

**MINUTES OF THE REGULAR MONTHLY MEETING
OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL ONE
A DAVIS-STIRLING ACT COMMON INTEREST DEVELOPMENT
October 27, 2016**

Following the open forum for shareholders to address the Board, the Regular Monthly Meeting of the Board of Directors of Seal Beach Mutual One was called to order by President Luther-Stark at 9:15 a.m. on Thursday, October 27, 2016, in the Administration Building Conference Room A, followed by the *Pledge of Allegiance*.

ROLL CALL

Present: President Luther-Stark, Vice President Collazo, Secretary Gambol (9:17 a.m.), CFO Schweitzer, and Directors Barreras, Holzer, Rahming, and Singer

Absent: Director Merritt

Guests: Seven Mutual One shareholders
Mr. Andre, Andre Landscaping

GRF Representative: Mrs. Perrotti, Mr. Stone

Staff: Ms. Miller, Finance Director
Ms. Hopkins, Mutual Administration Director
Mr. Antidel, Building Inspector
Mrs. Aquino, Recording Secretary

INTRODUCTION

President Luther Stark welcomed the staff and guests to the meeting.

MINUTES

President Luther-Stark asked if there were any corrections to the Regular Monthly Meeting minutes of September 22, 2016. Corrections were noted on page 3: the following resolutions were omitted as follows: "RESOLVED, To ratify Policy 7545.2.1 – Procedure for Membership When There is No Escrow Involved; and RESOLVED, To amend Policy 7415.1 – Patio Regulations on a preliminary basis until the 30-day posting period is completed." The minutes were approved as corrected.

GUEST SPEAKER – Mr. Andre

Mr. Andre discussed the Mutual One Action Plan for fall and winter scalping and over-seeding.

Following a discussion, and upon a MOTION duly made by Secretary Gambol and seconded by Director Barreras, it was

RESOLVED, That Andre Landscaping proceed with the scalping and rye seed application for all 3 green belt areas as well as small turf areas, not to exceed \$23,000.

The MOTION passed.

Following a discussion, and upon a MOTION duly made by Director Holzer and seconded by Vice President Collazo, it was

RESOLVED, To replace all of the sprinklers in Mutual One, at a cost not to exceed \$20,000.

The MOTION passed.

BUILDING INSPECTOR

Building Inspector Antisdell updated the Board on activity in the Mutual (attached).

Following a discussion, and upon a MOTION duly made by Director Barreras and seconded by Secretary Gambol, it was

RESOLVED, To replace the retaining block wall at Building 47, at a cost not to exceed \$9,000.

The MOTION passed.

Following a discussion, and upon a MOTION duly made by Director Barreras and seconded by Director Singer, it was

RESOLVED, To go out to bid for 14 to 17 additional spaces in Carport One.

The MOTION passed with three no votes (Gambol, Holzer, and Schweitzer).

BUILDING INSPECTOR(continued)

Following a discussion, and upon a MOTION duly made by Director Holzer and seconded by Vice President Collazo, it was

RESOLVED, To approve the powder coating and replacement of bulbs for 385 walk lights to not exceed cost of \$45,526.

The MOTION failed for lack of vote.

Following a discussion, to wipe down the walk light poles every six months and upon a MOTION duly made by Vice President Collazo, the motion failed for lack of second.

Following a discussion, and upon a MOTION duly made CFO Schweitzer and seconded by Director Barreras, it was

RESOLVED, To powder coat all of the walk light poles, at a cost of \$32,340.

The MOTION passed.

Building Inspector Antisdell left at 10:42 a.m.

President Luther-Stark called a break from 10:42 a.m. to 10:55 a.m.

GUEST SPEAKER – Ms. Miller

Ms. Miller presented the proposed 2017 budget for Mutual One.

Following a discussion, and upon a MOTION duly made by President Luther-Stark and seconded by Director Holzer, it was

RESOLVED, To accept the 2017 Operating Budget for Mutual One of \$1,994,609, resulting in a regular monthly Mutual assessment of \$196.94 per apartment per month, for an increase of \$9.46 per month over the total Mutual operating costs of 2016, as presented, and to adopt this budget forthwith.

The MOTION passed.

GUEST SPEAKER – Ms. Miller (continued)

Following a discussion, and upon a MOTION duly made by Director Holzer and seconded by Secretary Gambol, it was

RESOLVED, To authorize the Finance Department to open a new money market account at US Bank and transfer Restricted Reserve funds to the new account.

