

**MINUTES OF THE REGULAR MONTHLY BOARD MEETING OF THE
BOARD OF DIRECTORS
SEAL BEACH MUTUAL EIGHT
March 27, 2023**

The Regular Meeting of the Board of Directors of Seal Beach Mutual Eight was called to order by President Dolch at 9:32 a.m. on Monday, March 27, 2023, in Administration, Conference Room A and via Zoom/Video Conference Call following Shareholders Open Forum.

PLEDGE OF ALLEGIANCE

The Board called for the Pledge of Allegiance.

ROLL CALL

Present:	President Dolch, Vice President Banfield, Secretary Weisenstein, Chief Financial Officer Jaunzemis
Absent:	Director Reed,
Guests:	Three Mutual Eight Shareholder (in-person)
GRF Representative:	Ms. Thompson
Staff:	Ms. Hopkins, Mutual Administration Director (via zoom) Mr. Hough, Building Inspector Ms. Barua, Senior Portfolio Specialist Mr. Jackson, Portfolio Specialist

INTRODUCTION

President Dolch welcomed staff and guests to the meeting.

MINUTES

The Regular Meeting Minutes of February 27, 2023 were approved by general consent of the board to approve as stands.

BUILDING INSPECTOR'S REPORT

Building Inspector Hough presented the Building Inspector's report (attached).

Following questions, Mr. Hough left the meeting at 9:39 a.m.

GRF REPRESENTATIVES' REPORT

GRF Representative Ms. Thompson provided a verbal update.

Following questions, Ms. Thompson left the meeting at 10:15 a.m.

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CONSENT CALENDAR

Following a discussion and upon a MOTION duly made by Chief Financial Officer Jaunzemis and seconded by Secretary Weisenstein, it was

RESOLVED that the Board authorizes the following transfers of funds per detailed and dated resolutions, by consent calendar.

<i>Transfer/ Invoice Date</i>	<i>Amount</i>	<i>Originating/Destination Accounts or Payee</i>
2/17/2023	\$15,000.00	US Bank Non-Restricted Money Mkt. To US Bank Checking
2/17/2023	\$36,032.50	US Bank Checking to US Bank Non-Restr. Money Mkt.
3/06/2023	\$165,394.10	ACH Direct Debit from multiple shareholders to US Bank Checking
3/06/2023	\$87,117.20	US bank Checking to GRF-US Bank Checking
3/7/2023	\$66,551.41	US Bank Checking to US Bank Impound (Property Taxes)
3/10/2023	\$350,000.00	US Bank Impound to US bank Checking

The MOTION passed unanimously.

UNFINISHED BUSINESS

Following a discussion and upon a MOTION duly made by Vice President Banfield and seconded by Chief Financial Officer Jaunzemis, it was

RESOLVED to ratify the proposed rule change by adding Section 2.38 – Solar Panel System and Form of the Rule and Regulation; the 28-day posting requirement has been met.

The MOTION passed unanimously.

NEW BUSINESS

Following a discussion and upon a MOTION duly made by Chief Financial Officer Jaunzemis and seconded by Secretary Weisenstien , it was

RESOLVED 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 February

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2023.

The MOTION passed unanimously.

Following a discussion and upon a MOTION duly made by Vice President Banfield and seconded by Secretary Weisenstein, it was

RESOLVED to approve the CliftonLarsonAllen LLP Engagement Letter for the 2022 audit and authorize the President to sign any necessary documentation.

The MOTION passed unanimously.

Following a discussion and upon a MOTION duly made by Secretary Weisenstein and seconded by Vice President Banfield, it was

RESOLVED to appoint Accurate Voting Services as Mutual Eight's Inspectors of Election for the 2023-2024 Election of Directors.

The MOTION passed unanimously.

Following a discussion and upon a MOTION duly made by Secretary Weisenstien and seconded by Chief Financial Officer Juanzemis, it was

RESOLVED to appoint Craig Jaunzemis, Jeri Dolch, Gary Southern, and Kathy Raymond to the Budget Committee.

The MOTION passed unanimously.

Following a discussion and a MOTION is duly made,

Per the Mutual's Bylaws, Article IV, Section 7, I Mike Banfield Shareholder of Mutual Eight Unit 200J, intend to vote cumulatively for the Elections of Directors for the 2023-2024 term of office.

The MOTION passed unanimously.

SECRETARY / CORRESPONDENCE

Secretary Weisenstein received no correspondence.

CHIEF FINANCIAL OFFICER'S REPORT

Chief Financial Officer Jaunzemis presented his report (attached).

