IMPORTANT!
Please read carefully!

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS SEAL BEACH MUTUAL NINE July 9, 2018

The Regular Monthly Meeting of the Board of Directors of Seal Beach Mutual Nine was called to order by President Schnaufer at 9:31 a.m. on Monday, July 9, 2018, in Conference Room A of the Administration Building, followed by the *Pledge of Allegiance*.

SHAREHOLDER(S') COMMENTS

Several shareholders made comments.

ROLL CALL

Present:	President Schnaufer, Vice President Dodero, Chief Financial Officer Turner, Secretary Mayer, Director McCown and Directors McFadden and Michlin (arrived at 9:34 a.m.)
GRF Representative:	Mr. A. Dodero
Guests:	Approximately Eight Mutual Nine shareholders
Staff:	Ms. Hopkins, Mutual Administration Director Mr. Swordes, Building Inspector Ms. Scott, Recording Secretary

President Schnaufer welcomed the shareholders and staff to the meeting.

MINUTES

The minutes of the Regular Monthly Meeting of June 11, 2018 were approved by general consent of the Board as printed.

The Special Meeting Minutes of June 27, 2018. were approved by general consent of the Board as corrected.

BUILDING INSPECTOR'S REPORT

Inspector Swordes presented his report (attached).

Following a discussion, it was the consensus of the Board to postpone discussion regarding landscaping contracts until the next regular Board Meeting.

Following a discussion, it was the consensus of the Board to postpone discussion regarding Roofing Bids and contracts until the next regular Board Meeting

Following a discussion, and upon a MOTION duly made by President Schnaufer and seconded by Director McCown, it was

> RESOLVED, To approve the building permit for Unit 223-G, as submitted.

The MOTION passed.

Following a discussion, and upon a MOTION duly made by President Schnaufer and seconded by Director McCown, it was

> RESOLVED, To approve the building permit for Unit 223-C, as submitted.

The MOTION passed.

Following a discussion, and upon a MOTION duly made by President Schnaufer and seconded by Director McCown, it was

> RESOLVED, To approve the building permit for Unit 206-I, as submitted.

The MOTION passed.

Following questions, Inspector Swordes left the meeting at 9:48 a.m.

GRF REPRESENTATIVE

GRF Representative Mr. Dodero presented his report (attached).

Following questions, Mr. Dodero left the meeting at 9:53 a.m.

UNFINISHED BUSINESS

Following a discussion, and upon a MOTION duly made by CFO Turner and seconded by Director McCown, it was

> RESOLVED, To approve the hasps and locks for the emergency storage units, to be rented to the Mutual Nine Shareholders, at a cost not to exceed $225 and to authorize the President to sign the contract.

The MOTION passed.

Following a discussion, and upon a MOTION duly made by CFO Turner and seconded by Director McCown, it was

> RESOLVED, To approve the renting and the numbering of the emergency storage units, to be rented to the Mutual Nine Shareholders, at a cost not to exceed $1.55 per square foot, and to authorize the President to sign the contract.

The MOTION passed.

NEW BUSINESS

Director McCown provided the Board with an update on the curb painting. Following a discussion, the Board will await additional bids and then discuss at the August meeting.

Following a discussion, it was the consensus of the Board to postpone the amending of Policy 7405.09 – Flooring and Floor Cover Permits until the next Regular Board Meeting.

Following a discussion, and upon a MOTION duly made by President Schnaufer and seconded by Secretary Mayer, it was

> RESOLVED, To approve that Mutual Nine will attach all Board meeting reports to a second staple, the reports will no longer be attached to the meeting minutes

The MOTION passed.

Following a discussion, it was the consensus of the Board to postpone the Phone Answering Service Hotline until the next Regular Board Meeting.

Following a discussion, it was the consensus of the Board to postpone discussion regarding How to Best Answer Shareholder Questions until the next regular Board Meeting.

CORRESPONDENCE

Secretary Mayer received no correspondence.