The MOTION passed.

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

RESOLVED, To change the name of the Operating Reserve Fund to Contingency Operating Reserve Fund.

The MOTION passed.

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

RESOLVED, To accept the NSBN Management Letter from the 2015 audit.

The MOTION passed.

CHIEF FINANCIAL OFFICER'S REPORT

CFO Schweitzer submitted his financial report (attached).

UNFINISHED BUSINESS

Following a discussion, it was the consensus of the Board to postpone discussion on Policy 7403.G – Skylights & Sola Tubes until the next Regular Board Meeting so that a new policy may be drafted.

Following a discussion, it was the consensus of the Board to postpone discussion for sewer cleanout bids until the next Regular Board Meeting when all bid proposals are available.

Following a discussion, and upon a MOTION duly made by President Luther-Stark and seconded by Vice President Collazo, it was

RESOLVED, To ratify Policy 7415.1 – Patio Regulations.

The MOTION passed.

ADJOURNMENT

President Luther Stark adjourned the meeting at 12:00 p.m.



Attest, Donna Gambol, Secretary
SEAL BEACH MUTUAL ONE
ka:10/27/16
Attachments

**NEXT MEETING: REGULAR BOARD MEETING NOVEMBER 28, 2016 AT 9:00 A.M.
IN CONFERENCE ROOM A OF THE ADMINISTRATION BUILDING.**

**RESOLUTIONS IN THE REGULAR
MONTHLY MEETING OF OCTOBER 27, 2016**

10/27/16 RESOLVED, That Andre Landscaping proceed with the scalping and rye seed application for all 3 green belt areas as well as small turf areas, not to exceed \$23,000.

RESOLVED, To replace all of the sprinklers in Mutual One, at a cost not to exceed ~~\$23,000.~~
22,400.

RESOLVED, To replace the retaining block wall at Building 47, at a cost not to exceed \$9,000.

RESOLVED, To go out to bid for 14 to 17 additional spaces in Carport One.

RESOLVED, To powder coat all of the walk light poles, at a cost of \$32,340.

RESOLVED, To accept the 2017 Operating Budget for Mutual One of \$1,994,609, resulting in a regular monthly Mutual assessment of \$196.94 per apartment per month, for an increase of \$9.46 per month over the total Mutual operating costs of 2016, as presented, and to adopt this budget forthwith.

RESOLVED, To authorize the Finance Department to open a new money market account at US Bank and transfer Restricted Reserve funds to the new account.

RESOLVED, To change the name of the Operating Reserve Fund to Contingency Operating Reserve Fund.

RESOLVED, To accept the NSBN Management Letter from the 2015 audit.

RESOLVED, To ratify Policy 7415.1 – Patio Regulations.

