

A G E N D A
REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL EIGHT
February 27, 2023

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 01/20/2022, 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, Senior Portfolio Specialist
Ms. Delia, Assistant Portfolio Specialist

4. ACCEPTING RESIGNATION AND APPOINTMENTS
 - a. Discuss and vote to accept resignation from Director as Secretary and Director (p. 4)
 - b. Discuss and vote to accept resignation from Director as CFO (p. 5)
 - c. Discuss and vote to appoint Director as Secretary (p. 6)
 - d. Discuss and vote to appoint new Director (p. 7)
 - e. Discuss and vote to appoint Director as CFO (p. 8)
5. APPROVAL OF MINUTES
 - a. **Regular Meeting Minutes of January 23, 2022**
6. BUILDING INSPECTOR'S REPORT Mr. Hough
Permit Activity; Escrow Activity; Contracts & Projects; Shareholder and Mutual Requests (pp. 9-12)
 - a. Discuss and vote to approve Roofing Standards Contract (pp. 13-17)
7. GRF REPRESENTATIVE Ms. Thompson
8. CONSENT CALENDAR
 - a. Discuss and vote to approve authorization of transfers of funds for Mutual Eight (p. 18)

9. **UNFINISHED Business**

- a. Discuss and vote to ratify amending Section 2.17 – Electrical (pp. 19-21)
- b. Discuss and vote to ratify amending Section 4.17 – Common Property Landscaping (pp. 22-23)
- c. Discuss and vote to ratify amending Section 5.23.1 – Vehicle Parking at unit (pp. 24-26)
- d. Discuss and vote to ratify amending Section 17.3.1 – Standard Major Appliance Maintenance / Replacement (pp. 27-29)
- e. Discuss and vote to ratify amending Section 17.5.1 – One – Year Warranty (pp. 30-31)
- f. Discuss and vote to approve GRF Lease Agreement for use of Trust Property, Lot E (p. 32)

10. **NEW BUSINESS**

- a. Discuss and vote to approve Mutual Monthly Finances (p. 33)
- b. Discuss and vote to amend Rules and Regulations by adding Section 2.38 – Solar Panel System and Form (pp. 34-38)
- c. Financial Statement Recap (p. 39)

STAFF BREAK BY 11:00 A.M.

- | | | |
|-----|----------------------------------|-----------------|
| 11. | SECRETARY / CORRESPONDENCE | Ms. Youngs |
| 12. | CHIEF FINANCIAL OFFICER'S REPORT | Ms. Weisenstein |
| 13. | VICE PRESIDENT REPORT | Mr. Banfield |
| 14. | PRESIDENT REPORT | Ms. Dolch |
| 15. | PORTFOLIO SPECIALIST REPORT | Ms. Barua |
| 16. | ANNOUNCEMENTS | |

- a. **NEXT MEETING: Monday, March 27, 2023, at 9:15 a.m. Open Session, 9:30 a.m. Location: Administration Building, Conference Room A and via Zoom Video/ Conference Call**

- | | |
|-----|--------------------------------------|
| 17. | COMMITTEE REPORTS |
| 18. | DIRECTORS' COMMENTS |
| 19. | SHAREHOLDERS' COMMENTS (2-3 minutes) |
| 20. | ADJOURNMENT |
| 21. | 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

Mutual Corporation No. Eight

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO ACCEPT RESIGNATION FROM DIRECTOR AS SECRETARY AND DIRECTOR (ACCEPTING RESIGNATION AND APPOINTMENTS, ITEM A)
DATE: FEBRUARY 27, 2023
CC: MUTUAL FILE

I move to respectfully accept the resignation of Dorene Youngs as Secretary and Director from the Mutual Eight Board of Directors.

Mutual Corporation No. Eight

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO ACCEPT RESIGNATION FROM DIRECTOR AS CFO
(ACCEPTING RESIGNATION AND APPOINTMENTS, ITEM B)
DATE: FEBRUARY 27, 2023
CC: MUTUAL FILE

I move to respectfully accept the resignation of Sandy Weisenstein as Chief Financial Officer from the Mutual Eight Board of Directors.

Mutual Corporation No. Eight

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPOINT DIRECTOR AS SECRETARY (ACCEPTING RESIGNATION AND APPOINTMENTS, ITEM C)
DATE: FEBRUARY 27, 2023
CC: MUTUAL FILE

I move to appoint Sandy Weisenstein as Secretary to the Mutual 8 Board of Directors, effective immediately, for the remaining 2022-2023 term in office.

Mutual Corporation No. Eight

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPOINT NEW DIRECTOR (ACCEPTING RESIGNATION AND APPOINTMENTS, ITEM D)
DATE: FEBRUARY 27, 2023
CC: MUTUAL FILE

I move to appoint Craig Jaunzemis as a Director to the Mutual 8 Board of Directors for the remaining 2022-2023 term in office.

Mutual Corporation No. Eight

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPOINT DIRECTOR AS CFO (ACCEPTING RESIGNATION AND APPOINTMENTS, ITEM E)
DATE: FEBRUARY 27, 2023
CC: MUTUAL FILE

I move to appoint Craig Jaunzemis as Chief Financial Officer to the Mutual 8 Board of Directors, effective immediately, for the remaining 2022-2023 term in office.

