

A G E N D A
REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL NINE
December 9, 2019
Meeting begins at 9:00 a.m.
Administration Building, Conference Room A

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE

2. BOARD ROOM DECORUM

Shareholders and Directors:

As a courtesy, please silence all cell phones. Please step outside if needed.

Directors:

Please turn on your microphones and please wait to be recognized by the President.

3. ROLL CALL

4. SHAREHOLDERS' COMMENTS (2-3 minutes per shareholder; agenda items only)

5. INTRODUCTION OF GRF REPRESENTATIVE, STAFF, AND GUEST(S):

Mr. T. Dodero, GRF Representative
Ms. Hopkins, Mutual Administration Director
Mr. Swordes, Building Inspector
Ms. Givehand, Recording Secretary

6. APPROVAL OF MINUTES

a. Regular Meeting Minutes of November 18, 2019

b. Special Meeting Minutes of November 27, 2019

7. BUILDING INSPECTOR'S REPORT

Mr. Swordes

a. Permit activity; escrow activity; contracts & projects; shareholder and mutual requests (pp.3-11)

8. GRF REPRESENTATIVE

Mr. A. Dodero

9. CONSENT CALENDAR

a. Discuss and vote to authorize transfers of funds for Mutual Nine (p.12)

10. **UNFINISHED BUSINESS**

a. Approval of mutual monthly financials (p.13)

b. Discuss and vote to approve removal of 11 bottlebrush trees. (p.14)

c. Discuss and vote to approve arborists, Arbor Pro Urban Forest Management Plan (p.15)

d. Discuss and vote to approve gutter cleaning for 25 buildings (p.16)

- d. Discuss and vote to approve gutter cleaning for 25 buildings (p.16)

STAFF BREAK BY 11:00 A.M

11. **NEW BUSINESS**

- a. Discuss and vote on laundry rooms (p.17)
- b. Discuss and vote to open contractor bids at open session meeting (p18.)
- c. Discuss and vote to adopt Policy **7574.09 Antennas, Satellite and DirecTV Dish Installation – Television transmitters** (pp. 19-22)
- d. Discuss and vote to amend Policy **7525 Withdrawal Inspection Fee** (pp.23-24)
- e. Discuss and vote to approve revised by-laws (p.25)
- f. Discuss and vote to approve mailing each shareholder amended Policy 7210.09 **Annual Elections** (p.26-29)
- g. Discuss and vote to approve to go out for bid on 5 roofs in 2020 (p.30)
- h. Discuss and vote to approve to replace hose bids for all buildings (p.31)
- i. Discuss Carport inspection letters and policies to changes fines.
- j. Discuss Fire Inspections and H06 Insurance
- k. Discuss Rules and regulations
- l. Discuss President Council's notes from December 5, 2019
- m. Discuss Directors Reports

12. SECRETARY / CORRESPONDENCE Mrs. M. Dodero

13. CHIEF FINANCIAL OFFICERS REPORT Ms. McFadden

14. MUTUAL ADMINISTRATION DIRECTOR Ms. Hopkins

15. ANNOUNCEMENTS

- a. **NEXT REGULAR MEETING: Monday, January 13, 2019, 9:00 a.m., Administration Building, Conference Room A**
- b. **Special agenda meeting is cancelled for December.**

16. COMMITTEE REPORTS

- a. Physical Property Committee
- b. Landscape Committee
- c. Budget Committee
- d. Bylaw Committee

17. DIRECTORS' COMMENTS

18. SHAREHOLDERS' COMMENTS (2-3 minutes per shareholder)

19. ADJOURNMENT

20. EXECUTIVE SESSION

STAFF WILL LEAVE THE MEETING BY 12:00 p.m.

INSPECTORS REPORT 2019

MUTUAL:	NO. 9	INSPECTOR:	ROBERT SWORDES
MUTUAL BOARD MEETING DATE:	DECEMBER 9TH 2019		

PERMIT ACTIVITY

UNIT/BLDG	DESCRIPTION OF WORK	GRF/CITY PERMITS	PERMIT ISSUE	COMP DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR / COMMENTS
207 A	WASHER/DRYER/UPGRADE PANEL	BOTH	02/18/19	03/01/19	2/25 FRAME	2/21/19 FR/EL/PL	OGAN CONSTRUCTION
207 A						3/11/19 FINAL	"
207 G	SHOWER DEMO/INSTALL	BOTH	05/15/19	07/15/19	NO	5/16/19 ROUGH	LOS AL BUILDERS
207 G						6/14/19 FINAL	"
208 F	HEAT PUMPS OUTD 1/IND 3	BOTH	12/10/18	03/10/19	NO	1/28/19 FINAL	GREENWOOD
208 G	HEAT PUMPS OUTD 1/IND 3	BOTH	06/20/19	09/20/19	NO	7/3/19 FINAL	GREENWOOD
208 G	FLOORING THROUGHOUT	GRF	06/20/19	07/20/19	NO	7/3/19 FINAL	KARYS CARPETS
209	REROOF	BOTH	04/29/19	12/31/19	NO		ROOFING STANDARDS
209 i	HEAT PUMP TRI ZONE/DETECTORS	BOTH	02/25/19	05/25/19	NO	3/6/19 FINAL	GREENWOOD
210 B	VINYL FLOOR THROUGHOUT/ BASE	GRF	10/30/19	11/30/19	NO	11/20/19 FINAL	KARYS CARPETS
210 H	AC/ HEAT PUMP	BOTH	08/12/19	11/12/19	NO	10/15/19 FINAL	GREENWOOD
211 D	EZ ACCESS SHOWER/GRAB BAR	BOTH	04/29/19	05/29/19	NO	5/13/19 FINAL	NUKOTE
211 E	VINYL FLOORING AT BATHROOM	GRF	03/25/19	05/25/19	NO	4/9/19 FINAL	BIXBY PLAZA CARPETS
211 E	BATHROOM AND PORCHLIGHT	GRF	03/20/19	04/30/19	NO	4/8/19 FINAL	BERGIN ELECTRIC
211 E	AC/HEAT PUMP	BOTH	04/08/19	07/08/19	NO	5/2/19 FINAL	GREENWOOD
212	REROOF	BOTH	04/29/19	12/31/19	NO	5/3/19 SHEATHING	ROOFING STANDARDS
212						5/17/19 FINAL	"
212 D	HEAT PUMP / CONCRETE PAD	BOTH	11/10/19	01/15/20	NO	11/27/19 FINAL	HEATWAVE A/C/ & HEATING
213	REROOF	BOTH	04/29/19	12/31/19	NO	10/3/19 SHEATH	ROOFING STANDARDS
213						11/7/19 FINAL	"
213 A	SKYLIGHT/SOLATUBE	BOTH	11/30/18	01/15/19	NO	1/9/19 FINAL	LOS AL BUILDERS
213 B	ENTRY DOOR	BOTH	06/21/19	07/28/19	NO	9/9/19 FINAL	SEARS
213 E	FLAG POLE	GRF	09/03/19	10/03/19	NO	9/23/19 FINAL	JURADO
214 E	TILE PATIO/AC/MOWSTRIP/STONE	BOTH	05/01/19	07/01/19	08/30/19	8/12/19 FINAL	LOS AL BUILDERS
214 G	ENTRY/WALKWAY	BOTH	02/01/19	03/15/19	APPROVED	4/17/19 ROUGH	BJ&CO
214 G						5/16/19 DRY/LATH	"
214 G						6/17/19 FINAL	"
215	REROOF	BOTH	04/29/19	12/31/19	NO	8/23/19 SHEATH	ROOFING STANDARDS
215						11/8/19 FINAL	"
215 A	REMODEL	BOTH	08/10/19	02/10/20	NO	10/9/19 ROUGH PL	LW DÉCOR
215 A						10/18/19 TRENCH	"
215 A						10/22/19 FOOTING	"
215 A						11/18/19 HOT MOP	"
215 A						11/18/19 ROUGH E	"