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (01) ONE

INSPECTOR: Jerry Antisdel

MUTUAL BOARD MEETING DATE: October 27, 2016

PERMIT ACTIVITY

UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	PERMIT ISSUE	COMP. DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR / COMMENTS
1-G	REMODEL/ADDITION	BOTH	08/20/16	06/20/16	YES	4/15/2016 DRYWALL	NATIONWIDE
1-G	REMODEL/ADDITION	BOTH	08/20/16	06/20/16	YES	06/24/16 FINAL	NATIONWIDE
3-A	HEAT PUMP	BOTH	09/06/16	10/06/16	NO	NONE	ALPINE
3-A	WINDOWS	BOTH	10/10/16	10/12/16	NO	NONE	BODIES GLASS SERVICE
3-A	WASHER/DRYER	BOTH	10/24/16	11/30/16	NO	NONE	BERGKVIST
3-J	SHOWER CUT DOWN	BOTH	08/22/16	09/22/16	NO	09/22/16 FINAL	NU KOTE
9-F	FLOORING	GRF	08/30/16	12/29/16	NO	09/09/16 FINAL	KARYS CARPET
9-H	KITCHEN COUNTER TOPS	BOTH	04/15/16	06/15/16	NO	NONE	LOS AL BLDRS
10-B	KIT/BATH COUNTER TOPS	BOTH	06/15/16	07/15/16	NO	07/11/16 FINAL	MAMUSCIA
10-K	TILE AT PATIO	GRF	06/06/16	06/06/16	NO	06/10/16 FINAL	OLD TOWN FLOORING
11-E	KIT/SKYLIGHT	BOTH	03/16/16	04/30/16	NO	06/17/16 FRAM/INSULATION	M&M
11-E	KIT/SKYLIGHT	BOTH	03/16/16	04/30/16	NO	09/27/16 FINAL	M&M
12-A	COUNTER TOPS	BOTH	07/28/16	08/28/16	NO	NONE	SWENMAN
12-A	COUNTER TOPS	BOTH	07/28/16	08/28/16	NO	06/10/16	SWENMAN
12-A	FLOORING	GRF	07/25/16	08/28/16	NO	10/05/16 FINAL	BIXBY PLAZA CARPET
13-I	CARPOT CABINET	GRF	06/09/16	06/30/16	NO	06/10/16 FINAL	GRECO
13-F	FLUSH BEAM	BOTH	10/06/16	12/31/16	NO	NONE	LOS AL BLDRS
13-J	PATIO REMODEL BRICKS	GRF	08/26/15	11/18/16	NO	05/12/16 FINAL	M J JURADO SCALLOPS
14-F	STUCCO AT BAY WINDOWS	BOTH	10/24/16	11/18/16	NO	NONE	BERGKVIST
14-H	SHOWER CUT DOWN	BOTH	10/10/16	11/10/16	NO	NONE	NU KOTE
16-X	BRICK AT FRONT OF UNIT	GRF	09/14/15	10/31/15	NO	05/12/16 FINAL	LOS AL BLDRS SCALLOPS
18-A	TILE/BLOCKS/GATE	GRF	06/29/16	07/15/16	NO	NONE	M&M SKYLIGHTS
18-D	DISHWASHER/ PANEL	BOTH	09/06/16	10/31/16	NO	10/03/16 FINAL	LOS AL BLDRS
18-L	HEAT PUMP	BOTH	05/11/16	07/30/16	NO	05/27/16 FINAL	GREENWOOD
20-L	TILE AT PATIO	GRF	04/22/16	05/20/16	NO	10/05/16 FINAL	KARYS CARPET
18-D	FLOORING	GRF	06/16/16	10/30/16	NO	09/01/16 FINAL	KARYS CARPET
20-F	KITCHEN CABINETS	BOTH	08/22/16	10/22/16	NO	10/14/16 FINAL	NATIONWIDE
20-I	FLOORING	GRF	09/25/16	12/25/16	NO	10/03/16 FINAL	KARYS CARPET
22-J	KITCHEN COUNTER TOPS	BOTH	05/12/16	07/12/16	NO	NONE	LOS AL BLDRS
22-J	KITCHEN COUNTER TOPS	BOTH	05/12/16	07/12/16	NO	06-07/16 FRAMING/ELECT	LOS AL BLDRS

