

**A G E N D A**  
**REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS**  
**SEAL BEACH MUTUAL NINE**  
**February 12, 2018**  
**Meeting begins at 9:30 a.m.**

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE
2. SHAREHOLDER COMMENTS (2-3 minutes agenda items only)
3. ROLL CALL
4. INTRODUCTION OF GRF REPRESENTATIVE, STAFF, AND GUEST(S):  

Mr. Dodero, GRF Representative  
Ms. Hopkins, Mutual Administration Director  
Mr. Van Horn, Building Inspector  
Mrs. Aquino, Recording Secretary
5. APPROVAL OF MINUTES:  
**Regular Meeting Minutes of: January 8, 2018**
6. BUILDING INSPECTOR'S REPORT Mr. Van Horn  
Permit Activity; Escrow Activity; Contracts & Projects; Shareholder and  
Mutual Requests (p. 3-4)
7. GRF Representative Mr. A. Dodero
8. **UNFINISHED BUSINESS**
  - a. Contracts for tree trimming Mrs. Schnauffer
  - b. Update on Washers and Dryers Mrs. Turner /  
Ms. McCown
  - c. Update on curb painting Mr. Croft
  - d. Update on re-roofing information Mr. Croft
9. **NEW BUSINESS**
  - a. Discuss new Legal Counsel and rewrites of documents Mrs. Schnauffer
  - b. Insurance coverage for Shareholders and the Mutual Mrs. Dodero
  - c. Discuss and vote to empty emergency cabinets (p. 5) Mrs. Turner /  
Ms. McCown
  - d. Discuss and vote to rent empty emergency cabinets (p. 7) Mrs. Turner /  
Ms. McCown
  - e. Resolution for Assembly Bill 634, Senate Bill 407 and Proposition 64 (p. 9)
  - f. Resolution for Incident Report Handling (p. 11)
  - g. Resolution for Orange County Fire Authority – Master Lock Box Keys (p. 13)

(Tuesday, February 06, 2018 ka)

**STAFF SECRETARY BREAK 11:00 a.m.**

- |     |  |                |
|-----|--|----------------|
| 10. | SECRETARY / CORRESPONDENCE             | Mrs. M. Dodero |
| 11. | CHIEF FINANCIAL OFFICERS REPORT        | Mrs. Turner    |
| 12. | MUTUAL ADMINISTRATION DIRECTOR         | Ms. Hopkins    |
| 13. | ANNOUNCEMENTS                          |                |
| 14. | COMMITTEE REPORTS                      |                |
| 15. | DIRECTORS' COMMENTS                    |                |
| 16. | SHAREHOLDER(S)' COMMENTS (2-3 MINUTES) |                |
| 17. | ADJOURNMENT                            |                |
| 18. | EXECUTIVE SESSION                      |                |

**STAFF SECRETARY WILL LEAVE THE MEETING BY 12:10 p.m.**

**NEXT MEETING March 12, 2018 at 9:30 a.m.  
Administration Building Conference Room A**

(Tuesday, February 06, 2018 ka)

## INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: **(09) NINE**

INSPECTOR: **Dave Van Horn**

MUTUAL BOARD MEETING DATE: **February 12, 2018**

PERMIT ACTIVITY							
UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	PERMIT ISSUE	COMP. DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR / COMMENTS
224 C	HEATPUMP	BOTH	10/20/17	01/20/18	NO	SIGNED OFF	GREENWOOD 1/18
222 A	COMPLETE REMODEL	BOTH	07/01/17	01/30/18	NO	SIGNED OFF	K&K 1/19/18
223 F	COMPLETE REMODEL	BOTH	09/30/17	05/30/18	NO	LATH/D.W SIGNED	ALPHA MASTER BUILDERS 12/1/17
214/219	REPIPE	BOTH			NO	ON GOING	NELSON 2018
223 F	HEATPUMP	BOTH	10/30/17	12/30/17	NO	NA	YES
215 F	COMPLETE REMODEL	BOTH	11/20/17	04/20/18	NO	FOOTING 1/24/18	ALPHA MASTER BUILDERS
232 L	REMODEL	BOTH	09/19/17	12/25/17	NO	ELEC/ROUGH PLUM	REAL MCCOY 11/30/17
226 D	SHOWER REMODEL	BOTH	11/20/17	01/20/18	NO	SIGNED OFF	MP CONSTRUCTION 1/16/18
213 A	SIDE PATIO	BOTH				SIGNED OFF	1/11/2018
210 G	COMPLETE REMODEL	BOTH	01/08/18	04/27/18	NO	FOOTING 1/31/18	LOS AL BUILDERS
234 E	WASHER/DRYER	BOTH	03/19/18	04/19/18	NO	NA	OGAN