CHIEF FINANCIAL OFFICER'S REPORT

CFO Turner presented her financial report (attached).

MUTUAL ADMINISTRATION DIRECTOR'S REPORT

Mutual Administration Director Hopkins submitted her report.

ANNOUNCEMENTS

NEXT MEETING: August 13, 2018, at 9:30 a.m. in the Administration Conference Room.

COMMITTEE REPORTS

No reports were presented.

DIRECTORS' COMMENTS

The Vice President commended the President for her efforts.

SHAREHOLDER(S') COMMENTS

Several shareholders made comments.

ADJOURNMENT

There being no further business to conduct, President Schnaufer adjourned the meeting at 10:42 a.m. and announced there would be an Executive Session following the meeting to discuss member issues.

Beth Mayer

Attest: Beth Mayer, Secretary
SEAL BEACH MUTUAL NINE
ka:07/17/18
Attachments

RESOLUTIONS IN THE REGULAR MONTHLY MEETING OF JULY 9, 2018

07/09/18 RESOLVED, To approve the building permit for unit 223-G, as submitted.

RESOLVED, To approve the building permit for Unit 223-C, as submitted.

RESOLVED, To approve the building permit for Unit 206-I, as submitted.

RESOLVED, To approve the hasps and locks for the emergency storage units, to be rented to the Mutual Nine Shareholders, at a cost not to exceed $225 and to authorize the President to sign the contract.

RESOLVED, To approve the renting and the numbering of the emergency storage units, to be rented to the Mutual Nine Shareholders, at a cost not to exceed $1.55 per square foot, and to authorize the President to sign the contract.

RESOLVED, To approve that Mutual Nine will attach all Board meeting reports to a second staple, the reports will no longer be attached to the meeting minutes.