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (01) ONE

INSPECTOR: Jerry Antisdell

MUTUAL BOARD MEETING DATE: October 27, 2016

22-J	KITCHEN COUNTER TOPS	BOTH	05/12/16	07/12/16	NO	06/08/16 DRYWALL	LOS AL BLDRS
22-J	KITCHEN COUNTER TOPS	BOTH	05/12/16	07/12/16	NO	09/09/16 FINAL	LOS AL BLDRS
22-J	WINDOWS	BOTH	07/21/16	08/16/16	NO	09/09/16 FINAL	OGAN
22-L	HEAT PUMP	BOTH	08/08/16	11/12/16	NO	10/18/16 FINAL	GREENWOOD
23-G	REMODEL	BOTH	09/28/15	10/30/15	NO	NONE	BORN AGAIN NOT DONE
24-D	FLOORING	BOTH	08/17/16	10/29/16	NO	09/01/16 FINAL	KARYS CARPET
24-F	REMODEL/ADDITION	BOTH	04/14/15	03/01/16	YES	NONE	FRED ELLROT NOT DONE
25-L	HEAT PUMP	BOTH	05/26/16	06/26/16	NO	06/24/16 FINAL	GREENWOOD
27-A	HEAT PUMP	BOTH	08/31/16	09/30/16	NO	09/01/16 FINAL	ALPINE
27-D	HEAT PUMP	BOTH	08/31/16	09/30/16	NO	09/01/16 FINAL	ALPINE
28-D	TILE AT PATIO	GRF	07/01/16	08/29/16	NO	08/11/16 FINAL	KARYS CARPET
28-F	HEAT PUMP	BOTH	06/27/16	08/27/16	NO	08/26/16 FINAL	GREENWOOD
30-A	HEAT PUMP	BOTH	03/28/16	06/20/16	NO	06/20/16 FINAL	GREENWOOD
30-B	FLOORING	GRF	09/15/16	12/11/15/16	NO	09/23/16 FINAL	KARYS CARPET
31-G	REMODEL/ADDITION	BOTH	10/12/16	03/30/17	NO	NONE	KRESS
31-J	HEAT PUMP	BOTH	09/01/16	10/01/16	NO	10/01/16 FINAL	ALPINE
32-H	HEAT PUMP	BOTH	08/03/16	09/03/16	NO	08/25/16 FINAL	ALPINE
32-B	SHOWER CUT DOWN	BOTH	06/01/16	07/01/16	NO	10/05/16 FINAL	NU KOTE
32-K	SHOWER CUT DOWN	BOTH	09/15/16	10/15/16	NO	NONE	NU KOTE
34-F	FLOORING	GRF	10/25/16	11/25/16	NO	NONE	KARYS CARPET
35-I	HEAT PUMP	BOTH	04/26/16	06/26/16	NO	05/12/16 FINAL	GREENWOOD
35-H	SHOWER/WASHER/DRYER	BOTH	10/17/16	11/30/16	NO	NONE	BJ & COMPANY
37-E	CARPET	GRF	07/28/16	07/28/16	NO	08/08/16 FINAL	KARYS CARPET
38-H	KITCHEN COUNTER TOPS	BOTH	05/10/16	06/30/16	NO	08/25/16 FINAL	LOS AL BLDRS
41-A	TILE AT PATIO	GRF	06/16/16	07/01/16	NO	10/05/16 FINAL	SIXBY PLAZA CARPET
42-B	DECO BLOCKS	GRF	10/07/16	11/07/16	NO	NONE	M J JURADO
43-C	PATIO CLOSET/WASHER	BOTH	03/29/16	06/29/16	NO	4/20/16 FOOTINGS	LOS AL BLDRS
43-C	PATIO CLOSET/WASHER	BOTH	03/29/16	06/29/16	NO	10/05/16 FINAL	LOS AL BLDRS
43-E	SOUND PROOFING	GRF	09/01/16	10/01/16	NO	09/06/16 FINAL	LOS AL BLDRS
43-E	REMOVE TILE AT PATIO	GRF	10/07/16	10/10/16	NO	NONE	M J JURADO.
43-G	HEAT PUMP	BOTH	07/20/16	09/30/16	NO	08/24/16 FINAL	GREENWOOD
44-B	FLOORING	GRF	08/29/16	09/29/16	NO	08/21/16 FINAL	KARYS CARPET
45-B	SHOWER CUT DOWN	BOTH	09/08/16	10/08/16	NO	09/21/16 FINAL	NU KOTE
45-F	BLOCK WALL PATIO	GRF	05/10/16	05/30/16	NO	NONE	MJ JURADO