215 A						11/18/19 GROUND	"
215 A						11/22/19 FRAMING	"
215 A						11/27/19 SHEAR	"
215 A						11/27/19 INSULATE	"
215 A	PENETRATED ROOF WITH VENT						"
215 A	CEILING ABATEMENT	GRF	07/05/19	07/05/19	NO	7/12/19 FINAL	UNIVERSAL ABATEMENT SERVICES
215 D	FLOORING/COUNTERS/MICRO/OUTLETS	BOTH	06/20/19	10/20/19	NO	7/18/19 FINAL	ALPHA MASTER BUILDERS
215 K	TOILET EXTENSION AND BIDET	GRF	07/11/19	07/12/19	NO	7/11/19 FINAL	BA CONSTRUCTION
216 E	VINYL FLOOR KIT/BATH/REINSTALL TOILET AND 1 APPLIANCE	GRF	11/04/19	11/07/19	NO	11/12/19 FINAL	CORNERSTONE FLOORS
217 A	AC/HEAT PUMP	BOTH	08/12/19	11/12/19	NO	8/28/19 FINAL	GREENWOOD
217 C	CARPORT CAB/SLDG DOOR	BOTH	04/06/18	12/14/18	NO	1/25/19 FINAL	BERGKVIST
217 C	3' LATTICE ON DECO BLCK	GRF	12/12/18	01/18/19	NO	DENIED	BERGKVIST
217 C	DROP SHADE AT PATIO	GRF	03/10/19	03/10/19	NO	1/19/19 FINAL	AAA AWNINGS
217 C	PATIO DOOR WITH SCREENS	GRF	02/25/19	04/12/19	NO		BERGKVIST
217 D	WASHER/DRYER IN KITCHEN	BOTH	11/04/19	11/12/19	NO		OGAN CONSTRUCTION
217 F	EZ ACCESS SHOWER/GRAB BAR	BOTH	10/15/19	11/15/19	NO	10/29/19 FINAL	NUKOTE
218	REROOF	BOTH	04/29/19	12/31/19	NO	5/15/19 SHEATH	ROOFING STANDARDS
218						6/17/19 FINAL	"
218 B	WASHER/DRYER/UPGRADE PANEL	BOTH	03/25/19	04/12/19	NO	3/27/19 FRAME	OGAN CONSTRUCTION
218 B						3/27/19 ELECTRIC	"
218 B						3/27/19 PLUMB	"
218 B						4/24/19 FINAL	"
218 B	TWO WINDOWS	BOTH	05/06/19	05/29/19	NO	5/29/19 FRAME	OGAN CONSTRUCTION
218 B						5/29/19 ELECTRIC	"
218 B						5/29/19 LATH	"
218 B						5/29/19 INSULATE	"
218 B						6/19/19 FINAL	"
218 D	PATIO REMODEL/KITCH COUNTERTOP	BOTH	03/04/19	05/30/19	06/28/19	4/19/19 FOOTING	LOS AL BUILDERS
218 D						6/26/19 FINAL	"
219 F	FLOORING THROUGHOUT/PATIO	GRF	05/12/19	06/12/19	NO	5/2/19 FINAL	KARYS CARPETS
219 H	FLOORING THROUGHOUT	GRF	04/20/19	05/20/19	NO	4/26/19 FINAL	KARYS CARPETS
219 K	MICROWAVE	BOTH	05/30/19	11/20/19	NO	7/26/19 FINAL	LW DÉCOR
219 L	EZ ACCESS TUB/GRAB BAR	BOTH	04/25/19	05/25/19	NO	5/13/19 FINAL	NUKOTE
220	REROOF	BOTH	04/29/19	12/31/19	NO		ROOFING STANDARDS
220 F	SOLATUBE KITCHEN & BATH	BOTH	03/27/19	05/27/19	NO	4/17/19 FINAL	SOLATUBE HOME
220 G	SLIDING DOOR/PORCH LIGHT/PAVERS	BOTH	10/10/19	01/30/19	NO		MAMUSCIA
221 F	EZ ACCESS TUB/GRAB BAR	BOTH	09/12/19	10/12/19	NO	10/21/19 FINAL	NUKOTE
221 L	BRICK VENEER/PAVERS/MOW EDGE	GRF	07/15/19	10/15/19	NO	8/5/19 FINAL	J.C. KRESS
221 L	2 AWNINGS	GRF			DENIED	10/14/19	AAA AWNINGS
222 E	5' x 11' CART PAD	GRF	02/01/19	02/28/19	NO	2/15/19 FINAL	ANGUIANO LAWN CARE