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (09) NINE

INSPECTOR: ROBERT SWORDES

MUTUAL BOARD MEETING DATE: JULY 9TH 2018

PERMIT ACTIVITY

UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	PERMIT ISSUE	COMP. DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR / COMMENTS
217 H	DISHWASHER	BOTH	03/23/18	03/27/18	NO	4/6/18 FINAL	LW DÉCOR
234 E	WASHER/DRYER	BOTH	03/19/18	04/19/18	NO	4/2/18 FINAL	OGAN CONSTRUCTION
210 G	COMPLETE REMODEL	BOTH	12/27/17	04/27/18	NO	4/2/18 FINAL	LOS AL BUILDERS
231/232	REPIPE	BOTH			NO	SIGNED OFF	NELSON
226 L	KIT/BATH REMODEL	BOTH	03/01/18	05/30/18	NO	4/12/18 EL/PL/FRM	KANGS
215 F	COMPLETE REMODEL	BOTH	11/20/17	04/20/18	YES	6/4/18 FINAL	ALPHA MASTERS 3/1/18
216 I	KIT/BATH REMODEL	BOTH	02/21/18	04/16/18	NO	3/19/18 FINAL	WESTBY4HOMES
214 L	TUB CONVERSION	BOTH	10/18/17	12/12/17	NO	4/6/18 FINAL	NUKOTE
210 G	COMPLETE REMODEL	BOTH	01/08/18	04/27/18	NO	1/31/18 FOOTING	LOS AL BUILDERS
220 L	DISHWASHER	BOTH	07/13/17	10/17/17	NO	4/6/18 FINAL	OGAN CONSTRUCTION
237 L	HEATPUMP	BOTH	01/03/18	01/27/18	NO	4/6/18 FINAL	GREENWOOD
217 C	CARPORT CAB/SLDG DOOR	BOTH	04/06/18	12/14/18	NO	NONE	BERGKVIST
222 G	W/DRYER/WINDOWS/CABIN	BOTH	04/02/18	05/10/18	NO	5/30/18 FINAL	OGAN CONSTRUCTION
216 L	AC/HEAT PUMP	BOTH	02/05/18	04/11/18	YES	4/11/18 FINAL	GREENWOOD
206 L	COMPLETE REMODEL	BOTH	02/15/18	02/14/19	NO	5/1/18 SHOWER	ALPHA MASTER BUILDERS
226 L	REMODEL	BOTH	02/22/18	05/30/18	YES	5/25/18 FINAL	KANGS CONSTRUCTION
211 I	DISHWSH/ELEC/MICRO	BOTH	01/30/18	05/15/18	YES	SIGNED OFF	LOS AL BUILDERS
212 C	EZ ACCESS TUB	BOTH	03/21/18	05/16/18	NO	5/15/18 FINAL	NUKOTE
237 A	FRAME/INSLTN/DRYWALL	BOTH	04/13/18	06/15/18	NO	5/18/18 FINAL	LW DÉCOR
235 B	CEILING FAN PATIO	BOTH	04/13/18	05/04/18	NO	6/1/18 FINAL	OGAN
221 B	AC/HEAT PUMP	BOTH	03/26/18	05/11/18	NO	4/23/18 FINAL	ALPINE
224/225	REPIPE	BOTH			NO	SIGNED OFF	NELSON
231 A	PATIO TILE	GRF	04/03/18	04/30/18	NO	4/26/18 FINAL	KARYS CARPETS
231 L	FOUNDATION/BLOCK WALL	GRF	08/24/17	10/30/17	YES	5/01/18 FINAL	ALPHA MASTER BUILDERS
226/227	REPIPE	BOTH			NO	SIGNED OFF	NELSON
206 L	HEATPUMP	BOTH	05/10/18	08/20/18	NO	NONE	YES REMODELING
231 I	ELEC/STUCCO/LAV/DOOR	BOTH	05/11/18	09/30/18	NO	RED TAGGED	LW DÉCOR
231 I	2 SLIDERS 1 WINDOW	BOTH	05/15/18	06/10/18	NO	6/13/18 FINAL	BROTHERS GLASS
237 A	CARPORT CABINET	GRF	05/16/18	06/10/18	NO	NONE	IMAGINATION UNLIMITED
215 K	RETROFIT WINDOW	BOTH	03/19/18	06/20/18	NO	5/17/18 FINAL	LW DÉCOR
234 F	DISHWASHER/CABINET	BOTH	05/21/18	06/25/18	NO	NONE	OGAN
214 K	REFINISH SHOWER	GRF	05/15/18	05/16/18	NO	5/23/18 FINAL	CAL BATH
214 K	SKYLIGHT/3 WINDOWS	BOTH	04/01/18	06/30/18	NO	5/23/18 FINAL	LOS AL BUILDERS
237 A	CARPORT CABINET	GRF	05/16/18	06/10/18	NO	5/25/18 FINAL	IMAGINATION UNLIMITED
233 L	CARPORT CABINET 107/12	GRF	05/31/18	07/15/18	NO	NONE	IMAGINATION UNLIMITED
227 E	AC/HEAT PUMP	BOTH	06/04/18	07/13/18	NO	6/21/18 FINAL	ALPINE HEATING&AIR
215 F	HEATPUMP	BOTH	01/25/18	04/05/18	NO	6/7/18 FINAL	YES REMODELING
211 B	AC/HEAT PUMP	BOTH	04/26/18	08/30/18	NO	6/21/18 FINAL	GREENWOOD
235 L	PATIO/ SLIDER/LIGHTS	BOTH	05/01/18	07/18/18	NO	RED TAGGED	LOS AL BUILDERS

ESCROW ACTIVITY

UNIT #	NMI	PLI	NBO	FI	FCOEI	ROF	DOCUMENTS/COMMENTS
226A		04/03/18					
226 G		11/24/17	02/22/18	03/01/18	03/15/18	04/09/18	
214 K		12/26/18	02/27/18	02/28/18	03/14/18	03/20/18	
219 H		02/27/18	03/27/18	04/16/18	04/16/18		
231 I		02/02/18	04/06/18	04/11/18	04/25/18		
206 G		05/30/18	06/28/18	06/29/18			
222 G		04/12/17					