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (01) ONE

INSPECTOR: Jerry Antisdell

MUTUAL BOARD MEETING DATE: October 27, 2016

46-G	REMODEL/ADDITION	BOTH	08/08/16	02/08/17	NO	NONE	ALPHA MASTER BLDRS
46-G	REMODEL/ADDITION	BOTH	08/08/16	02/08/17	NO	08/15/16 FOOTINGS	ALPHA MASTER BLDRS
46-G	REMODEL/ADDITION	BOTH	08/08/16	02/08/17	NO	09/23/16 FRAM/PLUM/ELEC	ALPHA MASTER BLDRS
46-G	REMODEL/ADDITION	BOTH	08/08/16	02/08/17	YES	10/04/16 DRYWALL	ALPHA MASTER BLDRS
46-G	REMODEL/ADDITION	BOTH	08/08/16	02/08/17	YES	10/07/16 SCRATCH COAT	ALPHA MASTER BLDRS
46-G	HEAT PUMP	BOTH	09/01/16	12/01/12	NO	NONE	YES
47-A	HEAT PUMP	BOTH	09/14/16	11/14/16	NO	NONE	GREENWOOD
48-D	WINDOW	BOTH	10/24/16	10/24/16	NO	NONE	LOS AL BLDRS
49-L	DISHWASHER	BOTH	05/14/16	05/21/16	NO	06/01/16 FINAL	OGAN
51-B	TILE AT PATIO	GRF	06/01/16	06/30/16	NO	6/3/2016 FINAL	KARYS CARPET
51-F	HEAT PUMP	BOTH	10/24/16	11/24/16	NO	NONE	ALPINE
52-C	CONTER TOPS	BOTH					
52-E	FLOORING	GRF	08/29/16	10/29/16	NO	09/08/16 FINAL	KARYS CARPET
53-A	WINDOWS	BOTH	08/15/16	09/05/16	NO	NONE	OGAN
53-A	WINDOWS	BOTH	08/15/16	09/05/16	NO	08/29/16 FRAM/ELECT/INSUL	OGAN
53-A	WINDOWS	BOTH	08/15/16	09/05/16	NO	09/12/16 FINAL	OGAN
53-K	HEAT PUMP	BOTH	07/15/16	08/15/16	NO	08/15/16 FINAL	ALPINE
53-L	HEAT PUMP	BOTH	08/23/16	09/23/16	NO	NONE	GREENWOOD
54-D	SHOWER CUT DOWN	BOTH	07/28/16	08/28/16	NO	08/04/16 FINAL	NU KOTE
54-F	CP CABINET	GRF	05/11/16	05/30/16	NO	06/01/16 FINAL	SHAREHOLDER
54-G	WINDOWS	BOTH	10/11/16	11/11/16	NO	NONE	SWENMAN
54-I	WINDOS/SLIDERS	BOTH	09/05/16	10/05/16	NO	09/19/16 FINAL	SWENMAN
54-I	FLOORING	BOTH	09/10/16	12/29/16	NO	09/23/16 FINAL	KARYS CARPET
55-E	CEILING FAN	BOTH	09/13/16	09/14/16	NO	09/14/16 FINAL	OGAN
55-E	SHOWER/CUT DOWN	BNOTH	11/09/16	12/09/16	NO	NONE	NU-KOTE
56-G	SHOWER/CUT DOWN	BOTH	04/26/16	05/26/16	NO	05/20/16 FINAL	NU-KOTE
56-G	CART PAD	GRF	06/23/16	06/30/16	NO	FINAL	JOHNS LANDSCAPE
56-I	SKYLIGHTS	BOTH	01/04/16	03/29/16	NO	5/06/16 FINAL	M&M
56-L	SHOWER CUT DOWN	BOTH	10/04/16	11/04/16	NO	10/13/16 FINAL	NU KOTE
56-L	HEAT PUMP	BOTH	07/14/16	08/14/16	NO	08/14/16 FINAL	ALPINE
57-E	CART PAD	GRF	09/19/16	09/23/16	NO	10/10/16 FINAL	JOHNS LANDSCAPE
57-G	AWNINGS	GRF	08/10/16	08/10/16	NO	08/15/16 FINAL	AAA AWNINGS
60-I	FLOORING	GRF	07/27/16	09/27/16	NO	08/11/16 FINAL	KARYS CARPET
60-L	HEAT PUMP	BOTH	06/24/16	08/11/16	NO	08/11/16 FINAL	ALPINE