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: ☐ **EIGHT**

INSPECTOR: **Danny Hough**

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

PERMIT ACTIVITY							
UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	PERMIT ISSUE	COMP. DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR / COMMENTS
1778K	Shower cut down	GRF	10/27/22	02/11/23			Nukote
178C	Kitchen & bath Remodel	Both	02/06/23	11/01/23			Cal Custom Interiors
178C	Windows	GRF	02/13/23	03/13/23			mamuscia
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
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, footings 1/5/23	BYDC INC.
186I	Flooring	GRF	12/05/22	02/01/23			Michael's Carpet
188h	Barn door	GRF	01/18/23	04/20/23		Final 2/8/23	Los Al Builders
189K	Solar Panels	Both	02/13/23	03/13/23			Steadfast Home
190C	Flooring	GRF	01/06/23	02/28/23		Final 1/24/23	B&B Carpet
190H	Flooring	GRF	08/30/22	09/30/22			Kary's Carpet
191E	Shower remodel	GRF	11/07/22	03/03/22		Rough Plumbing, framing 1/24/23	bergkvist
193L	Heat pump	Both	11/15/22	03/01/22		Final 1/10/23	Greenwwod
192E	Flooring, Heat Pump, bathroom re	Both	11/23/22	12/23/22	Yes		Marco Plumbing
195B	Kitchen Remodel	GRF	02/06/23	03/31/23	Yes		Marco Construction
195J	Patio flooring	GRF	01/17/23	03/30/23		Final 2/10/23	MP Construction
196B	Door/ pony wall/stucco	Both	11/10/22	12/30/22		Framing 12/5/22, Lath 12/6/22, Final 1/13/23	Vickers
198I	windows	Both	10/27/22	12/31/22		Final 1/11/23	Vickers
199J	Flooring	GRF	12/16/22	01/21/23		Final 1/13/23	Family flooring
198I	Windows	GRF	10/27/22	12/31/22		Framing 12/5/22, lath 12/6/22	Vickers
199C	Kitchen cabinets	GRF	01/27/23	03/27/23			Ogan Construction
202K	Washer dryer/ electrical panel	Both	01/23/23	05/30/23			Bruno Alvarez
204B	Bathroom remodel	Both	11/08/22	12/31/22			Konrad Konstruction

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: ☐ **EIGHT**

INSPECTOR: **Danny Hough**

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

ESCROW ACTIVITY

UNIT #	NMI	PLI	NBO	FI	FCOEI	ROF	DOCUMENTS/COMMENTS
178C		07/12/22	12/19/22	12/21/22			
178D		10/24/22	12/05/22	12/05/22			
178F		08/03/22	09/20/22	10/14/22		12/13/22	
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			
189D		10/13/22	01/24/23	01/26/23			
192K		02/01/23					
195B		05/09/22	09/09/22	09/12/22			
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			

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

200 laundry room	
183F sky light	
192E ants FENN	
181 Carport water leak	
199C Kitchen cabinets	
178D Dishwasher	
178F Smoke detector	
187B Water heater	
Carport 103 spc24 damaged	
178F slow drain shower	
189K Sand bags	
181H Shower mixer replacement	
181L Side walk/ water leak	

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: ☐ **EIGHT**

INSPECTOR: **Danny Hough**

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

202F &G water heater repairs	
178B Sand bags and plastic	
188D skylight leaking	
192E ants FENN	
188D skylight order	
202G water heater repair	
178C Bath fan	
192E ants FENN	
185L Check on construction progress	
178D Dishwasher	
194G Fill side walk	
189D Escrow questions	
194G Fill side walk	
178F French doors	
178D Microwave	
189K Solar Panels	
201D Maintenance bill- skylight closer	
189B Rodents	
201D billing skyligh closure	
203D Faucet replacement	
189D Reverse Osmosis	
196L window leak	
178D sewage leak	
189D Wall heaters	
178D sewage leak	
199C Maitenance left tools behind	
178D Flooring	
188D Skylight repalcement	
194G Fill side walk	
196B light fixture	
183G roof leak	
191B Kitchen cabinets	
178C Doors	
189D bathroom faucet	
183G roof leak	
189D bathroom faucet	
178D flooring	
178D FENN	
179A Electricity draw	
192K install new kitchen hood	
200B dishwasher	

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: ☐ **EIGHT**

INSPECTOR: **Danny Hough**

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

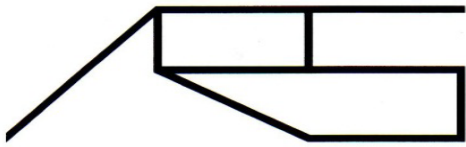
178F Lock door	
192B soloar panels	
178D Microwave	
178F File cabinet	
186 Attic access	
198F Refrigerator	
186G screen	
191D Electrical receptacle	
189D Refrigerator	
178D Microwave	

Mutual Corporation No. Eight

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE ROOFING STANDARDS CONTRACT
(BUILDING INSPECTOR'S REPORT, ITEM A)
DATE: FEBRUARY 27, 2023
CC: MUTUAL FILE

I move to approve the Roofing Standards contract for the re-roofing of buildings 198 and 178 at a cost not to exceed \$305,388.00. Funds to come from Roofing Reserves and authorize the President to sign any necessary documentation subject to review by GRF Physical Properties Department.



