRESPONDENCE Ms. Youngs
10. CHIEF FINANCIAL OFFICER'S REPORT Ms. Weisenstein
11. VICE PRESIDENT REPORT Mr. Banfield
12. PRESIDENT REPORT Ms. Dolch
13. PORTFOLIO SPECIALIST REPORT Ms. Barua
14. ANNOUNCEMENTS
 - a. **NEXT MEETING: Monday, January 23, 2023, at 9:15 a.m. Open Session, 9:30 a.m. Location: Administration Building, Conference Room A and via Zoom Video/ Conference Call**
15. COMMITTEE REPORTS
16. DIRECTORS' COMMENTS
17. SHAREHOLDERS' COMMENTS (2-3 minutes)
18. ADJOURNMENT
19. EXECUTIVE SESSION

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

MUTUAL EIGHT EMAIL BLAST

If you would like to keep up with the Mutual Eight current information and events, please submit your email address to President Dolch. To be included in the Mutual Eight email blast, please email President Dolch at the email address provided with a subject line referencing your unit number:

m8emails@gmail.com

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: **EIGHT**

INSPECTOR: **Danny Hough**

MUTUAL BOARD MEETING DATE:

October, 2022

PERMIT ACTIVITY							
UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	PERMIT ISSUE	COMP. DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR / COMMENTS
178A	Flooring	GRF	10/27/22	12/30/22		Final 11/17/22	Kary's carpet
1778K	Shower cut down	GRF	10/27/22	02/11/23			Nukote
181J	Carpport cabinet	GRF	11/22/22	12/31/22		Final 12/14/22	MJ Jurado
183G	Remodel	Both	04/18/22	10/30/22	no	Insulation 6/28/22, Framing, Rough wiring, HVCA wiring, rough plumbing 6/24/22, Sheer Pa	JC Kress
183J	Carpport cabinet	GRF	12/05/22	12/31/23		Final 12/15/22	MJ Jurado
184E	windows/sliders/ electrical/walls	Both	12/06/22	03/31/23			berkqvist
185F	Remodel	Both	09/06/22	03/18/23		Plumbing 12/13/22	BYDC INC.
186I	Flooring	GRF	12/05/22	02/01/23			Michael's Carpet
187H	Ceiling fan/ bath light + switch	Both	10/03/22	10/31/22		Final 11/23/22	Ogan Construction
188E	Heat Pump	GRF	09/15/22	01/11/23			Greenwood
188H	Carpport cabinet	GRF	11/03/22	11/20/22		Final 11/15/22	MJ Jurado
189E	Flooring	GRF	10/21/22	12/30/22		Final 11/18/22	Kary's Carpet
189E	Counter remodel	GRF	10/25/22	12/30/22		Final 11/29/22	JC Kress
190H	Flooring	GRF	08/30/22	09/30/22			Kary's Carpet
191B	shower remodel	Both	08/30/22	12/01/22		Rough Plumbing 10/28/22, Shower pan 10/31/22, Final 11/11/22	Reborn
191C	Flooring	GRF	11/22/22	12/30/22		Final 12/09/22	Kary's carpet
191E	Shower remodel	GRF	11/07/22	03/03/22			bergkvist
193L	Heat pump	Both	11/15/22	03/01/22			Greenwood
192E	Flooring, skylight, bathroom remodel	Both	11/23/22	12/23/22			Marco Plumbing
195J	Washer/dryer kitchen remodel	Both	10/27/22	02/28/23		Plumbing, electrical 12/1/22, Final 12/16/22	mp construction
195J	Carpport cabinet	GRF	10/31/22	11/30/22		Final 11/14/22	MJ Jurado
196B	Door/ pony wall/stucco	Both	11/10/22	12/30/22		Framing 12/5/22, Lath 12/6/22	Vickers
197E	Heat pump	Both	09/28/22	01/17/23		Final 12/16/22	Greenwood
197I	Carpport cabinet	GRF	11/15/22	12/15/22		Final 12/8/22	MJ Jurado
198I	Patio wall	GRF	10/27/22	12/31/22		Final 12/5/22	Vickers
198I	Windows	GRF	10/27/22	12/31/22		Framing 12/5/22, lath 12/6/22	Vickers
200K	Heat pump	Both	09/09/22	12/28/22	no	Final 11/10/22	Greenwood
203D	Tub cut down	GRF	08/19/22	11/17/22		Final 11/15/22	NuKote
203D	Flooring	GRF	11/15/22	12/31/22		Final 12/9/22	B&B Carpet
204A	Patio	GRF	11/26/22	02/01/23		Final 11/22/22	MJ Jurado
204B	Bathroom remodel	Both	11/08/22	12/31/22			Konrad Konstruktion
204G	Patio tiles	GRF	10/21/22	11/14/22	yes	Final 11/30/22	J&J landscape
204K	Patio floor	GRF	10/31/22	12/31/22		Final 11/17/22	MJ Jurado
204K	Flooring	GRF	10/31/22	12/30/22		Final 11/17/22	Kary's Carpet
205D	Flooring	GRF	11/17/22	12/01/22		Final 12/6/22	Kang's Construction
205J	Heat pump	Both	09/23/22	11/13/22		Final 12/6/22	Greenwood