ESCROW ACTIVITY							
UNIT #	NMI	PLI	NBO	FI	FCOEI	ROF	DOCUMENTS/COMMENTS
235E		12/29/17					
221 L		02/02/18					
226 L		11/03/17	12/19/17	1/8/18	01/18/18		
216 F		11/06/17	12/18/17	12/21/17			
222 A		01/23/18					
216I		12/13/17					
214K		12/28/17					
218 K		01/16/18					

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

<b>CONTRACTS</b>	
<b>CONTRACTOR</b>	<b>PROJECT</b>
PINNACLE	5/15/2016- 5/15/2018
FENN PEST CONTROL	APPROVED BY BOD 6/12/17
HUTTON PAINTING	START DATE 8/21/17 COMPLETE 1/22/18
NELSON PLUMBING (REPIPE)	CONTRACT SIGNED 5/22/17 START DATE 6/5/17 COMPLETE 12/7/18

<b>SITE VISITS</b>	
<b>UNIT NUMBER</b>	<b>REASONS</b>
221 A- L OPEN & CLOSE DOORS FOR PATCHING 2/2/18.	ALSO FOR REPIPE ALL WEEK.
231 L, SIDE PATIO COVER (VINYL)	
214-219 POST 1/25/18 FOR PAINT OPEN DOORS 1/31/18	
222 OPEN & CLOSE DOORS FOR ABATEMENT	
213 H, W/ SHARHOLDER RE: REPIPE	
216 A, W/ SHARHOLDER RE: WASHER/DRYER	
237 F, CHECKED MOLD @ CLOSET. NO W.O. FOR (M)	

# *Mutual Corporation No. Nine*

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## MEMO

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**TO:** MUTUAL BOARD OF DIRECTORS  
**FROM:** MUTUAL ADMINISTRATION  
**SUBJECT:** DISCUSS AND VOTE TO EMPTY EMERGENCY CABINETS (NEW BUSINESS ITEM C)  
**DATE:** FEBRUARY 12, 2018  
**CC:** MUTUAL FILE

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I move to approve / deny the emptying of \_\_\_\_\_ emergency cabinets in the Laundry Rooms.

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# *Mutual Corporation No. Nine*

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## MEMO

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**TO:** MUTUAL BOARD OF DIRECTORS  
**FROM:** MUTUAL ADMINISTRATION  
**SUBJECT:** DISCUSS AND VOTE TO RENT EMPTY EMERGENCY CABINETS (NEW BUSINESS ITEM D)  
**DATE:** FEBRUARY 12, 2018  
**CC:** MUTUAL FILE

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I move to approve / deny the renting of \_\_\_\_\_ cabinets in the Laundry Room, at a cost of \$10.00 to \$20.00 per month.

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# Mutual Corporation No. Nine

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## MEMO

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**TO:** MUTUAL BOARD OF DIRECTORS  
**FROM:** MUTUAL ADMINISTRATION  
**SUBJECT:** RESOLUTION FOR ASSEMBLY BILL 634, SENATE BILL 407, AND PROPOSITION 64 (NEW BUSINESS ITEM E)  
**DATE:** FEBRUARY 12, 2018  
**CC:** MUTUAL FILE

At the January 4, 2018, Presidents' Council, Executive Director Ankeny has respectfully requested and recommended that each Mutual Board contact respective legal counsel to protect the best interests of the Mutual in this important matter for possible drafting of Policy.