ROOFING STANDARDS

SETTING THE STANDARD IN THE ROOFING BUSINESS

PROPOSAL FOR:

Seal Beach Mutual No. Eight (8)
c/o: Danny Hough, GRF Inspector
P: (562) 431-6586, ext. 365
F: (---)
E: dannyh@lwsb.com

BID #: WM23-001

Date: January 17, 2023
Estimator: Will Mulcahy
P: (562) 256-0976
F: (714) 993-9743
E: will@roofingstandards.com

PROJECT:

Mutual 8 - Roofing Project 2023 / Buildings 178 & 198

SCOPE OF WORK:

1. **Work Notice:** notices will be posted per unit, approximately 3-5 days prior to start of roof work.
2. **Safety:** set-up safety barriers on the ground and roof-top using battens/caution tape or delineators/safety flags. Secure ladder to fascia using approved ladder mount. Assess/ address possible safety hazards prior to job start.
3. **Demolition:** remove and dispose of shingle system, metal-flashing components, and 3/8" plywood.
4. **Wood Replacement:** any defective wood members discovered post roof removal (not including skylight curbs) will be replaced by others, or at additional cost, see Notes-D.
5. **Vent Screening:** Install new galvanized-steel screens over existing "bird-holes" at eaves using staples.
6. **Pipe Strapping:** Secure existing pipe/vent stacks using "plumbers-tape" and appropriate size screws.
7. **Sheathing:** install new 4'x 8'x 3/4" (23/32) S1-Plywood Sheathing with Radiant Barrier using 8D nails following approved nailing pattern. Shear-wall nailing to be completed at patio transition per building-code requirements.
8. **Shimmed-Ridge Assembly:** the existing ridge-line is to be elevated to 3:12 pitch using pre-milled 2"x18" Doug-fir shims using one (1) shim per rafter using 8D nails; new 4'x 8'x 3/4" (23/32) S1-Plywood Sheathing with Radiant Barrier to be installed over shimmed joists; 18GA ridge-straps up/over "shimmed-ridge assembly" using 8D nails.
9. **Underlayment:** Install (1) one layer of OC WeatherLock G (SA), or, if not available then OC PSU-30 underlayment will be substituted over roof throughout field areas.

10. **Ice & Water Shield:** Install new OC Weatherlock Flex (SA) ice/water shield around all penetrations and curbs per manufacture specifications.
11. **Metal Flashing:** see items below
 - a. **Pipes:** install new lead pipe-jacks (12" base/10" riser) over penetrations from 1" - 4" in diameter; new lead counterflashing to be installed over opening of pipe/vent.
 - b. **Vents:** 4" or 7" galvanized T-tops with screens or over vent penetrations, as necessary.
 - c. **Drip-Edge:** install new factory painted 2"x 2" (26GA, Galvanized) edge-metal; color to be: White
 - d. **Skylight Kits:**
 - i. Skylight Apron & Saddle with Cricket: we will custom fabricate both using 26GA Bonderized metal, fully soldered at joints/seams, and all saddles to include a cricket.
 - ii. Step-flashing: to be fabricated using 26GA Bonderized metal, size to be 8"x12".
 - iii. Skylight Curbs: will be adjusted as necessary using framing-grade Doug Fir, curb adjustments to be completed at no additional cost to Mutual.
 - e. **DryerJack Vents:** install new approved DryerJack #466 roof vent jacks at locations with clothes dryer.
 - f. **Gutter Installation:** install new seamless aluminum gutter (0.027") at eave area underneath new drip-edge flashing. Gutter to be secured using appropriate sized hangers every 24" (OC) using appropriate sized fastener w/neoprene washers. Each building to receive two runs of gutter per side at approximately the same length. Each run of gutter with be capped on both sides using a pre-formed aluminum gutter cap and "expansion joint cover" will be fabricated onsite, covering the gap between separate runs of gutter. Gutter color to be: ROYAL BROWN
 - g. **Downspout Installation:** install new 3" x 4" aluminum downspouts at pre-determined locations marked by others. Downspout outlets to be pre-fabricated mill-finished 3x4 rectangles; outlet flange to be at cut-out and sealed using Duralink sealant. Downspout to be secured to stucco wall using aluminum straps and wall anchors; A, B, or "off-set" elbows to be used at joint sections. Downspout Color to be: ADOBE TAN (RGS) or IVORY (IMS)
12. **Asphalt Shingle:** Install OC Supreme 25yr 3-tab shingle including new starter shingle at perimeter; new 10" high-profile hip/ridge shingles, and field-shingles using appropriate type/qty of fasteners per manufacture instructions. Shingle color to be: AMBER
13. **Sealants:** seal flashing components using Duralink sealant (exposed) or "all weather" modified mastic (non-exposed) as necessary.
14. **Painting:** new metal flashing components that do not come pre-painted will be painted with "Roof Master" flashing spray paint; color close to match shingle color.
15. **Ventilation:** Install new OC VentSure rigid 4' x 10" strips over ridgeline using approved fasteners.

16. **Clean-up:** Perform daily clean-ups leaving the jobsite in a clean professional manner.
17. **Warranty:** see options below
 - a. Manufacturer – Owens Corning 30-year Limited Material Warranty (25yr Modified).
 - b. Workmanship – Roofing Standards Five (5) Year Labor Warranty.