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: **EIGHT**

INSPECTOR: **Danny Hough**

MUTUAL BOARD MEETING DATE: **October, 2022**

ESCROW ACTIVITY

UNIT #	NMI	PLI	NBO	FI	FCOEI	ROF	DOCUMENTS/COMMENTS
178C		07/12/22					
178D		10/24/22	12/05/22	12/05/22			
178F		08/03/22	09/20/22	10/14/22		12/13/22	
183B		06/14/22	07/19/22	07/26/22		10/03/22	
183J		06/28/22	10/24/22	10/31/22	11/10/22	12/08/22	
185L		04/29/22	07/26/22	08/22/22			
187G		05/05/22	08/08/22	08/10/22		10/12/22	
188H		09/19/22	10/11/22	10/18/22		11/21/22	
189D		10/13/22					
189E		07/20/22	10/06/22	10/06/22		11/08/22	
192E		09/02/22	10/20/22	10/24/22		11/21/22	
195B		05/09/22	09/09/22	09/12/22			
195J		08/22/22	10/11/22			11/08/22	
200B		09/14/22					
200K		04/26/22	08/01/22	08/08/22			
202L		04/18/22	08/01/22	08/08/22	08/12/22		
204C		07/28/22	08/16/22	08/25/22			
204K		07/28/22	10/13/22			11/08/22	
205C		04/14/22	05/18/22	05/20/22	06/06/22		

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

CONTRACTOR	PROJECT
J & J Landscaping	September 16, 2019 to September 15, 2022
So Cal Fire Protection	laundry room fire extinguishers - yearly
Empire Pipe and Supply	sewer cleaning - yearly
Fenn	Pest control May 31, 2021 to May 31, 2023
Fenn	Bait station -july 1,2020 to june 30, 2023
National Coin Washer & Service, Inc.	laundry services + 29 washers and 29 dryers July 1, 2019 - June 30, 2024

Shareholder Visits and Mutual Requests

195J Paint 4x4	
189E Garbage disposal	
193L lent in the attic	
204K garbage disposal	
199C Cabinet	
189E Garbage disposal	
189E Heat pump	
193B Gutter	
204C drawer craked, refigerator, lights bathroom, garbage disposal	
183C skylight shaft	

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: **EIGHT**

INSPECTOR: **Danny Hough**

MUTUAL BOARD MEETING DATE: **October, 2022**

178F French door	
189K skylight	
194B skylight	
192C Water damage	
185L Electrical problem / breaker	
203D toilet tank loose	
178F french door	
191C Cap on galvanized pipe	
189E Dishwasher replacement	
204D Foul Smell/ asphalt tar?	
198I pony wall	
189A Skylight	
204K wall clean out den	
191C dishwasher cap on galvanized pipe	
192E No permit	
178F French door	
199J flooring/ cabinets	
199C Flooring/ Cabinet	
190C leaking angle stop	
193L Dryer vent in attic clean out	
199J Remove people from doing work w/o permit	
185F check on work done	
184H Kitchen cabinet drawers	
199C flooring/ cabinets	
192E contractor trash in shareholdersbins	
199J Spoiled food	
194B Skylight	
199J Cabinets	
178D Roof leak /saw cut	
185F move side walk lamp	
194B Skylight	
178D water leak	
205J sign yellow page	
199J written consent	
194L Skylight	
178D Roof leak /saw cut	
194L water heater turned up	
199J security / key	
194L Contractor list	
199J Plumbing/ contractor	
178D Painter	
178F work needed to be done	

Mutual Corporation No. Eight

MEMO

TO: MUTUAL EIGHT BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO AUTHORIZE TRANSFERS OF FUNDS FOR
MUTUAL EIGHT (CONSENT CALENDAR, ITEM A)
DATE: DECEMBER 29, 2022
CC: MUTUAL FILE

I move that the Mutual Eight Board authorizes the following transfers of funds per detailed and dated resolutions.