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (01) ONE

INSPECTOR: Jerry Antisdel

MUTUAL BOARD MEETING DATE: October 27, 2016

UNIT #	AWNING	GRF	07/06/16	07/06/16	NO	10/05/16 FINAL	AAA AWNINGS
61-A	HEAT PUMP	BOTH	09/28/16	10/29/16	NO	10/05/16	ALPINE
62-B	SKYLIGHTS	BOTH	04/28/16	05/31/16	NO	07/06/16 FINAL	BERGKVIST
62-D	SHOWER	BOTH	04/25/16	05/25/16	NO	05/20/16 FINAL	NU-KOTE
62-K	REMODEL/ADDITION	BOTH	01/15/16	08/15/16	YES	4/15/16 SIDEWALK	ALPHA MASTER BLDRS
63-G	REMODEL/ADDITION	BOTH	01/15/16	08/15/16	YES	06/30/16 FINAL	ALPHA MASTER BLDRS
63-G	HEAT PUMP	BOTH	02/05/16	05/30/16	NO	NONE	YES
63-G	HEAT PUMP	BOTH	02/05/16	05/30/16	NO	07/01/16 FINAL	YES
65-E	HEAT PUMP	BOTH	08/31/16	12/31/16	NO	NONE	GREENWOOD
65-G	ABATEMENT	BOTH	10/06/16	10/12/16	NO	NONE	P.W. STEPHENS ENVIRONMENTAL, INC.
65-K	HEAT PUMP	BOTH	06/28/16	08/30/16	NO	08/30/16 FINAL	GREENWOOD
66-A	SKYLIGHT	BOTH	06/10/16	07/10/16	YES	NONE	ALPHA MASTER BLDRS
66-A	SKYLIGHT	BOTH	06/10/16	07/10/16	YES	09/23/16 ELEC/FRAMING	ALPHA MASTER BLDRS
66-A	SKYLIGHT	BOTH	06/10/16	07/10/16	YES	09/28/16 DRYWALL	ALPHA MASTER BLDRS
66-A	SKYLIGHT	BOTH	06/10/16	10/20/16	YES	10/12/16 FINAL	ALPHA MASTER BLDRS
69-E	SHOWER/CUT DOWN	BOTH	05/16/16	06/16/16	NO	10/05/16 FINAL	ALPHA MASTER BLDRS
68-H	HEAT PUMP	BOTH	06/20/16	09/20/16	NO	09/08/16 FINAL	NU-KOTE
68-K	COUNTER TOPS	BOTH	04/11/16	05/05/16	NO	05/13/16 FINAL	GREENWOOD
69-C	HEAT PUMP	BOTH	08/22/16	11/30/16	NO	NONE	LOS AL BLDRS
69-C	WINDOWS	BOTH	10/01/16	11/05/16	NO	NONE	GREENWOOD
69-D	WINDOWS /DOOR	BOTH	08/15/16	08/25/16	NO	08/31/16 FINAL	LOS AL BLDRS
69-E	FLOORING	GRF	10/25/16	11/25/16	NO	NONE	SUNRISE GLASS
1-70	SATELLITE DISH	GRF	04/18/16	05/18/16	NO	10/05/16 FINAL	KARYS CARPET
ALL SHADED AREAS HAVE BEEN SIGNED OFF							
DIRECT TV							

ESCROW ACTIVITY

UNIT #	NMI	PLI	NBO	FI	FCOEI	ROF	DOCUMENTS/COMMENTS
1-B		05/02/16	07/11/16	07/13/16	07/27/16	08/15/16	
1-F		07/02/16					

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (01) ONE

INSPECTOR: Jerry Antisdell

MUTUAL BOARD MEETING DATE: October 27, 2016

24-D		07/13/16	07/24/16	08/02/16	08/18/16	09/02/16
24-E		07/13/16	08/03/16	08/04/16	08/18/16	09/21/16
25-L	7/22/2016					
28-D		02/19/16	04/18/16	04/25/16	05/09/16	
28-F		05/02/16	05/25/16	05/31/16	06/14/16	07/27/16
28-L		09/07/16				
29-A		03/29/16	06/27/16	06/28/16	07/13/16	
29-C		01/11/16				
30-B		09/27/16				
30-D	5/6/2016					
31-C		04/29/16	07/27/16	08/01/16	08/15/16	
31-J		03/23/16	06/22/16	06/22/16	07/06/16	
32-B		07/27/15				
34-B		02/10/16	03/12/16	03/14/16	03/28/16	04/13/16
37-F		05/18/16				
37-E		10/10/15	06/29/16	08/29/16	07/13/16	08/16/16
40-H		03/14/16	04/20/16	04/25/16	05/08/16	05/19/16
41-B		06/08/16	07/20/16	07/22/16	08/05/16	08/31/16
42-B		07/20/16	08/15/16	08/15/16	08/29/16	09/02/16
42-H		07/13/16				
46-D		08/31/16	10/05/16	10/05/16	10/19/16	
46-G		05/06/16	06/01/16	06/01/16	06/13/16	07/06/16
46-J		04/14/14				
48-D		04/27/16	07/22/16	07/22/16		
49-D		07/29/16				
50-I		12/18/13				
50-H		08/24/16				
50-L		02/10/16	05/04/16	05/04/16	05/18/16	05/24/16
52-E		09/28/16				
53-B		09/06/16				
54-I		05/17/16	08/05/16	08/15/16	08/29/16	09/15/16
52-L		02/09/16	03/21/16	03/23/16	04/06/16	
57-G		04/19/16	05/06/16	05/10/16	05/24/16	07/07/16