NOTES

- A. **Payment Terms:** 10% Deposit, 80% Progress, 10% Balance Due within 30 days of Completion.
- B. **Acceptance:** Price above is for acceptance immediately.
- C. **Escalator Clause:** The contract price for this project has been calculated based on the current costs of materials, and major components such as Lumber, Sheet Metal, and Asphalt Based Roofing materials, are volatile commodities that can incur sudden and unannounced price increases. Should there be a price increase on materials purchased for use on Mutual 8's Roofing Project, after execution of contract, then Mutual 8 agrees to pay the cost increase to Roofing Standards. Any claim by Roofing Standards for payment of material cost increase as specified above, shall be in the form of a change-order accompanied with "Cost Increase Letters" from vendors.
- D. **Permits:** Roofing Standards will acquire City Permits and facilitate inspections per project requirements; fees are included in contract price.
- E. **Extra Items:** the following Items to be completed at additional cost.
 1. Per unit cost to replace 4'x8' sheet 3/4" installation: \$TBQ
 2. Per linear foot replacement cost of fascia installed: \$TBQ
 3. Man hour rate for misc. labor requests: \$100.00
 4. Per unit cost to remove and reinstall operable satellite dish: Cost included in contract price, realignment of satellite to be completed by others.
 5. Per unit cost to remove and reinstall operable TV antenna: Cost included in contract price.
 6. All other additional work not included in specifications to be completed by the appropriate trade or billed as extra work / change order.
- F. **Warranty Letter:** Manufacture Warranty to be registered per building within 5 days of City's Final Inspection, via OC Website with OC Addendum Letter attached to each building profile. Manufacture warranty reference number to be listed on Labor Warranty letter.
- G. **Mutual Representation:** Danny Hough, GRF Inspector, or available, GRF Inspector, and Mutual 8, Board of Directors.
- H. **Asbestos Abatement:** should a "step-through" occur damaging a ceiling suspected of containing asbestos, Roofing Standards will cover repair costs necessary to return specified damaged area of building back to its original state. Roofing Standards understands the Mutual must follow abatement protocol and will assist/follow as directed. Roofing Standards reserves the right to obtain samples of damaged ceiling and conduct testing for asbestos if necessary.

PRICING:

Building #	Roof SQ	Cost Per SQ	Cost Per Bldg
Building # 178 1221 Oakmont Rd.	153	\$ 998.00	\$ 152,694.00
Building # 198 13400 El Dorado Dr.	153	\$ 998.00	\$ 152,694.00
Totals	306		\$ 305,388.00

ACCEPTANCE

Acceptance of Proposal: (Client) I/we have read, understand, and agree to all the prices, terms and specifications of this agreement. Upon signing I/we authorize Roofing Standards Inc. to complete work as specified above. Payments are to be paid to Roofing Standards Inc. according to payment terms listed above. (Contractor) All material is guaranteed to be as specified, and the above scope of work to be completed in a substantial workmanlike manner.

X _____
Owner Signature Date

X _____
Contractor Signature Date

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: FEBRUARY 27, 2023
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>
1/27/2023	\$36,032.50	US Bank Checking to US Bank Non-Restricted Money Mkt.
2/03/2023	\$12,380.00	J&J Landscaping Invoice #: Multiple, Check #: 11783
2/06/2023	\$165,272.77	ACH Direct Debit from multiple shareholders to US Bank Checking
2/06/2023	\$83,406.21	US Bank Checking to GRF- US Bank Checking
2/07/2023	\$66,672.69	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 RATIFY AMENDING SECTION 2.17 – ELECTRICAL
(UNFINISHED BUSINESS, ITEM A)
DATE: FEBRUARY 27, 2023
CC: MUTUAL FILE

I move to ratify the proposed rule change by amending Section 2.17 – Electrical of the Rule and Regulations; the 28-day posting requirement has been met.

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

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 at the floor in the water heater/ refrigerator cabinet. This device is to be A/C powered with a battery backup.

2.16.1.2. When a washer/dryer is installed in a unit flood prevention devices with alarm (FLOW-STOP or equivalent) are to be installed on the hot/cold water supplies with the sensor on the floor of the cabinet.

2.16.1.3. When a dishwasher is installed a flood prevention device with alarm (FLOW-STOP or equivalent) is to be installed on the hot water supply line with the sensor mounted on the floor under the appliance.

2.16.1.4. When an additional bathroom is installed flood prevention devices with alarm (FLOW-STOP or equivalent) are to be installed on toilet and lavatory supply lines.

2.16.1.5. When a Bidet toilet seat is installed, regardless if it is on a standard or non standard toilet, the supply lines must be braided stainless steel and a flood prevention device with alarm (FLOW-STOP or equivalent) must be installed on the supply line.

2.16.2. Plumbing Blockages

Mutual shall pay the charges for all common mainline and back to back blockage in the kitchen and bathroom sinks. Shareholder shall pay for any toilet blockage, sink blockage, or tub/shower stoppage that affects their Unit only. Service Maintenance will perform all plumbing repairs and Shareholder will be responsible for any damages caused by any isolated blockage.

2.16.3. Annual Cleaning of Sewer Laterals.

Mutual shall pay for an annual spring cleaning of the lateral sewer of the Mutual as a preventative maintenance measure, provided a reasonable bid can be secured to perform the work.

2.17. Section 2.17 – Electrical.

If a new circuit is required and space cannot be found within the existing panel, **or if the existing panel is an original standard ZINSCO panel**, then a new panel will be necessary and shall only be **Square D #Q0124L125APG 24**

(FEB 23)

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

spaces/24 circuits with 100 amp main shut off, **or current standard model**. No sub panels when remodeling. All electrical boxes in the common walls shall be metal, not plastic. All remodels shall require high efficiency lighting such as LED, Gu24, or fluorescent tube. No screw in bulbs will be permitted.

2.17.1 – Existing Zinsco panels must be replaced when installing new a/c systems, heat pumps, washer/dryers, microwave ovens, dishwashers, or when a remodel adds living space square footage to the unit. This will be at the shareholders expense.

2.18. Section 2.18 – Draftstopping.

Draftstopping will be required within the attic space along the sides of the Unit, but not at the attic corridor under the ridge. Draftstopping may be a minimum of 5/8 OSB, plywood, or type X drywall from the top plate and extend to the underside of the roof sheeting. Draftstopping need only be installed in such a manner as to remain in place with minimal framing/backing required.