222 G	3 CEILING FANS	BOTH	04/23/19	05/30/19	NO	5/20/19 FINAL	OGAN CONSTRUCTION
222 L	CARPET ENTIRE UNIT	GRF	06/10/19	08/10/19	NO	7/11/19 FINAL	BIXBY PLAZA CARPETS
223 A	AC/HEAT PUMP	BOTH	03/25/19	06/30/19	NO	5/16/19 FINAL	LOS AL BUILDERS
224 D	CARPET AT BEDROOM	GRF	05/06/19	06/01/19	NO	5/17/19 FINAL	BIXBY PLAZA CARPETS
225 F	CARPORT CAB. CP #110 SP. # 12	GRF	11/15/19	12/15/19	NO		J & J HANDYMAN
225 F	REMODEL	BOTH	07/01/19	01/31/20	NO	10/3/19 ROUGH	KONRAD CONSTRUCTION
225 F						10/7/19 INSULAT	"
225 F						10/15/19 DRYWALL	"
226 A	CARPORT CAB. # 109 SP # 13	GRF	11/15/19	11/30/19	NO	11/25/19 FINAL	IMAGINATION UNLIMITED
226 D	UNPERMITTED WORK CORRECTIONS	BOTH	09/01/19	12/30/19	NO	10/4/19 FINAL	MP CONSTRUCTION
226 D	DISH INSTALL	GRF	11/27/19	11/27/19	NO		DISH NETWORK
226 F	EZ ACCESS TUB/GRAB BAR	BOTH	01/30/19	03/01/19	NO	2/28/19 FINAL	NUKOTE
226 L	STONE FAÇADE 74SQ FT	GRF	12/18/18	12/19/18	APPROVED	1/28/19 FINAL	KANGS CONSTRUCTION
227	REROOF	BOTH	04/29/19	12/31/19	NO	10/10/19 SHEATH	ROOFING STANDARDS
227						11/7/19 FINAL	"
227 D	HEAT PUMP/ CONCRETE BASE	BOTH	06/12/19	09/12/19	NO	8/19/19 FINAL	GREENWOOD
227 i	80 SQ. FT ADDITION/REMODEL BTH/KT	BOTH	04/20/19	07/20/19	BONDED	6/14/19 FOOTING	ANAYA BUILDERS GROUP
227 i	stop work order posted for bad work				NO POST	6/19/19 GROUND	"
227 i	met with phyprop and returned to work				10/15/19	6/19/19 ROUGH	"
227 i						8/9/19 SHEAR	"
227 i						8/9/19 ROOF	"
227 i	EXTENSION				10/31/19	9/25/19 DRYWALL	"
227 i	EXTENSION				11/08/19		"
227 i	EXTENSION			NO PASS	11/15/19	11/15/19 FINAL	"
227 i	EXTENSION				11/22/19		"
227 i					NO PASS	11/25/19 FINAL	"
228 C	AC/HEAT PUMP	BOTH	10/14/19	01/15/20	NO	10/25/19 FINAL	GREENWOOD
228 i	CARPORT CABINET CP 109 SP 21	GRF	05/10/19	10/10/19	NO	6/24/19 FINAL	LW DÉCOR
228 J	AC/HEAT PUMP	BOTH	01/15/19	02/15/19	NO	2/7/19 FINAL	ALPINE HEATING & AIR
228 L	AC/HEAT PUMP	BOTH	03/18/19	04/18/19	NO	3/25/19 FINAL	ALPINE HEATING & AIR
229 B	WINDOW/DRYWALL/STORM DOOR	GRF	11/01/19	10/31/20	NO		LOS AL BUILDERS
229 H	VINYL FLOORING AT LVG,KITCH,HALL	GRF	02/15/19	03/15/19	NO	3/18/19 FINAL	KARYS CARPETS
230 F	TUB REMODEL	BOTH	07/29/19	09/30/19	NO	8/7/19 ROUGH	REBORN CABINETS
230 F						8/15/19 FINAL	"
230 F	FLOORING AT BATH	GRF	09/20/19	10/20/19	NO	10/10/19 FINAL	KARYS CARPETS
230 i	EZ ACCESS TUB/GRAB BAR	BOTH	03/13/19	04/13/19	NO	3/28/19 FINAL	NUKOTE
231 E	PATIO TILE	GRF	06/30/19	11/30/19	NO	7/26/19 FINAL	LW DÉCOR
231 J	CAN LIGHTS	BOTH	07/09/19	07/13/19	NO	7/24/19 FINAL	OGAN CONSTRUCTION
231 J	TV ANTENNA	GRF	10/28/19	11/03/19	NO	11/19/19 FINAL	OGAN CONSTRUCTION
231 J	TWO 30 X 60 SKYLIGHTS AT PATIO/FAN	BOTH	11/15/19	12/15/19	NO		M & M CONSTRUCTION & SKYLIGHTS
231 K	RETROFIT WINDOWS	BOTH	05/10/19	08/10/19	NO	5/1/19 FINAL	ALPHA MASTER BUILDERS