<i>Transfer/ Invoice Date</i>	<i>Amount</i>	<i>Originating/Destination Accounts or Payee</i>
11/17/2022	\$14,176.00	Invoice# multiple Check# 11743 Payor: J & J Landscaping
11/17/2022	\$371,323.16	Invoice# multiple Check#11733 Payee: Orange County Tax Collector
11/21/2022	\$35,040.67	Transfer from US Bank Checking to US Bank Restricted Money Mkt.
11/23/2022	\$11,000.00	Invoice# Sale of 192E Check#042747 Payor: Castlehead, Inc. Escrows
12/05/2022	\$161,477.79	Transfer from ACH – Direct Debit from multiple shareholders to US Bank Checking
12/05/2022	\$78,536.18	Transfer from US Bank Checking to GRF – US Bank Checking
12/06/2022	\$65,613.09	Transfer from US Bank Checking to US Bank Impound (Property Taxes)

Mutual Corporation No. Eight

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE MUTUAL MONTHLY FINANCES (NEW BUSINESS, ITEM A)
DATE: DECEMBER 29, 2022
CC: MUTUAL FILE

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 November 2022.

Mutual Corporation No. Eight

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO RATIFY AMENDING RULES AND REGULATIONS
SECTION 2.16 – PLUMBING (NEW BUSINESS, ITEM B)
DATE: DECEMBER 29, 2022
CC: MUTUAL FILE

I move to ratify proposed rule change by amending Section 2.16 – Plumbing of the Rule and Regulations; the 28-day posting requirement has been met.

SEAL BEACH MUTUAL NO. EIGHT

Rules and Regulations

be allowed on the exterior finish. Cement fiber trim and hard panel siding are standard. However, composites may be reviewed by the Mutual Board for approval. The only wood to remain for an exterior remodel is the original roof overhang that includes vent blocks, rafters, fascia, and plywood. If these are damaged or repaired by the contractor, the contractor shall replace wood to match existing and paint to match. Wood must be primed and painted with the approved paint. The Mutual will maintain the maintenance responsibility for the exterior wood members upon completion and approval of the work.

2.15. Section 2.15 – Drywall.

All drywall at common walls, ceilings, skylight shafts shall be type x 5/8.

2.16. Section 2.16 – Plumbing.

~~The Shareholder shall ensure that if any work is to be done on exposed original plumbing, (water/sewer) that the plumbing shall be changed to either copper type L with sweat or ProPress fittings, or ABS DWV with no hub connections. Remodels that involve the removal/replacement of cabinets and/or shower unit shall have a brass ball valve main shut off installed for the cold water entering the unit in such a way as to isolate the unit's supply plumbing from the adjoining units. This isolation vale must be accessible from the water heater access panel. From this location, all cold and hot water systems shall be in copper type L and be directed to the kitchen and bathrooms fixtures. Vertical fixture drops will be installed as to eliminate back-to-back shared supplies and approve ¼ turn angle stops and stainless braided connectors will be used. Toilet supply lines shall have metal nuts. Shower valve replacements will have integral stops in the valve body.~~

~~All valves shall be easily accessible. The shut off valve for the hot water shall be at the cold water supply to the water heater and easily accessible through a panel. From this location new type L copper pipe will be installed to fixtures. The water heater shall be easily accessible for service and will not require the removal of cabinetry or major appliances with the exception of a roll-out refrigerator in order to access the heater and have a drip pan, earthquake-strap, and dual-sensor water alarm installed by the contractor.~~

2.16a When remodeling their unit, the Shareholder shall ensure that all work done on existing original plumbing (water/sewer) shall be either type L copper with sweat fittings (no Pro-Press or Pex), or ABS DWV with no hub connectors to existing cast iron.

2.16b Major remodels that expose original plumbing and involve the

(DEC 22)

SEAL BEACH MUTUAL NO. EIGHT

Rules and Regulations

removal/ replacement of kitchen / bath cabinets and/or shower units will require the installation of a brass ball valve on the cold-water supply entering the unit in such a way as to isolate the units supply plumbing from the adjoining units. This isolation valve shall be easily accessible from the water heater access panel. From this location all hot and cold systems shall be in type L copper and directed to the kitchen and/or bath fixtures.

- 2.16c On minor remodels where kitchen /bath cabinets or shower is replaced, vertical copper supply drops will be installed as to eliminate back to back shared supplies and approved ¼ turn angle stops and stainless braided supplies will be used. These drops will be connected to the original plumbing in the crawlspace by means of an approved dielectric connection method; either a dielectric union or a min. 6” brass nipple between copper and galvanized.
- 2.16d Toilet supply lines and bidet fixtures shall have metal fittings and connecting nuts.
- 2.16e New shower/ bath valves shall have integral stops in the valve body.
- 2.16f All valves shall be easily accessible through an access panel.
- 2.16g The water heater must remain easy accessible for service and cannot require the removal of cabinetry or major appliances to access. The exception is a roll out refrigerator. Water heater to have a drip pan, earthquake strap, and flow- stop valve sensor. (see sects. 2.16.1.1 and 17.1.1) to be installed by the contractor.