2.19. Section 2.19 – Insulation/Sound Proofing/ Fireproofing.

All common walls shall be insulated for soundproofing and fireproofing. The common walls, when open in a remodel, shall be filled with a mineral wool such as Roxul Safe 'n Sound. Any penetrations for plumbing or electrical shall be sealed with approved fireproof sealant or spray foam. All electrical boxes in common walls shall be metal.

2.20. Section 2.20 – Flooring.

Shareholders may replace flooring within their Units, with a permit from GRF and using a licensed contractor, approved by GRF. Any replaced flooring must be tested or disposed of properly at Shareholder's expense. Outside porches require a crack isolation barrier. Porch flooring transition to entry walks are Shareholder's responsibility and must be made flush by raising concrete entry walkways. Kitchen, bathroom, and porch flooring must meet friction coefficient standard as stated in Seal Beach Building Codes.

2.21. Section 2.21 – Dishwashers.

Shareholders may have any make or model built-in dishwasher installed in their Units at their own expense by a licensed contractor approved by the GRF Physical Property Department after securing the necessary permits from the GRF Physical Property Department prior to beginning work. The dishwasher requires a separate electrical circuit. The Shareholder assumes full responsibility for any damage incurred as a result of a dishwasher, whether built-in or portable in their Unit. All plumbing and alterations to be completed by

(FEB 23)

Mutual Corporation No. Eight

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO RATIFY AMENDING SECTION 4.17 – COMMON PROPERTY LANDSCAPING (UNFINISHED BUSINESS, ITEM B)
DATE: FEBRUARY 27, 2023
CC: MUTUAL FILE

I move to ratify the proposed rule change by amending Section 4.17 – Common Property Landscaping of the Rule and Regulations; the 28-day posting requirement has been met.

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

The Garden Committee wants Shareholders to know that donations of trees to enhance our Mutual's appearance are greatly appreciated. Trees are one thing that all Shareholder's enjoy and want to maintain. They provide shade and improve and enrich our living spaces in the Mutual. The Garden Committee welcomes all tree donations. If you would like to donate a tree, the procedure is very simple: Present a proposal to the Garden Committee of what type of tree you want to donate, it's size and where you would like it planted. If your request meets the criteria set forth by the Garden Committee, the proposal will be presented to the Mutual Board, and a vote will be taken at the monthly Board Meeting. Once approved by the Mutual Board, the tree can be ordered then planted by the Mutual.

4.17. Section 4.17 – Common Property Landscaping ~~Planting Tree Wells.~~

~~All Shareholders are prohibited from planting or placing any items or vegetation within the tree wells on their greenbelts.~~ **All landscaped areas beyond the unit's 4' garden line are common Mutual property.**

4.17.1 - All donated trees become Mutual property.

4.17.2 - Shareholders may not plant any vegetation in the tree rings.

4.17.3 – A Shareholder who places pots or items under a tree or hangs items from the branches assumes responsibility for any adverse effect on the tree and may be responsible for removal and replacement of the tree. Complaints about the appearance of said items shall be directed to the Board for review which may result in the removal of said items at the shareholders expense.

4.17.4 - A shareholder may not trim, prune, cut back or in any way alter mutual trees or foliage.

If a shareholder feels such action is necessary they are to appeal to the Board. If a mutual tree is damaged due to a shareholder's actions they will be held responsible for all expenses incurred by the Mutual to reshape, stabilize, and/or replace the tree as deemed necessary by the Board.

4.18. Section 4.18 – Turf Areas.

Turf areas are described as the ground areas located outside the Unit's flowerbed area. The Mutual is responsible for the maintenance of this area. Shareholders are not permitted to install, maintain, remove, or relocate plants or any other landscaping materials, in the turf areas, around trees, irrigation corners

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Mutual Corporation No. Eight

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO RATIFY AMENDING SECTION 5.23.1 – VEHICLE PARKING AT UNIT (UNFINISHED BUSINESS, ITEM C)
DATE: FEBRUARY 27, 2023
CC: MUTUAL FILE

I move to ratify the proposed rule change by amending Section 5.23.1 – Vehicle Parking at unit of the Rule and Regulations; the 28-day posting requirement has been met.

SEAL BEACH MUTUAL NO. EIGHT

Rules and Regulations

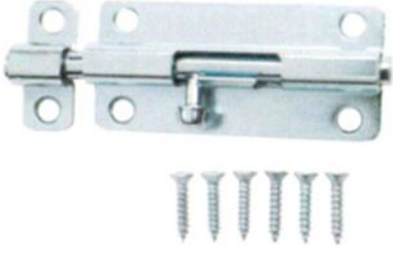
Home / Lumber & Composites / Fencing / Fencing Parts & Accessories / Fence Gate Latches & Slide Bolts

Internet #203170038 Model # 12896 Store #012 #240435




Everbilt >
3 in. Zinc-Plated Barrel Bolt
 ★★★★★ (8) Write a Review Questions & Answers (1)

- Durable steel construction with zinc-plated finish
- Perfect for securing doors, gates and cabinets
- Includes all screws for convenience

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10 oz. Heavy Duty Construction Adhesive
 ★★★★★ (96) Write a Review Questions & Answers (77)

- Works with a variety of materials
- Easy to use, provides an ultra-strong bond
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\$2⁵⁷

 Save up to \$100 on your qualifying purchase. Apply for a Home Depot Consumer Card

5.23. Section 5.23 – Electric Carts & Golf Carts.

Shareholders who own oversized golf carts or LSVs (low speed vehicles) that are designed to carry more than four people must park these vehicles on the street or in the carport. Golf carts or scooters are not permitted on grass areas at any time. Any cart damaging a sprinkler will result in the owner being responsible for any damage. No charging of electric carts, cars or scooters is allowed in carports. If you presently have an electrical outlet, you will be charged a monthly fee for the additional electricity. Shareholders may park any electric vehicle, including automobiles in their assigned carport space.