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (01) ONE

INSPECTOR: Jerry Antisdal

MUTUAL BOARD MEETING DATE: October 27, 2016

57-I		12/11/14					
58-J	6/15/2016						
59-I		07/25/16					
59-I	REDO NEW AGENT	09/23/16					
60-A		03/15/16					
60-I		08/16/16					
60-J		05/17/16					
63-G		07/08/16	08/12/16	08/12/16	08/22/16	06/31/16	
63-J		06/28/13					
63-L		10/10/16					
64-C		06/30/16					
65-E		05/11/16	06/17/16	06/20/16	07/05/16	07/27/16	
65-G		06/22/16	07/20/16	07/22/16	08/05/16	09/15/16	
68-H		03/25/16					
69-C		03/23/16	06/20/16	06/20/16	07/05/16	07/07/16	
69-G		06/22/16					
70-D		04/01/16	04/11/16	04/13/16	04/27/16	05/19/16	
70-F		05/10/16	07/01/16	07/12/16	07/26/16	08/31/16	
70-I		03/14/16	03/18/16	03/29/16	04/12/16		

ALL SHADE AREAS HAVE BEEN SIGNED OFF

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

CONTRACTS 2016

CONTRACTOR	PROJECT
ROOFING STANDARDS	IS DONE
ADVANCED PAINTING	PAINING OF TERMITE/DRYROT/ROOF METAL IS GOING GREAT IS DONE
PACIFIC SCREEN DOORS	LAUNDRY ROOM WINDOW SCREENS IS DONE
ERC ABATEMENT THEY ARE AT BLDG 52	IS MOVING ALONG GREAT
NELSON PLUMBING REPIPE AT BLDG 51	IS MOVING ALONG GREAT

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (01) ONE

INSPECTOR: Jerry Antisdal

MUTUAL BOARD MEETING DATE: October 27, 2016

ALL SHADED AREAS HAVE BEEN COMPLETED

MUTUAL AND SHAREHOLDER REQUEST

PERMITS ON FLOORING APPROVED IN MAY
11-G TALK ABOUT AWNINGS APPROVAL IN JULY
CART PAD PAVERS APPROVED IN JULY
ESCROW DEPOSIT APPROVED IN JULY
WHO SIGNS PERMITS APPROVED IN JULY
SIDEWALK REPLACEMENT APPROVED IN AUGUST
CALLS AND VISITS TO UNITS 69

SAND PRIME AND PAINT DIAMOND PLATES AT ENTRY SIDEWALKS
SIDEWALK REPLACEMENTS AT WHEELS 1-4
BLOCK WALL REPLACEMENT BLDG 47 \$9,000.00
ADDITIONAL PARKING STALLS BY CARPORT 11 \$27,000.00
COST TO POWDER COAT LIGHT POLE AND FOR NEW GLOBES \$118.25 PER POLE
INSTALL SECONDARY CLEAN OUTS FOR 7 WHEELS FROM LAST MEETING

P.O. Box 2069
 Seal Beach CA 90740

Sep Actual	Sep Budget		2016 Y-T-D Actual	2016 Y-T-D Budget
191,790	191,790	Carrying Charges	1,726,127	1,726,110
88,105	88,106	Reserve Funding	792,948	792,954
279,896	279,896	Total Regular Assessments	2,519,075	2,519,064
2,944	3,587	Service Income	29,087	32,283
2,832	3,663	Financial Income	28,371	32,967
1,969	2,254	Other Income	35,590	20,286
7,745	9,504	Total Other Income	93,048	85,536
287,640	289,400	Total Mutual Income	2,612,123	2,604,600
121,663	121,663	GRF Trust Maintenance Fee	1,094,967	1,094,967
28,797	24,408	Utilities	196,075	219,672
472	1,300	Professional Fees	15,195	11,700
0	25	Office Supplies	3	225
27,660	35,609	Outside Services	413,473	320,481
21,826	18,289	Taxes & Insurance	196,431	164,601
88,105	88,106	Contributions to Reserves	792,948	792,954
288,523	289,400	Total Expenses Before Off-Budget	2,709,093	2,604,600
(883)	0	Excess Inc/(Exp) Before Off-Budget	(96,970)	0
0	0	Depreciation Expense	3,858	0
(883)	0	Excess Inc/(Exp) After Off-Budget	(100,827)	0
		Restricted Reserves		
(9,197)	0	Appliance Reserve Equity	3,414	0
4,917	0	Painting Reserve	375,610	0
0	0	Operating Reserve Equity	403,258	0
0	0	Roofing Reserve	274,702	0
(886)	0	Emergency Reserve Equity	477,455	0
68,500	0	Infrastructure Reserve	1,258,176	0
63,334	0	Total Restricted Reserves	2,792,615	0