



REGULAR MONTHLY BOARD OF DIRECTORS MEETING

MUTUAL ONE

SUMMARY REPORT

Thursday, April 27, 2023

Action/Request	Person Responsible
1. <u>Approval of Minutes – a</u> RESOLVED to approve the Regular Meeting Minutes of March 23, 2023 by general consensus of the board, as presented.	Mutual Board Assistant Portfolio Specialist
2. <u>Approval of Minutes – b</u> RESOLVED to approve the Special Meeting Minutes of April 12, 2023 by general consensus of the board, as presented.	Mutual Board Assistant Portfolio Specialist
3. <u>Building Inspector – b</u> RESOLVED to authorize Service Maintenance to relocate dryer vents in laundry room, at a cost not to exceed \$1,750.00 per laundry room. Funds to come from Infrastructure Reserves and authorize the President to sign any necessary documentation.	Mutual Board Building Inspector Physical Property Service Maintenance
4. <u>Building Inspector – c</u> RESOLVED to authorize Service Maintenance to purchase and install 34 self-closing door hinges for Mutual 01 laundry rooms, at a cost not to exceed \$75.00 each. Funds to come from Infrastructure Reserves and authorize the President to sign any necessary documentation.	Mutual Board Building Inspector Physical Property Service Maintenance
5. <u>Building Inspector – d</u> RESOLVED to approve Fenn Termite and Pest Control 3-year contract from 2023-2026, at a cost not to exceed \$62,020.00. Funds to come from Pest Control and authorize the President to sign any necessary documentation.	Mutual Board Building Inspector Physical Property Service Maintenance
6. <u>Unfinished Business – a</u> RESOLVED to ratify proposed rule change amending Article II – <u>Shareholder Regulations</u> of the Rules and Regulations; the 28-day posting requirement has been met.	Mutual Board Assistant Portfolio Specialist
7. <u>Unfinished Business – b</u> RESOLVED to ratify proposed rule change by amending Article IV Physical Properties, Section 1.3 – <u>Dishwashers</u> of the Rules and Regulations; the 28-day posting requirement has been met.	Mutual Board Building Inspector Physical Property Mutual Administration
8. <u>Unfinished Business – c</u> RESOLVED to ratify the proposed rule change by amending Article VII – <u>Corrective Measures and Fines Schedule</u> of the Rules and Regulations; the 28-day posting requirement has been met.	Mutual Board Finance Mutual Administration



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<p>9. <u>New Business – a</u> 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, and 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 March 2023.</p>	Mutual Board Finance
<p>10. <u>New Business – b</u> Per the Mutual’s Bylaws, Article IV, Section 7, Robert Dufney Unit 70E, Shareholder of Mutual One intends to vote cumulatively for the elections of Directors for the 2023-2024 term of office.</p>	Mutual Board Mutual Administration
<p>11. <u>New Business – c</u> RESOLVED to cancel June Monthly Board meeting due to the Annual Election meeting.</p>	Mutual Board Mutual Administration
<p>12. <u>New Business – d</u> RESOLVED to approve the transfer of \$5,000.00 from Infrastructure Reserves to Painting Reserves.</p>	Mutual Board Finance
<p>13. <u>New Business – e</u> RESOLVED to approve to invest \$500,000.00 in Ameritrade from US Bank.</p>	Mutual Board Finance
<p>14. <u>New Business – f</u> RESOLVED to authorize Apartment Owners Association to conduct new fico scores for Mutual One, at a cost not to exceed \$16.95 for each fico score review conducted and a \$97.00 annual membership. Funds to come from Miscellaneous and authorize the President to sign any necessary documentation.</p>	Mutual Board Stock Transfer Finance
<p>15. <u>New Business – g</u> RESOLVED to authorize Service Maintenance to purchase Fire Avert inventory to replace expired Fire Averts when beyond repair.</p>	Mutual Board Service Maintenance Building Inspector Finance



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<p>16. <u>New Business – h</u> RESOLVED to amend procedure 01-7510-3 Eligibility Requirements by amending the Fico score requirement with additional amendments.</p>	Mutual Board Mutual Administration Stock Transfer
<p>17. <u>New Business – l</u> RESOLVED to authorize Physical Property to add print on all inspection notices for Mutual 01, "PLEASE be ADVISED Pursuant to the Occupancy Agreement that you signed, you must ALLOW ENTRY for any inspections or requests by our INSPECTOR. IF NOT, According to our attorney, you will be EVICTED!".</p>	Mutual Board Building Inspector Physical Property
<p><u>Follow-up for Next Month:</u></p> <ol style="list-style-type: none"> 1. Mutual Monthly Finances 2. Discuss and vote to add pergola to patio for Unit 01-05F 3. Discuss and vote to accept the 2022 drafted audited Financial Statements 	Mutual Board Assistant Portfolio Specialist