5.23.1 – Vehicle Parking at unit. A shareholder may apply for a permit to construct a golf cart parking pad adjacent to their unit per Sec. 3.2. At NO time will a shareholder park a golf cart or LSV (low speed vehicle) on the

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unit's porch or extended patio area, or any common turf area.

5.24. Section 5.24 – Sidewalk Traffic Restriction.**5.24.1. Gasoline-Powered Vehicles.**

Gasoline-powered vehicles, including two-wheeled gasoline-powered vehicles, are prohibited from using sidewalks in the Mutual. Exceptions shall be limited to the following: (i) Emergency medical vehicles belonging to the Health Care Center; (ii) Service vehicles designated for sidewalk use belonging to GRF; (iii) Service vehicles designated for sidewalk use belonging to contractors or vendors doing business with Qualifying Residents, Shareholders or corporations (such as newspaper carriers). This exception does not include mopeds and motor scooters.

5.24.2. Roller Skates, Rollerblades, Skateboards, Scooters.

Due to potential safety hazards, visitors in the Mutual who are the responsibility of the Qualifying Residents may not use roller skates, roller blades or skateboards or scooters (motorized or other) on Mutual sidewalks or streets. Except that employees working in Leisure World, and visitors residing outside of Leisure World, may ride Bicycles or Tricycles on Mutual sidewalks or streets only if accompanied by a Qualifying Resident.

5.24.3. Golf Carts or LSVs.

Shareholders may operate a golf cart or LSV less than 48" in width on a sidewalk only from the point of origin to the nearest driveway or place of exit to the street. Larger golf carts or LSVs are not permitted to be operated on sidewalks. Shareholders should never exceed five (5) miles per hour on any sidewalk regardless of the time of day. Unless an emergency exists, Shareholders driving golf carts, LSVs, or any other vehicle may not use a sound device to alert pedestrians of their presence. Passing a pedestrian on a sidewalk is acceptable ONLY if the pedestrian acknowledges the driver's presence and invites them to pass. Only soft-voice alerts such as "good morning" are acceptable to alert pedestrians of the vehicle's presence. Pedestrians always have the right-of-way on sidewalks, followed by, in order of priority, non-powered wheelchairs, power wheelchairs, mobility scooters, Tricycles and Bicycles. Golf carts or LSVs cannot obstruct any portion of sidewalks.

5.24.4. Shareholder Responsible for Injury or Damage.

Damage caused by a Shareholder or a Shareholder's Permitted Health Care Resident, family member, guest, or vendor shall be the responsibility of the Shareholder.

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Mutual Corporation No. Eight

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO RATIFY AMENDING SECTION 17.3.1 – STANDARD MAJOR APPLIANCE MAINTENANCE / REPLACEMENT
(UNFINISHED BUSINESS, ITEM D)
DATE: FEBRUARY 27 2023
CC: MUTUAL FILE

I move to ratify the proposed rule change by amending Section 17.3.1 – Standard Major Appliance Maintenance / Replacement of the Rule and Regulations; the 28-day posting requirement has been met.

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In addition, all repairs, maintenance, or replacement of any cosmetic items, hardware, fixtures, and other non-standard additions and/or alterations (except permitted construction of interior and exterior walls, ceilings, and roofing) to the original Mutual building structure will be the responsibility of the Shareholder, and all charges and costs for the maintenance, repair or replacement of the same shall be paid by the Shareholder of that Unit.

17.2. Section 17.2 – Maintenance of Cosmetic and Non-Standard Additions/Alterations.

All cosmetic items and non-standard additions and/or alterations including, without limitation, all glass, etched or paned windows, non-standard doors, decorative non- standard windows/doors framing or molding, skylight domes, brick or other facing material, non-standard electrical fixtures and lights, all non-standard flooring including carpeting, wood flooring of any kind, counters made of non-standard materials, non-standard added appliances and plumbing fixtures, non-standard bathroom fixtures, and non- standard cabinetry, ceiling fans, heat pumps, wall heaters, and screens and windows in Patios shall be the maintenance responsibility of the Shareholder.

17.3. Section 17.3 – Standard Service Maintenance Repairs.

All standard Service Maintenance repairs are performed by the Mutual at no cost to the Shareholder, so long as such maintenance services are not a result of negligence on the part of the Shareholder. Such repairs include those which are necessary to maintain functionality of electricity, plumbing, and standard appliances.

17.3.1. Standard Major Appliance Maintenance / Replacement – Effective 03/01/2023 – Mutual STANDARD major appliances, i.e. refrigerator, stovetop, or oven, that are unrepairable shall be replaced in one of the following manners.

Option A. The appliance will be replaced with the current STANDARD model if and when it is available from GRF Purchasing, paid for by the Mutual. Once the new appliance is installed the Mutual will warranty it unconditionally and repair or replace it within a 1 YEAR period after which the shareholder assumes full responsibility for maintenance, repair, or replacement.

Option B. Should a STANDARD appliance be unrepairable and require replacement, the shareholder may purchase a non-standard appliance and arrange for installation by a vetted

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Rules and Regulations

contractor. This requires a GRF permit and approval by the Board. Once the installation is complete the Mutual shall credit the shareholder the current cost of an installed Standard appliance. The shareholder assumes all future maintenance responsibilities for said appliance.