***I move to approve / deny the request of legal counsel opinion regarding Assembly Bill (AB) 634 Senat Bill (SB) 407 and Proposition 64.***

Assembly Bill 634 (AB 634) Solar Energy Installation – Beginning January 1, 2018, Civil Code §714.1 no restricts associations from establishing a general policy that prohibits or requires membership approval of the installation or use of a rooftop solar energy system for household purposes on the roof of the building in which the owner resides, or a garage or carport adjacent to the building that has been assigned to the owner for exclusive use.

Senate Bill 407 (SB 407) Non-Commercial Solicitation – SB407 added new Civil Code §4515, which takes effect January 1, 2018. The new rule prohibits the governing documents of an association from prohibiting members or residents of a common interest development from engaging in certain activities. Those activities include:

(1) Peacefully meeting with members, guests and their invitees during reasonable hours and in a reasonable manner for purposes related to common interest development living, association elections, legislation, election to public office, or the initiative, referendum or recall processes; (2) Inviting public officials, candidates for public office, or representatives of homeowner organizations to meet with members, residents, or their invitees or guests and speak on matters of public interest; (3) Using the common area, or the area of a separate interest (with the consent of the member) for these meetings; (4) Canvassing and petitioning the members, association board of directors, and residents for these meetings at reasonable hours and in a reasonable manner; and (5) Distributing or circulating, without prior permission, information about common interest development living, association elections, legislation, election to public office, or the initiative, referendum, or recall processes, or other issues of concern to members and residents at reasonable hours and in a reasonable manner. In addition, a member shall not be required to, pay a fee, make a deposit, obtain liability insurance, or pay the premium or deductible on the association's insurance policy, in order to use the common area for the described activities.

Proposition 64 Adult Use of Marijuana Act – Cultivate up to six plants per residence and possess the marijuana produced by these plants. All plants and harvest in excess of one ounce must be kept in a locked space not in public view at one's residence. Local governments may still forbid cultivation outdoors, but will allow it inside a private residence or accessory structure that is "fully enclosed and secure." Possess, transport, obtain or give away to other adults 21 or older up to one ounce of marijuana or 8 grams of concentrated marijuana.

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# *Mutual Corporation No. Nine*

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## MEMO

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**TO:** MUTUAL BOARD OF DIRECTORS  
**FROM:** MUTUAL ADMINISTRATION  
**SUBJECT:** RESOLUTION FOR INCIDENT REPORT HANDLING (NEW BUSINESS ITEM F)  
**DATE:** FEBRUARY 12, 2018  
**CC:** MUTUAL FILE

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At the January 4, 2018, Presidents' Council, Executive Director Ankeny has respectfully requested the directive of each Mutual Board should a Shareholder(s) deem the need to contact GRF Security Services to take an Incident Report relative to actions imposed by the Mutual Boards and/or Director.

***I move to approve / deny that should a Shareholder(s) request an Incident Report relative to actions of a Mutual Board or a Mutual Board member, that GRF Security Services is to direct the Shareholder to draft correspondence to the attention of the Mutual Board.***

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# *Mutual Corporation No. Nine*

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## MEMO

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**TO:** MUTUAL BOARD OF DIRECTORS  
**FROM:** MUTUAL ADMINISTRATION  
**SUBJECT:** RESOLUTION FOR ORANGE COUNTY FIRE AUTHORITY – MASTER LOCK BOX KEYS (NEW BUSINESS ITEM G)  
**DATE:** FEBRUARY 12, 2018  
**CC:** MUTUAL FILE

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At the January 4, 2018, Presidents' Council, Executive Director Ankeny has respectfully requested the directive of each Mutual Board to provide the Orange County Fire Authority with Master Lock Box Keys.

***I move to approve / deny the GRF (Golden Rain Foundation) to provide Orange County Fire authority with four (4) master lock box keys to be used in any and all emergency situations that may arise within the Mutual.***