223 F		03/19/18					
228 L		06/27/18					
235 E		12/29/17	07/02/18				
215 L		03/06/18					
218 K		01/16/18					
221 L		02/02/18					
222 A		01/23/18					
212 K		06/08/18					
232 E		06/20/18					
226 L		06/21/18					
216 B		06/21/18					
208 A		06/20/18					

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

CONTRACTS	
CONTRACTOR	**PROJECT**
PINNACLE	JULY 1ST 2018-JUNE 30TH 2021
ERC	JULY 9TH-JULY 30TH BLDGS 215-218 ABATEMENT
FENN PEST CONTROL	APPROVED BY BOD 6/12/17
NELSON PLUMBING (REPIPE)	COMPLETED IN MAY
KRESS	JULY 16TH -AUGUST 6TH 2018 PAINT BLDGS 215-218
NELSON PLUMBING (REPIPE)	BLDGS 215-218 JULY 10TH-AUGUST 2ND

SITE VISITS	
UNIT NUMBER	**REASONS**
JUNE 11TH MUTUAL MONTHLY MEETING	GAVE INSPECTORS REPORT
JUNE 13TH 215 D	BATH SKYLIGHT LEAK/PUT IN W.O AND PAINT ORDER
JUNE 13TH 235 D	WATER HEATER NO HOT WATER/PUT IN W.O W S.M.
JUNE 13TH 230 G	LEAK AT DISHWASHER TO DISPOSAL CONNECTION/NELSON WILL
JUNE 13TH 231 i	L.W DECOR CHANGE ORDER FOR INSTALL OF TWO VANITY LIGHT
JUNE 14TH 213 C	PUT IN W.O WITH S.M. FOR NEW STOVE TOP
JUNE 14TH	CHECKED ON THE PROGRESS OF TRUST 1 AT 206 F
JUNE 20TH 224 K	OVERSEE INSTALL OF SHAREHOLDERS NEW KITCHEN AND BATH
	SINKS
JUNE 28TH 226 D	CEILING PAINT AT BEDROOM FROM OLD ROOF LEAK
JUNE 28TH AND 7/2 213 F	SEAL OF UNIT FROM RODENT PROBLEM/CALLED FENN AND S.M.
JUNE 29TH 9-226 G AND 209 i	PUT IN W.O WITH S.M FOR BROKEN WALK LIGHTS IN MUTUAL
JUNE 29TH 235 G	REDTAGGED LOS AL BUILDERS FOR NO PRE INSPECTIONS AND
	UNPERMITTED WORK/2 LIGHTS/VENEER AND GARDEN LINE
JUNE 29TH 227 E	SERVICE SHOWER VALVE AND HEAD/LOW PRESSURE
JUNE 29TH 216 B	ELECTRICIAN TO CHECK OUT OVEN PROBLEM
JULY 2ND 209 i	PUT IN W.O FOR STOVE VENT/BULB/BURNERS/WATER HEATER
JULY 2ND BLDG 215	POSTED BUILDING FOR PIPEING AND SHUTOFF VALVES/PAINT

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CFO Report

Mutual 9

Financial Status as of June 30, 2018

	June Actual	June Budget	June Variance	YTD Actual	YTD Budget	YTD Variance
INCOME	$ 149,127	$ 150,531	$ (1,404)	$ 900,804	$ 903,186	$ (2,384)
OPERATING EXPENSE	$ 159,394	$ 150,532	$ (8,862)	$ 911,247	$ 903,192	$ (8,055)

Budget Variances: $ (10,266)

Income:

Inspection Fees	$ (2,500)

Expenses:

Water	$ (5,489)
Taxes and Insurance	$ (591)

Positive Observation:

> The increase in laundry room income for June was $1497, which covers the cost of the electricity to operate the laundry rooms.

Remember:

The City of Seal Beach is on water rationing and everyone needs to do their part to control water usage. This month our usage was very high.