232 G	PATIO	BOTH	01/30/19	03/01/19	03/25/19	2/25/19 FOOTING	OGAN CONSTRUCTION
232 G						3/20/19 FINAL	"
232 L	FAÇADE VENEER	GRF	01/20/19	03/01/19	NO	2/6/19 FINAL	REAL McCOY BUILDERS
233 H	DOOR W/SCREEN/CEILING BLEND/FRM	BOTH	06/03/19	07/31/19	WINDOW	6/26/19 ROUGH	CAL CUSTOM INTERIORS
233 H						6/28/19 DRYWALL	"
233 H						7/29/19 FINAL	"
234 A	CEILING FAN PATIO	BOTH	12/18/18	02/20/19	NO	1/11/19 FINAL	LOS AL BUILDERS
234 D	PATIO TILE	BOTH	08/22/19	11/22/19	NO	9/10/19 FINAL	WESTBY4HOMES
234 D	AC/HEAT PUMP	BOTH	04/08/19	05/08/19	NO	4/11/19 FINAL	ALPINE HEATING&AIR
234 F	MAYTAG CONDENSOR/FORCED AIR AC	BOTH	03/07/19	04/07/19	NO	3/28/19 FINAL	ALPINE HEATING&AIR
235 D	EZ ACCESS TUB/ GRAB BAR	BOTH	11/12/19	12/12/19	NO	11/22/19 FINAL	NUKOTE
235 G	FLAIR SKYLIGHTS/4 LED KITCHEN	BOTH	02/01/19	04/28/19	NO	3/1/19 FRAME	LOS AL BUILDERS
235 G						3/6/19 DRYWALL	"
235 G						3/22/19 FINAL	"
235 G	2 HEAT PUMPS/PAD	BOTH	06/20/19	09/20/19	NO	7/29/19 FINAL	GREENWOOD
236 C	FLOORING THROUGHOUT	GRF	07/01/19	08/01/19	NO	7/16/19 FINAL	KARYS CARPETS
236 D	REMODEL/NEW PANEL	BOTH	03/15/19	06/28/19	09/15/19	6/20/19 ROUGH	REAL McCOY BUILDERS
236 D						6/26/19 DRYWALL	"
236 D						6/26/19 ELECTRIC	"
236 D						6/27/19 HOTMOP	"
236 D						7/11/19 DRYWALL	"
236 D						10/11/19 FINAL	"
236 D	AC/ CONCRETE PAD	BOTH	05/15/19	06/15/19	09/15/19		ALPINE HEATING & AIR
236 H	REMODEL	BOTH	12/10/18	06/30/19	04/22/19	1/28/19 SHEER	LOS AL BUILDERS
236 H						2/13/19 FPEM	"
236 H						2/19/19 FRAMING	"
236 H						2/21/19 INSULATE	"
236 H						2/25/19 FRAMING	"
236 H						2/28/19 DRYWALL	"
236 H						2/28/19 LATHE	"
236 H						6/14/19 FINAL	"
237 B	CABINETS/KITCH/HALL	GRF	01/02/19	03/31/19	NO	1/18/19 FINAL	LOS AL BUILDERS
237 F	KITCHEN AND BATH COUNTERTOPS	BOTH	07/12/19	08/01/19	NO	8/15/19 FINAL	LOS AL BUILDERS
237 G	DECOBLOCK/REMOVE/CAP	GRF	09/25/18	10/25/18	APPROVED	1/4/19 BROWN	MAMUSCIA
237 G						1/4/19 FINAL	"
237 i	WASH/DRYER-4 LIGHTS- CEILING FAN	BOTH	02/20/19	03/29/19	2/26 FLOOR	3/1/19 ROUGH	REAL McCOY BUILDERS
237 i					#2	4/17/19 FINAL	"
237 K	ENTRY DOOR/MAILSLOT/SCREEN	BOTH	10/30/19	11/30/19	NO	11/25/19 FINAL	REAL McCOY BUILDERS
blue color indicates roofs that have been completed and to let contractors know that only Roofing Standards can penetrate the roof on any project							

ESCROW ACTIVITY							
206 B		07/26/19	08/29/19	08/29/19	09/10/19	10/03/19	
206 L		09/20/18					
208 L		01/09/19					
210 G		09/14/18	05/08/19	05/10/19	05/22/19	06/04/19	
210 H		09/20/18	06/27/19	07/01/19	07/12/19	08/19/19	
211 E		09/11/18	02/21/19	02/27/19	03/08/19	04/04/19	
212 H		06/12/19					
212 K		06/08/18					
215 A		10/18/18	02/04/19	02/05/19			
215 A		"	04/26/19	04/29/19	05/10/19	05/16/19	
215 D		12/26/18	05/09/19	05/10/19	05/23/19	06/06/19	
215 L		03/06/19	03/25/19	03/26/19	04/08/19	06/17/19	
216 B		06/21/18	11/20/18	11/23/18	12/05/18	01/09/19	
216 E	6/21/2019						
216 K		07/10/18	09/06/19	09/06/19	09/18/19	10/15/19	
218 K		01/16/18					
219 F		04/09/19	07/12/19	07/22/19	08/01/19	10/10/19	
220 A		10/04/19					
222 A		01/23/18					
222 A		08/19/19					
222 L		04/24/19					
224 B		03/14/19	07/12/19	07/15/19	07/25/19	08/20/19	
224 F		04/09/19	06/11/19	06/28/19	07/11/19	07/29/19	
224 H		05/23/19	09/17/19	09/17/19	10/07/19	10/29/19	
225 F		11/28/18	05/31/19	06/11/19	06/13/19	07/29/19	
226 D		07/30/19	11/08/19	11/12/19			

226 L		06/21/18					
227 D		09/20/18	05/14/19	05/17/19	05/30/19	08/01/19	
227 G		07/16/18	11/09/18	11/28/18	12/12/18	02/06/19	
228 i		03/14/19	03/26/19	03/26/19	04/08/19	05/20/19	
229 K		04/24/19	06/07/19	06/11/19	06/19/19	07/09/19	
231 E		01/09/19	04/10/19	04/18/19	04/29/19	06/17/19	
231 K		10/16/18	11/27/18	11/28/18	12/12/18	01/11/19	
232 K		07/29/19	11/19/19	11/20/19			
233 H		10/16/18	05/19/19	05/23/19	06/05/19	07/05/19	
234 i		11/08/19					
235 E		06/03/19	09/06/19	09/23/19			
236 C		04/23/19	06/06/19	06/14/19	06/24/19	08/15/19	
236 G		12/26/18	06/14/19	06/17/19	07/01/19	07/29/19	
237 G		06/03/19	09/18/19	09/20/19	10/02/19	10/15/19	

UNIT #	NMI	PLI	NBO	FI	FCOEI	ROF	DOCUMENTS/COMMENTS
<p>NMI = New Member Inspection PLI = Pre-Listing Inspection NBO = New Buyer Orientation FI = Final Inspection FCOEI = Final COE Inspection ROF = Release of Funds</p>							