17.4. Section 17.4 – Smoke Detectors.

The Mutual shall replace all standard smoke detectors and smoke detector batteries (the 10-year type) at no cost to the Shareholder. The Mutual will also replace all standard smoke detectors and batteries after the remodel of a Unit, except at the time of the construction when it is the Shareholder's cost.

17.5. Section 17.5 – One-Year Warranty.

Upon the resale or sale of the Unit, the existing Shareholder, shall obtain a one-year warranty on each non-standard appliance and provide all warranties in the escrow packet. The cost of said warranty shall be equally shared with the new Shareholder.

17.5.1. On transfer of stock, the Mutual will warranty the existing STANDARD appliances for 1 YEAR after which the buyer assumes full maintenance responsibility. Warranty commences at escrow closing date.

17.6. Section 17.6 – Payment of Standard Items.

All standard items (refrigerators, countertops, ovens, cooktops, sinks, toilets, disposal, noncut down shower units, shower doors, bath fans) are replaced by the Mutual when they are nonfunctional and irreparable. If a shareholder chooses to purchase new standard items from GRF purchasing and pay service maintenance to install said item, the Mutual will warranty that item into the future.

17.7. Section 17.7 – Standard LED Light Fixture.

In the event of failure of a lighting ballast to the original bedroom/den soffit and kitchen light fixtures, a standard LED light fixture (supplied by the Purchasing Department) shall be installed at the Mutual's cost.

17.8. Section 17.8 – SmartBurners.

All Units shall have SmartBurners installed at the Mutual's cost. If the standard stove top is not present in the Unit, the Mutual will provide some other fire safety option, when reasonable. Deviation from a Mutual standard stove top requires: (1) approval from the Building Inspector in regard to fire safety; and (2) that Shareholder must return the full set of four SmartBurners to the Mutual. The Shareholder shall be responsible for replacement costs if any of the four

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Mutual Corporation No. Eight

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO RATIFY AMENDING SECTION 17.5.1 – ONE – YEAR WARRANTY (UNFINISHED BUSINESS, ITEME)
DATE: FEBRUARY 27, 2023
CC: MUTUAL FILE

I move to ratify the proposed rule change by amending Section 17.5.1 – One – Year Warranty of the Rule and Regulations; the 28-day posting requirement has been met.

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and approval by the Board. Once the installation is complete the Mutual shall credit the shareholder the current cost of an installed Standard appliance. The shareholder assumes all future maintenance responsibilities for said appliance.

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17.7. Section 17.7 – Standard LED Light Fixture.

In the event of failure of a lighting ballast to the original bedroom/den soffit and kitchen light fixtures, a standard LED light fixture (supplied by the Purchasing Department) shall be installed at the Mutual's cost.

17.8. Section 17.8 – SmartBurners.

All Units shall have SmartBurners installed at the Mutual's cost. If the standard stove top is not present in the Unit, the Mutual will provide some other fire safety option, when reasonable. Deviation from a Mutual standard stove top requires: (1) approval from the Building Inspector in regard to fire safety; and (2) that Shareholder must return the full set of four SmartBurners to the Mutual. The Shareholder shall be responsible for replacement costs if any of the four SmartBurners are missing.

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Mutual Corporation No. Eight

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE GRF LEASE AGREEMENT FOR USE OF TRUST PROPERTY, LOT E (UNFINISHED BUSINESS, ITEM F)
DATE: FEBRUARY 27, 2023
CC: MUTUAL FILE

On December 29, 2022 in Executive Session the Mutual Board reviewed and approved the GRF Lease Agreement.

I move to approve that the Mutual Eight Board of Directors approve the GRF Lease Agreement for Mutual Eight's use of Trust Property, Lot E commencing January 1, 2023 to December 31st, 2024. At a cost not to exceed an annual rent of \$1.00 per year and authorize the President to sign the lease agreement.

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: FEBRUARY 27, 2023
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 January 2023.

Mutual Corporation No. Eight

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO AMEND RULES AND REGULATIONS BY ADDING SECTION 2.38 – SOLAR PANEL SYSTEM AND FORM (NEW BUSINESS, ITEM B)
DATE: JANUARY 23, 2023
CC: MUTUAL FILE

I move to propose a rule change adding Section 2.38 – Solar Panel System and Form of the Rule and Regulations and approve 28-day posting of notice of the proposed rule change. The proposed rule change will be considered by the board at the next scheduled meeting following review of any shareholder comments received.

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inspection as ordered by the Mutual Board, with a duly posted 72-hour notification to the Qualifying Resident. Any infractions will be indicated, and the Qualifying Resident will be informed by mail to cure the infraction within thirty-two (32) days of the date of the letter. A follow-up inspection of the premises will be conducted to assure compliance. If compliance is not completed, Shareholder will be fined on a per diem basis until compliance is complete.