2.16.1. Flood Prevention

The installation of flood control devices is required when remodeling or installing non-standard fixtures. Installation costs and maintenance are the responsibility of the shareholder.

2.16.1.1. At the time of a unit remodel requiring cooper repiping a flood control device and alarm (FLOW-STOP or equivalent) device shall be installed upstream of the cold water supply isolation valve and the sensor to be installed

(DEC 22)

Mutual Corporation No. Eight

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO RATIFY AMENDING RULES AND REGULATIONS
SECTION 2.9 – WASHERS AND DRYERS IN UNIT (NEW BUSINESS, ITEM C)
DATE: DECEMBER 29, 2022
CC: MUTUAL FILE

I move to ratify proposed rule change by amending Section 2.9 – Washers and Dryer in Unit of the Rule and Regulations; the 28-day posting requirement has been met.

SEAL BEACH MUTUAL NO. EIGHT**Rules and Regulations**

vent areas are thoroughly cleaned and free of lint for clear passage of air flow from machine to roof top areas. A sticker with the date of cleaning must be affixed to the cleanout cover every time a cleaning is performed by Service Maintenance or an outside vendor.

In addition, all washing machine hoses and fittings must be checked every two years for any leakage or hardening and/or cracking of the hoses. Moving the washer/dryer is not a requirement. If any of these conditions are found, the hoses are to be replaced with a follow-up by the GRF Building Inspector to verify completion. In all closes of escrow and changes of stock, all hoses must be inspected prior to closing. The maintenance fee for this work shall be borne by the Shareholder. Further, during the fire inspections conducted annually, or biannually, the GRF Building Inspector will compile a list of all units containing a washer and dryer.

New washers and dryer installations shall be submitted to the Physical Property Department with a plan describing the proposed connection to the sewer. All washers shall be installed with a battery powered water alarm behind the washing machine unit at the floor. Only braided metal supply hoses are allowed for the appliance. Dryer vents must go to the roof and have a clean out accessible within the Unit. All venting must be galvanized pipe with a short flex line used for the connection to the appliance. This ensures that the appliance may be pulled out and serviced without breaking the vent seal. The contractor may cut a hole for the vent from within the attic but may not have access to the roof of the Mutual building. The contractor must then contact the Mutual roofer to have it flashed with the approved damper cap. An insulation inspection must occur to verify the presence of the soundproofing before the GRF Building Inspector will sign off on the project. The Shareholder and/or Qualifying Resident assumes full responsibility for any damage incurred as a result of the installation and/or use of a personal washer and/or dryer in their Unit.

2.9.1. On new installations, shut off valves shall be installed in an approved wall box and shall be readily accessible WITHOUT HAVING TO MOVE THE APPLIANCE. This can be achieved by use of an access panel or through an adjacent closet. The same goes for the vent cleanout outlet.

Flo-Stop devices are to be attached to the shutoff valves per sec. 2.16.1.2. Supply hoses are to be stainless braided.

2.10. Section 2.10 – Walk-In Therapeutic/Jacuzzi-Type Bathtubs.

(DEC 22)

P.O. Box 2069
Seal Beach CA 90740

Nov Actual	Nov Budget		2022 Y-T-D Actual	2022 Y-T-D Budget
99,734	99,733	Carrying Charges	1,097,073	1,097,063
42,414	42,414	Reserve Funding	466,550	466,554
142,148	142,147	Total Regular Assessments	1,563,623	1,563,617
334	334	Service Income	3,392	3,674
1,025	223	Financial Income	8,171	2,453
10,518	3,056	Other Income	51,907	33,616
11,877	3,613	Total Other Income	63,469	39,743
154,024	145,760	Total Mutual Income	1,627,092	1,603,360
59,866	59,866	GRF Trust Maintenance Fee	647,018	658,526
10,946	11,031	Utilities	126,138	121,341
195	1,291	Professional Fees	8,944	14,201
17,613	21,079	Outside Services	223,177	231,869
5,623	10,078	Taxes & Insurance	126,293	110,858
42,414	42,414	Contributions to Reserves	466,550	466,554
136,657	145,759	Total Expenses Before Off-Budget	1,598,120	1,603,349
17,367	1	Excess Inc/(Exp) Before Off-Budget	28,972	11
9,029	0	Depreciation Expense	85,177	0
8,338	1	Excess Inc/(Exp) After Off-Budget	(56,204)	11
		Restricted Reserves		
1,679	0	Appliance Reserve Equity	14,259	0
0	0	Painting Reserve	270,381	0
29,941	0	Roofing Reserve	76,429	0
540	0	Emergency Reserve Equity	255,509	0
(19,900)	0	Infrastructure Reserve	751,996	0
12,260	0	Total Restricted Reserves	1,368,574	0