CONTRACTS	
CONTRACTOR	PROJECT
PINNACLE	JULY 1ST 2018-JUNE 30TH 2021
EMPIRE	NOVEMBER 8TH/2018-JANUARY 2019 THIS YEAR/AFTER 3YEARS
FENN PEST CONTROL	APPROVED BY BOD 6/12/17
OGAN	CARPORT & LAUNDRY LIGHTS-START 3/18/19-COMPLETION 4/26/19
A-1 TOTAL SERVICE CONSTRUCTION	BLDG 237 - APRIL 22ND START-COMPLETION 5/6/19
ROOFING STANDARDS	APRIL 29TH START 2019-COMPLETION 12/30/19
ROXYGEN PAINTING COMPANY	JULY 21ST,2019 - DECEMBER 31ST,2019
911 SEWER SPECIALIST	SEPTEMBER 9/17/19- 10/17/19
BA CONSTRUCTION	APRIL 29TH START 2019-COMPLETION 10/22/19
BRIGHTVIEW	REMOVE 11 BOTTLEBRUSH TREES/ START-OCT. 21ST-COMP. JAN. 31, 2020
BA CONSTRUCTION	25 BUILDINGS FOR GUTTER CLEANING/ START OCT.21ST-COMP. JAN. 31 2020
ARBOR PRO	COMPUTERIZED TREE INVENTORY/ START OCT.21ST- COMP. JAN. 31, 2020
PINNACLE	TREE TRIMMING / TO BE COMPLETED BY DEC. 13, 2019

SITE VISITS	
UNIT NUMBER	REASONS
SEP. 20TH 227	INSPECT ROOF FOR ROOFING PROJECT
SEP. 20TH 220	INSPECT ROOF FOR ROOFING PROJECT
SEP. 20TH BLDGS. 227 & 220	POST BUILDINGS FOR SKYLIGHT AND STOVE HOOD INSPECTIONS
SEP. 20TH BLDG. 209	MEET GUTTER GUYS
SEP. 24TH BLDG. 227	INSPECTION OF SKYLIGHTS
SEP. 24TH BLDG. 220	INSPECTION OF SKYLIGHTS
SEP. 24TH 232 F	MET WITH SHAREHOLDER ABOUT THEIR NONSTANDARD FRIDGE
SEP. 25TH 235 E	MET WITH ELECTRICIAN AT UNIT ABOUT UNSAFE LIGHT IN UNIT
SEP. 25TH 213 i	CHECKED ON DISH TO BE MOVED
SEP. 26TH BLDG. 215	MET WITH GUTTER INSTALLERS FOR ROOF PROJECT
SEP. 26TH 221 F	MET WITH SHAREHOLDER OVER BATHROOM FLOOR DAMAGE
SEP. 26TH 211 G	BAY WINDOW SEAL BROKEN
OCT. 1ST BLDGS. 206/207	FIRE INSPECTIONS
OCT. 1ST BLDG. 213	ROOFING PROJECT- STOVE HOODS/TEAR OFF/DRYROT REPAIRS
OCT. 2ND BLDGS. 208/209	FIRE INSPECTIONS
OCT. 3RD BLDGS. 210/211	FIRE INSPECTIONS
OCT. 3RD BLDG. 213	SHEATHING INSPECTION FOR ROOF
OCT. 7TH BLDGS. 212/213	FIRE INSPECTIONS
OCT. 8TH BLDG. 214	FIRE INSPECTIONS
OCT. 8TH BLDG. 227	TEAR OFF FOR ROOFING PROJECT/STOVEHOODS/DRYROT REPAIR
OCT. 10TH BLDG. 227	SHEATHING INSPECTION FOR ROOF
OCT. 10TH BLDG. 215	FINAL INSPECTION FOR ROOF
OCT. 14TH	INSPECTORS REPORT
OCT. 14TH	EXECUTIVE SESSION TO OPEN BIDS
OCT. 15TH BLDG. 213	UNLOCKED DOORS FOR PAINTERS
OCT. 15TH BLDG. 220	PICKED UP STOVEHOODS/DAMPERS FOR KRESS AND DELIVERED THEM
OCT. 15TH BLDGS. 228/229	FIRE INSPECTIONS
OCT. 16TH BLDG. 213	UNLOCKED DOORS FOR PAINTERS
OCT. 16TH 213 D & L	D- DISH INSTALL ON ROOF/ L- ORDERED ANOTHER SKYLIGHT
OCT. 16TH BLDGS. 230/231	FIRE INSPECTIONS
OCT. 21ST BLDGS. 234/235	FIRE INSPECTIONS
OCT. 21ST BLDGS. 213	FINAL INSPECTION FOR PAINTERS
OCT. 22ND 208 G	WATER ALARM GOING OFF/WATER LINE AT FILTER LEAK
OCT. 22ND BLDGS. 236/237	FIRE INSPECTIONS
OCT. 23RD BLDGS. 224/225	FIRE INSPECTIONS
OCT. 24TH BLDGS. 226/227	FIRE INSPECTIONS
OCT. 24TH BLDGS. 219/220	POSTED BLDGS. FOR FIRE INSPECTIONS
OCT. 24TH BLDGS. 213/220	INSTALLED SKYLIGHTS FOR ROOFERS
OCT. 24TH 208 G	HAD PLUMBER VERIFY THAT NO LEAKS WERE PRESENT/MUTAL PLUMBING
OCT. 25TH BLDGS. 221/222/223	POSTED BLDGS. FOR FIRE INSPECTIONS
OCT. 25TH BLDG. 227	WALKED UNITS WITH PAINTERS FOR QUALITY CONTROL
OCT. 25TH BLDG. 227	WALKED ROOF WITH ROOFERS FOR FINAL INSPECTION
OCT. 29TH BLDGS. 217/218	FIRE INSPECTIONS

