

**MINUTES OF THE REGULAR MONTHLY MEETING OF THE  
BOARD OF DIRECTORS  
SEAL BEACH MUTUAL FOURTEEN  
April 21, 2015**

The Regular Monthly Meeting of the Board of Directors of Seal Beach Mutual Fourteen was called to order by President Pepper at 1:31 p.m. on Tuesday, April 21, 2015, following an open forum at 1:00 p.m. for shareholder comments, followed by the *Pledge of Allegiance*, in the Administration Building Conference Room A.

**ROLL CALL**

Present: President Pepper, Vice President Jorgenson, Secretary Johnstone, Chief Financial Officer Destra, and Directors Harrison, Melody, Luther, and Bourhenne

GRF

Representative: Mr. Lukoff

Guests: Thirty shareholders of Mutual Fourteen

Staff: Mrs. Weller, Mutual Administration Director  
Ms. Hopkins, Mutual Administration Assistant  
Manager (4:06 p.m.)  
Mr. Black, Building Inspector  
Ms. Day, Recording Secretary

President Pepper welcomed staff members and guests.

**WELCOME**

President Pepper welcomed everyone (see attached).

## MINUTES

President Pepper asked for corrections to the March 17, 2015, Regular Board Meeting minutes. A correction was noted that Secretary Johnstone's report be pulled because it was her opinion, which she agreed to. A correction was noted on page 4: the resolution should also read, "and to include \$3,000 for Auto-Out installation in units with microwaves to cover the cost of replacements of the Auto-Out canisters, and...." There being no other corrections, President Pepper declared the minutes approved as corrected.

President Pepper asked for corrections to the February 23, 2015, Special Meeting minutes. A correction was noted that Peggy Henry of Unit 49-J was present but not listed on the Sign-In sheet. President Pepper declared those minutes approved as corrected.

## OLD BUSINESS

Secretary Johnstone read comments from the posting of Policy 7415.14 – Patio Regulations.

Following a lengthy discussion, and upon a MOTION duly made by President Pepper and seconded by Secretary Johnstone, it was

RESOLVED, To ratify the adopted/posted  
Policy 7415.14 – Patio Regulations – Mutual  
Fourteen.

After a roll call vote, the MOTION failed.



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### **BUILDING INSPECTOR'S REPORT**

Inspector Black presented a summary of his report (as attached).

Following a discussion, and upon a MOTION duly made by Director Melody and seconded by Director Bourhenne, it was

RESOLVED, To reimburse the shareholder in Unit 5-A for installing copper piping in the unit and the cost of four fixtures, as recommended by Inspector Black, at \$200 per fixture, for a total of \$2,000.

The MOTION passed.

A lengthy discussion followed on installing Auto-Out fire suppressors in every unit in Mutual Fourteen. It was the consensus of the Board members to postpone the project until a meeting can be arranged with the Auto-Out representative, to also look at other products, and to form a committee to decide what the next step should be on cooktop hoods, etc. Director Bourhenne, Secretary Johnstone, and shareholder Tony Shadow (Unit 22-B) have volunteered to serve on the committee.

Inspector Black stated that it is time to inspect the vacant and empty units. He requested the Directors call him and set a time.

Following a discussion, and upon a MOTION duly made by Director Melody and seconded by Director Bourhenne, it was

RESOLVED, To put forward three patio requests to consider under the current Mutual policy.

The MOTION passed.

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**BUILDING INSPECTOR'S REPORT (continued)**

Upon a MOTION duly made by Director Melody and seconded by Director Harrison, it was

RESOLVED, To approve the request from the shareholder in Unit 13-C to install a patio, per plans submitted.

The MOTION passed.

Upon a MOTION duly made by Director Melody and seconded by Director Destra, it was

RESOLVED, To approve the request from the shareholder in Unit 49-E to install a patio, per plans submitted.

The MOTION passed.

Upon a MOTION duly made by Secretary Johnstone and seconded by CFO Destra, it was

RESOLVED, To approve the request from the shareholder in Unit 20-H to install a patio, per plans submitted.

The MOTION passed.

Following a discussion, and upon a MOTION duly made by Director Melody and seconded by CFO Destra, it was

RESOLVED, To not approve the request from the shareholder in Unit 3-F to install a wall.