2.38. Section 2.38 – Solar Panel System and Form.

Shareholder Print Name	Date	Apt
If a shareholder wishes to purchase a solar panel system for their unit, the following must be adhered to:		
Only a PURCHASED (Non-Financed) solar panel system will be considered. Leasing will not be approved.		
The Shareholder must obtain a permit from the City of Seal Beach and the Physical Property Department of the Golden Rain Foundation (GRF) prior to having solar panels and the related equipment installed by an approved LW licensed contractor.		
The Shareholder will assume financial responsibility in case the licensed company fails to comply with all provisions of the permits and all GRF and Mutual policies, rules and regulations and agrees to return the Mutual property to its original condition or satisfactorily complete the installation. The installing approved contractor will have a C-10 contractor license. Installation and removal of any product that penetrates the roof, such as solar system jacks, shall be performed by the Mutual 8 roofing contractor that retains the roof guarantee, at the shareholders' expense and requires a permit from Physical Properties.		
The Mutual has the authorization to remove the solar panels and related equipment at shareholder's expense if the installation does not comply with these regulations or the provisions of this policy are not met or fail to remain in compliance.		
Solar panels will be mounted flat on the roof directly over the serviced unit with a minimum number of roof penetrations and will be located so as not to interfere with direct access to the roof vents from the front of the unit for clearing plumbing stoppages, and in locations approved by the		

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Mutual Board and the Physical Property Department. Five feet of clearance is to be used as a pathway for a Spartan drain cleaner to reach the drains from the front of the unit. Panels must not interfere with plumbing, electrical internet or TV access. Panels will be mounted in accordance with the specifications of the Physical Property Department. Related equipment will be placed in locations approved by the Mutual and the Physical Property Department and mounted in accordance with the specifications of the Mutual and the Physical Property Department.

The shareholder must sign a copy of Section 2.38 and acknowledge that they are aware of the provisions and agree to abide by them. The Mutual, and others acting on behalf of the Mutual, are not liable for any damage to or misalignment of the solar panels and related equipment caused by repairs and/or maintenance work authorized by the Mutual. Further, the shareholder will remove and reinstall the solar panels and related equipment at their expense when deemed necessary by the Mutual for the purpose of repairs and/or maintenance work to the roof and/or building, including reroofing and/or painting operations.

Any damage which may occur to the roof or building during and/or after installation of the solar panels and related equipment or upgrading equipment is the responsibility of the shareholder and any repairs will be paid for by the shareholder. The repairs will be performed by a Golden Rain Foundation approved contractor.

2.38.1. Invertor Box

If used, the central/string inverter box must be installed inside the apartment, or an outside closet/ cabinet; it may not be installed at building ends, on the roof, or at the front of the apartment. If used, micro-inverters or optimizers are to be installed underneath the solar panels and attached to the rails or solar panels.

If the existing electric sub-panel is not adequate, it must be upgraded subject to all City of Seal Beach, Southern California Edison, and GRF-Seal Beach electric codes at the shareholder's expense.

The solar panels and related equipment must be maintained in good condition. If the solar panels and related equipment are not maintained in clean and operable condition by the

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shareholder, the solar panels and/or related equipment will be removed and/or replaced at the shareholder's expense.

The solar panels and related equipment must be removed upon the sale or transfer of the unit, at the shareholder's expense, unless the buyer/transferee signs a supplemental agreement accepting responsibility for the solar panels and related equipment and agrees to the provisions of this regulation. In any case, the shareholder is responsible for returning the roof to its original condition including and not limited to re-roofing the unit area.

2.38.2. Battery Backup's or Power Wall

Any installation of a Battery backup or Power Wall system at any time must be submitted to Mutual 8 for approval. A permit must be obtained from the City of Seal Beach, and the Physical Property Department of the Golden Rain Foundation (GRF) prior to any installation. Installation must be performed by an LW licensed Electrical contractor.

2.38.3. Cleaning of Solar Panels

Cleaning of solar panels must be performed by LW Service Maintenance, a LW approved handyman, the roofing company that holds the current warranty or the solar system contractor, at the Shareholder's expense. It's suggested that solar panels be cleaned once a year by an approved contractor.

2.38.4. Insurance

The Shareholder is required to have H06 Insurance policy of \$500,000 liability minimum. Upon application, the shareholders must provide the Board of Directors with a copy of the shareholder's HO6 insurance policy of \$500,000 liability minimum. This policy must be maintained, not ever allowed to lapse, as long as the solar panels and systems are installed.

All applications will be approved on a case-by-case basis.

Shareholder Signature

Date

Apt

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Shareholder Signature	Date	Apt
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Contractors Signature	Date	Contractors License #
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(FEB 23)

P.O. Box 2069
Seal Beach CA 90740

Jan Actual	Jan Budget		2023 Y-T-D Actual	2023 Y-T-D Budget
110,763	110,765	Carrying Charges	110,763	110,765
43,978	43,978	Reserve Funding	43,978	43,978
154,742	154,743	Total Regular Assessments	154,742	154,743
293	334	Service Income	293	334
1,026	1,604	Financial Income	1,026	1,604
1,525	3,042	Other Income	1,525	3,042
2,844	4,980	Total Other Income	2,844	4,980
157,585	159,723	Total Mutual Income	157,585	159,723
67,244	67,244	GRF Trust Maintenance Fee	67,244	67,244
9,627	12,716	Utilities	9,627	12,716
2,021	1,218	Professional Fees	2,021	1,218
19,323	22,603	Outside Services	19,323	22,603
14,685	11,964	Taxes & Insurance	14,685	11,964
43,978	43,978	Contributions to Reserves	43,978	43,978
156,877	159,723	Total Expenses Before Off-Budget	156,877	159,723
709	0	Excess Inc/(Exp) Before Off-Budget	709	0
8,820	0	Depreciation Expense	8,820	0
(8,112)	0	Excess Inc/(Exp) After Off-Budget	(8,112)	0
Restricted Reserves				
2,839	0	Appliance Reserve Equity	17,924	0
992	0	Painting Reserve	271,372	0
29,941	0	Roofing Reserve	136,310	0
3,093	0	Emergency Reserve Equity	263,186	0
5,100	0	Infrastructure Reserve	760,110	0
41,965	0	Total Restricted Reserves	1,448,902	0