OCT. 30TH BLDGS. 219/220	FIRE INSPECTIONS
OCT. 31ST BLDGS. 221/222	FIRE INSPECTIONS
NOV. 1ST BLDGS. 223/215/216	FIRE INSPECTIONS
NOV. 4TH BLDG. 220	UNLOCK UNITS FOR PAINTERS
NOV. 4TH 218 L	FIXED SKYLIGHT FOR SHAREHOLDER
NOV. 6TH 213/220/227	FINAL WALKTHROUGH FOR ROOFS
NOV. 6TH 213/209/215	MET WITH GUTTER CONTRACTOR AT BLDGS.
NOV. 7TH BLDG. 227	DELIVERED SKYLIGHTS TO UNITS
NOV. 12TH BLDG. 220	FINAL WALKTHROUGH FOR PAINTER
NOV. 12TH 227 H	SMART BURNER ISSUE / GARDEN LINE ISSUE / WINDOW ISSUE
NOV. 12TH 206 F	INSPECT TERMITE DAMAGE AT WINDOWS
NOV. 13TH 234 A	INSPECTED PIPE AT ATTIC FOR DRYER/ CONTRACTOR CAUSED ISSUE
NOV. 13TH 210 J	INSPECT OLD GE FRIDGE / NEEDS REPLACED
NOV. 13TH 227	GO OVER SKYLIGHT PAINTING AT PATIOS / LAUNDRY ROOM
NOV. 13TH 226 D	MET SHAREHOLDER OVER ESCROW WORK CONCERNS
NOV. 14TH BLDG. 213	DELIVERED SKYLIGHTS TO UNITS G & L
NOV. 14TH BLDG. 213	MET PAINTER FOR REPAIRS
NOV. 15TH 210 J	RECLAIMED USED FRIDGE FROM REMODEL AND HAD CLEANED/ INSTALLED
NOV. 15TH 213 L	LAST UNIT TO BE PAINTED AFTER THE ROOFING PROJECT
NOV. 15TH BLDG. 235	BALL VALVE BROKEN AT BUILDING BETWEEN F & G
NOV. 18TH	INSPECTORS REPORT
NOV. 19TH 222 C	INSPECTION OF STOVEHOOD/ ORDERED LIGHT SWITCH TO BE REPAIRED
NOV. 25TH 232 K	MEET PAINTER ABOUT ESCROW WORK
NOV. 26TH 226 D	MOVE SHAREHOLDERS FRIDGE BACK INTO CUBBY

Mutual Corporation No. Nine

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO AUTHORIZE TRANSFERS OF FUNDS FOR MUTUAL NINE (CONSENT CALENDAR, ITEM A)
DATE: DECEMBER 9, 2019
CC: MUTUAL FILE

I move that the Board authorizes the following transfers of funds, per detailed and dated resolution, by consent calendar.

<i>Transfer/ Invoice Date</i>	<i>Amount</i>	<i>Originating/Destination Accounts or Payee</i>
11/18/2019	\$31,690.92	US Bank Restricted Money Mkt to US Bank Non-Restrict. Money Mkt.
11/19/2019	\$75,000.00	US Bank Non-Restr. Money Market to US Bank Checking
11/22/2019	\$41,622.66	US Bank Checking to US Bank Restricted Money Mkt.
11/20/2019	\$134,985.48	Roofing Standards
11/20/2019	\$85,985.50	Roofing Standard & SG Wholesale
11/18/2019	\$31,690.92	Us Bank Restricted Money Mkt. to US Bank Non-Restr. Mkt
11/25/2019	\$233,531.01	US Bank Restricted Money Mkt. to US Bank Non-Restr. Money Mkt.
11/26/2019	\$225,000.00	US Bank Non-Restricted Money Mkt. to US Bank Checking

Mutual Corporation No. Nine

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: APPROVAL OF MUTUAL MONTHLY FINANCES (UNFINISHED BUSINESS, ITEM A)
DATE: DECEMBER 9, 2019
CC: MUTUAL FILE

I move to acknowledge that, per the requirements of Civil Code Section 5500(a)-(f), a review has been completed of the Mutual's 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, income and expense statement for the Mutual's operating and reserve accounts, the check registers, the monthly general ledger and delinquent assessment receivable reports, for the month of November 2019.

Mutual Corporation No. Nine

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE REMOVAL OF 11 BOTTLEBRUSH TREES (UNFINISHED BUSINESS, ITEM B)
DATE: DECEMBER 9, 2019
CC: MUTUAL FILE

I move to approve the removal of 11 bottlebrush trees with work to be completed by Brightview at a cost not to exceed \$4,390, with funds to be allocated from Landscape and authorize the president to sign the contract.

Mutual Corporation No. Nine

MEMO

TO: MUTUALBOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE ARBORIST (UNFINISHED BUSINESS ITEM C)
DATE: DECEMBER 9, 2019
CC: MUTUAL FILE

I move to approve arborists, Arbor Pro Urban Forest Management Plan at a cost not to exceed \$3850, with funds to be allocated from Landscaping and authorize the president to sign the contract.

Mutual Corporation No. Nine

MEMO

TO: MUTUALBOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: VOTE TO APPROVE GUTTER CLEANING (UNFINISHED BUSINESS
ITEM D)
DATE: DECEMBER 9, 2019
CC: MUTUAL FILE

I move to approve the gutter cleaning by BA Construction for a cost not to exceed \$2,100 for 25 buildings to be allocated from infrastructure and authorize the president to sign the contract.

Mutual Corporation No. Nine

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE LAUNDRY ROOMS (NEW BUSINESS, ITEM A)
DATE: DECEMBER 9, 2019
CC: MUTUAL FILE

I move to approve the removal of mutual 9's washers and driers and approve for National NOT to install 1 new washer and 1 new dryer in laundry rooms: 115, 208, 212, 234 and 237 criteria to include: 1 washer, 1 dryer per 12 units without washer and dryers.

Mutual Corporation No. Nine

MEMO

TO: MUTUALBOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO OPEN BIDS AT THE OPEN SESSION
INSTEAD OF EXECUTIVE SESSION, (NEW BUSINESS ITEM B)
DATE: DECEMBER 9, 2019
CC: MUTUAL FILE

I move to approve the opening of contractor bids at open session instead of executive session.

Mutual Corporation No. Nine

MEMO

TO: MUTUALBOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO ADOPT POLICY 7574.09 ANTENNAS, SATELLITE AND DIRECTV DISH INSTALLATION – TELEVISION TRANSMITTERS (NEW BUSINESS ITEM C)
DATE: DECEMBER 9, 2019
CC: MUTUAL FILE

I move to adopt Policy 7574.09 – Antennas, Satellites, and DirecTV Dish Installation Television Transmitters on a preliminary basis until the 28-day posting period is completed.