VICE PRESIDENT REPORT

Vice President Banfield provided a verbal update.

PRESIDENT REPORT

President Dolch provided a verbal update.

PORTFOLIO SPECIALIST

Senior Portfolio Specialist Barua submitted her report (attached).

ANNOUNCEMENTS

NEXT MEETING: April 24, 2023, Open Forum 9:15 a.m., 9:30 a.m. Location: Administration Building, Conference Room A and via Zoom Video/Conference Call

COMMITTEE REPORTS

No Committee Reports.

DIRECTORS COMMENTS

One Director made comments.

SHAREHOLDER COMMENTS

One Shareholder made a comment.

ADJOURNMENT

There being no further business to conduct, President Dolch adjourned the meeting at 10:20 a.m. and announced there would be an executive session following the meeting to discuss member issues.

EXECUTIVE SESSION SUMMARY

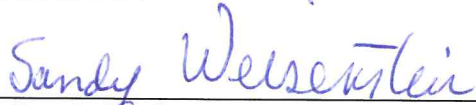
The Board met in Executive Session on, March 27, 2023 at 11:01 a.m., and took the following actions:

Mutual Eight Board of Directors approved the Executive Session Minutes of February 27, 2023.

1. No Legal Matters were discussed.
2. No Contracts were discussed.
3. Some Assessments / Delinquencies were discussed.
4. No Disciplinary Hearings occurred.

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Attest, Sandy Weisenstein, Secretary
SEAL BEACH MUTUAL EIGHT
RB/LL 03/27/23
Attachments

(These are tentative minutes, subject to approval by the Board of Directors at the next regular Board of Directors Meeting.)

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: **March, 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		plumbing, electrical 3/1/23, Lath , hot mop 3/10/23	Cal Custom Interiors
178C	Windows	GRF	02/13/23	03/13/23		Final 3/7/23	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	Yes		berkvist
185F	Remodel	Both	09/06/22	03/18/23	Yes	Plumbing 12/13/22, footings 1/5/23178C, Rough Elec, Framing, plumbing, Insulation 2/22/23	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		Final 2/28/23	Kary's Carpet
191B	Kitchen cabinets	GRF	02/28/23	03/27/23			Payless Kitchen Cabinets
191E	Shower remodel	GRF	11/07/22	03/03/22		Rough Plumbing, framing 1/24/23, Final 2/22/23	bergkvist
193L	Heat pump	Both	11/15/22	03/01/22		Final 1/10/23	Greenwvood
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
195H	Entry door	GRF	03/19/22	07/02/22		final 2/28/23	Ryden 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		rough plumbing, electrical, framing, mechanical 3/16/23	Bruno Alvarez
204B	Bathroom remodel	Both	11/08/22	12/31/22		Final 2/28/23	Konrad Konstruction

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: ☐ EIGHT

INSPECTOR: Danny Hough

MUTUAL BOARD MEETING DATE: March, 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		03/08/23	
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		
203F		03/01/23					
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	
202F &G water heater repairs	
178B Sand bags and plastic	
188D skylight leaking	
192E ants FENN	
188D skylight order	
202G water heater repair	

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: ☐ **EIGHT**

INSPECTOR: **Danny Hough**

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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 Electricty draw	
192K install new kitchen hood	
200B dishwasher	
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	
182B plumbing issues	
179D Nail pop	
185F Patio signatures	

INSPECTOR MONTHLY MUTUAL REPORT

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

178D Microwave	
178D Microwave	
186 Attic access	
187 Sign replacement	
186 Attic access	
184 Attic access panel	
180J key in box	
195C Water damage	
194E Water damage patio skylight damaged	
181H Shower mixer replacement	
189 Side walk light	
192E Marco Plumbing	
193B closed a skylight	
185 Drywall	
181H Shower mixer replacement	
195C sky light damage	
185F washer / dryer access	
180L Key in lock box	
189K Solar panels	
204B Remove Orchid trees	
194 Gutter protector	
189K Solar Panels	
195C Order skylight	
191D Rondal number	
181I Ceiling/ roof leak	
189C rodent removal	
196G Light pole cover came off	
184H kitchen light defuser replacement	
200K unit inspection notice	
177C Washer dryer combo clogged food	
178C screen door	
189C rodent removal	
189E Termites	

SEAL BEACH MUTUAL NO. EIGHT

Rules and Regulations

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

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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SEAL BEACH MUTUAL NO. EIGHT

Rules and Regulations

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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Rules and Regulations

Shareholder Signature	Date	Apt
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Contractors Signature	Date	Contractors License #
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