MUTUAL OPERATIONS

RESIDENT REGULATIONS

Antennas, Satellite and Direct Dish Installation – Television transmitters

If a shareholder wishes to have an Antenna, TV Dish or DirecTV installed the following must be adhered to:

1. A permit to install an approved Antenna by an approved contractor, a Dish Network, Satellite Dish or DirecTV installed by the vendor must be obtained from the Physical Property Department of the Golden Rain Foundation prior to having a television transmitter.
2. The Mutual has the authority to remove any of the television transmitters at shareholder's expense if a permit is not obtained from the Physical Property Department.
3. Any damage which may occur to the building or roof during installation, or during the operation of any television transmitters, is the responsibility of the shareholder and will be paid by the shareholder.
4. The transmitters must be maintained in good condition, both aesthetically and functionally, by the shareholder. If it is not maintained in good condition by the shareholder, the transmitter will be removed at the shareholder's expense.
5. Any of the devices and hardware must be removed upon the sale, cancellation of the contract with the provider, lease or transfer of unit, at the shareholder's expense, unless the buyer signs and agrees to the same terms and conditions of this policy/Regulation.
6. Installation and wiring are to be performed per Mutual Nine's installation requirements and conditions.

Antenna Satellite Dish/Direct TV Installation – Exhibit A GENERAL INFORMATION

1. A GRF permit is required for the installation of all television transmitter devices.
2. Maximum size of satellite dish, DirecTV dish is not to exceed 36 inches.
3. An Antenna is permitted and to be attached to the roof vent and not to exceed 15 lbs. (HD Digital that is not of the clothes line type due to birds sitting as the droppings harm the roofs (Exhibit C)
4. Remodeling or additions to your unit or adjacent units and changes in landscaping must be considered when installing the satellite dish.
5. All television transmitters must be installed per the manufacturer's instructions and/or GRF inspector's recommendation.
6. The installation of the television dish transmitters shall be in accordance with the current National electrical code, installed by a licensed television company that meets the GRF and Mutual insurance requirements.

MUTUAL OPERATIONS

RESIDENT REGULATIONS

Antennas, Satellite and Direct Dish Installation – Television transmitters Television transmitter Installation – MOUNTING LOCATIONS

1. Installing directly on roof is not allowed due to the required roof penetration.
2. Only metal roof vent pipes may be used to attached the transmitter and is allowed per GRF inspector's recommendations. When mounting a television transmitter to a roof vent, the top of the dish shall not be higher than 4' above the top of the roof line. Satellites must be installed per the manufacturer's instructions and/or GRF inspector's recommendation for roof vent installation (see Exhibit B).
3. DirecTV may be installed at the end of the building and this shall accommodate multiple units requesting DirecTV. Only one (1 Direct TV dish is allowed per Mutual building. Location shall be determine by the GRF inspector.
4. Antennas must be attached to the roof vent pipe and not on the roofing shingle.

CABLE ROUTINGS – Antennas, Dish, DirecTV

1. Routing may only be installed thru the ridge vent pipe flashing only.
2. All entry points into the unit must be sealed with approved sealant to prevent water seeping into the units.
3. Fire Wall Penetration – Fire – Resistive Wall Partitions and Floors: Such penetrations shall be completed per the current Uniform Building Code (UBC), Sections 709 and 710.
4. All openings made through a ceiling for penetrations such as cables, cable tracks, conduit, pipes or tubing shall be protected with **approved** *through-penetration fire stops*.
5. Vent mount installation require the cable and ground wire from the device to follow the vent pipe into the attic area. Approved tar sealant must be applied where cable enters vent pipe flashing. A half- inch slit at the top of the roof jack is allowed to feed the cable alongside of the vent pipe. Approved silicone sealant must be used around this area.

GROUNDING

1. Local electrical installation codes and the current National Electrical Code require the devices to be grounded.
2. Use ground wire to connect the devices to a metal cold water pipe using a grounding clamp and following the guidelines.

Shareholders violating this policy will be subject to Fine Policy 7585.09.

MUTUAL OPERATIONS

RESIDENT REGULATIONS

Antennas, Satellite and Direct Dish Installation – Television transmitters
Exhibit B

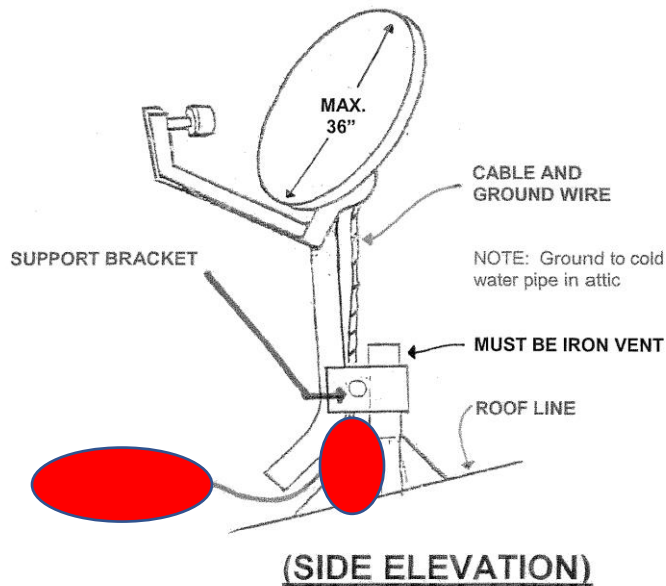


Exhibit C



Example: ClearStream MAX-V Indoor Outdoor HDTV Antenna

MUTUAL ADOPTION

NINE:

Mutual Corporation No. Nine

MEMO

TO: MUTUALBOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS VOTE TO AMEND POLICY 7525 WITHDRAWAL INSPECTION FEE (NEW BUSINESS ITEM D)
DATE: DECEMBER 9, 2019
CC: MUTUAL FILE

On August 1, 1989 the Board of Directors voted to adopt Policy 7525 Withdrawal Inspection Fee.

I move to approve to amend Policy 7525 Withdrawal Inspection Fee to increase fees from \$1000 to \$1500 and post policy for 28 days.

MUTUAL OPERATIONS**SHAREHOLDER REGULATIONS****Withdrawal Inspection Process Fee**

RESOLUTION:

That Mutual No. _____ will charge a fee (**refer to table below**) for the inspection process when a share of stock is listed for sale, effective _____ (**see below**).

<u>MUTUAL AND ADOPTION</u>	<u>AMENDED/AMT</u>	<u>EFFECTIVE DATE</u>
ONE: 01 Aug 89/\$500		
TWO: 01 Aug 89/\$500		
THREE: 01 Aug 89	04-12-13/\$1,000	05-01-13
FOUR: 01 Aug 89	09-14-16/\$1,000	09-14-16
FIVE: 01 Aug 89	08-19-15/\$1,000	08-19-15
SIX: 01 Aug 89	08-26-16/\$1,000	08-26-16
SEVEN: 01 Aug 89	11-16-16/\$1,200	11-16-16
EIGHT: 01 Aug 89	08-27-18/\$1,500	08-27-18
NINE: 01 Aug 89	<u>12-09-19/\$1,500</u>	<u>01-13-20</u>
TEN: 01 Aug 89	08-27-14/\$1,000	08-27-14
ELEVEN: 01 Aug 89	09-17-15/\$1,000	09-17-15
TWELVE: 01 Aug 89	11-12-15/\$1,000	11-12-15
FOURTEEN: 01 Aug 89	11-17-15/\$1,200	11-17-15
FIFTEEN: 01 Aug 89	04-15-13/\$1,000	05-01-13
	08-22-17 \$1,500	10-16-17
SIXTEEN: 01 Aug 89	03-18-13/\$1,000	04-01-13
SEVENTEEN: Not Applicable		

Mutual Ten reposted to membership 02-28-18
 Mutual Eleven reposted to membership 03-15-18
 Mutual Fourteen: reposted to membership 02-20-18
 Mutual Five: reposted to membership 04-18-18
 Mutual Twelve: reposted to membership 03-08-18

Mutual Corporation No. Nine

MEMO

TO: MUTUALBOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: VOTE AND APPROVE REVISED BY-LAWS (NEW BUSINESS ITEM E)
DATE: DECEMBER 9, 2019
CC: MUTUAL FILE

I move to approve the revised by-laws to be reviewed by Roseman Law APC.

Mutual Corporation No. Nine

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO SEND AMENEDDED POLICY 7210.9– ANNUAL ELECTIONS (NEW BUSINESS, ITEM F)
DATE: DECEMBER 9, 2019
CC: MUTUAL FILE

I move to approve the amended Policy 7210. 09 – Annual Elections to be mailed to each shareholder, with a cost to not to exceed \$1000, funds to come from

_____.

MUTUAL OPERATIONS**STOCKHOLDERS MEETINGS****Annual Elections - Mutual Nine**

The following policy is established for the general election of directors to the Mutual Board of Directors:

1. Candidates— a. Candidate Eligibility

In accordance with the Mutual Bylaws, all members in good standing are eligible to run for election to the Mutual Board of Directors. "Good Standing" means that the member is not delinquent in the payment of monthly or special assessments in an amount equal to or greater than one month's assessment for a period of time greater than 30 days.

— b. Notification of Nominations for Election of Directors

The Mutual Board of Directors shall place a notice in the *Golden Rain News* and/or the Mutual laundry rooms not less than 90 days prior to the annual meeting that any member of the Mutual in good standing may place their name into nomination for the election of directors.

— c. Self-Nomination by Shareholders

Mutual members who wish to nominate themselves as a candidate for election to the Mutual Board of Directors must do so in writing not more than 90 days or less than 60 days prior to the annual meeting date.

— d. Nominations from the Floor

Candidates may be nominated from the floor during the annual meeting. There is no provision in the Mutual Bylaws allowing for write-in candidates.

— e. Equal Access to Clubhouse Facilities

Equal access to clubhouses shall be provided at no cost to all candidates, including those who are not incumbents, and to all members advocating a point of view, including those who are not endorsed by the Mutual Board of Directors, for purposes reasonably related to the election. The clubhouses are subject to availability by reservation only on a first-come, first-serve basis.

— f. Nominating Committee

MUTUAL OPERATIONS**STOCKHOLDERS MEETINGS****Annual Elections - Mutual Nine**

~~_____ The Mutual Board of Directors may appoint a Nominating Committee.~~

~~2. Election Materials~~

~~The Golden Rain Foundation will provide a contracted vendor to assume all election services, including inspector(s) of election, who will be directed to conduct the election under current applicable codes.~~

~~3. Voting~~~~— a. Qualification for Voting~~

~~Votes may be cast by Mutual members in good standing. A member in good standing is defined as a shareholder who is no more than 30 days in arrears of their carrying charge.~~

~~— b. Cumulative Voting~~

~~Since it is anticipated that one or more members will indicate their intent to cumulate their votes, every member entitled to vote may cumulate their votes for the election of directors.~~

~~— c. Voting by Secret Ballot~~

~~All ballots shall be prepared in a manner consistent with providing and ensuring that the member's vote will be by "secret ballot."~~

~~4. Actions by Mutual Boards~~

~~— a. The Mutual may appoint observer(s) who may make their observations to the Mutual Board.~~

~~— b. The Mutual Board shall validate its own election.~~

MUTUAL ADOPTION — AMENDED

MUTUAL OPERATIONS

STOCKHOLDERS MEETINGS

Annual Elections - Mutual Nine

NINE: ~~02-12-07~~ ~~02-11-08, 03-08-10~~

Mutual Corporation No. Nine

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE ROOFING BIDS (NEW BUSINESS ITEM G)
DATE: DECEMBER 9, 2019
CC: MUTUAL FILE

I move to approve going out to bid for 5 Roofs in 2020.

Mutual Corporation No. Nine

MEMO

TO: MUTUALBOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE TO REPAIRING HOSE BIBS
(NEW BUSINESS ITEM H)
DATE: DECEMBER 9, 2019
CC: MUTUAL FILE

I move to approve the repairing of the hose bibs for all buildings.