The MOTION passed.



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**BUILDING INSPECTOR'S REPORT (continued)**

Inspector Black left the meeting at 3:25 p.m.

Secretary Johnstone presented the Physical Property Committee Report (as attached).

Following a discussion, and upon a MOTION duly made by Secretary Johnstone and seconded by CFO Destra, it was

RESOLVED, To accept the recommendations  
of the Physical Property Committee.

The MOTION passed.

(Recording Secretary Day went on break at 3:26 p.m. to 3:41 p.m.)

**GOLDEN RAIN FOUNDATION REPRESENTATIVE'S REPORT**

GRF Representative Lukoff did not submit a report this month.

One significant GRF item to know: work on the Leisure World Globe has been postponed. The Globe is in worse physical shape than originally recognized and the GRF Physical Property Committee is reevaluating the extent and cost of the work required to save it.

The GRF Committee Chair Reports and the GRF Board Meeting minutes are published in *The NEWS*.

**MUTUAL ADMINISTRATION DIRECTOR'S REPORT**

Mrs. Weller submitted her report on the drought (as attached).

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### **NEW BUSINESS**

Per the Mutuals' Bylaws Article IV, Section 7, a shareholder at a Board Meeting before the Annual Shareholders'/Stockholders' Meeting must state: "I intend to vote my ballot cumulatively for the election of Directors for the 2015-2016 term of office." Shareholder Sandy Tessier, Unit 12-D, verbally made this statement.

Mrs. Weller discussed amending Policy 7306.14 – Banking Resolution – Mutual Fourteen (attached). Upon a MOTION duly made by President Pepper and seconded by Secretary Johnstone, it was

RESOLVED, To amend Policy 7306.14 –  
Banking Resolution – Mutual Fourteen.

The MOTION passed.

Mrs. Weller discussed the renewal of the ExperTow, Inc., towing contract. Upon a MOTION duly made by President Pepper and seconded by CFO Destra, it was

RESOLVED, To approve the renewal of the  
ExperTow, Inc. towing contract for Mutual  
Fourteen.

The MOTION passed.

### **VICE PRESIDENT'S REPORT**

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



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**VICE PRESIDENT'S REPORT (continued)**

RESOLVED, To purchase additional bulletin boards, document holders, push pins, and the cost of installation, for a total of \$472.86.

The MOTION passed.

Vice President Jorgenson presented her report (as attached).

**CHIEF FINANCIAL OFFICER'S REPORT**

Following a discussion, and upon a MOTION duly made by CFO Destra and seconded by Director Bourhenne, it was

RESOLVED, To accept the reserve study, performed on Mutual Fourteen, at a cost of \$1,900.

The MOTION passed.

Following a discussion, and upon a MOTION duly made by CFO Destra and seconded by Director Harrison, it was

RESOLVED, To authorize the Finance Department to open a new checking account at U.S. Bank for the purpose of managing seller repair and tax deposits held until the unit is sold and the tax liability is relieved and for transferring this responsibility from the Golden Rain Foundation to Mutual Fourteen, and

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### CHIEF FINANCIAL OFFICER'S REPORT

FURTHER RESOLVED, To authorize the Finance Department to fund the new account with repair and tax deposit funds currently held by the Golden Rain Foundation that belong to Mutual Fourteen.

The MOTION passed.

CFO Destra submitted her report (as attached).

Vice President Jorgenson discussed some costs inadvertently billed to Mutual Fourteen. CFO Destra will investigate.

### PRESIDENT'S REPORT

President Pepper submitted her report (as attached).

### COMMITTEE REPORTS

#### Grounds / Landscaping

Director Luther reviewed her report (as attached).

(Inspector Black returned to the meeting at 4:00 p.m. to attend the Executive Session following the Regular Meeting.)

Following a discussion, and upon a MOTION duly made by Director Luther and seconded by Secretary Johnstone, it was



**COMMITTEE REPORTS (continued)**

RESOLVED, That although Mutual Fourteen's garden policy requires that all building garden areas must align along the mowing strip, that at the request of the majority of the shareholders on the south side of Building 13, and in order to create an aligned garden area along the majority of that side of the building, that an exception be made to allow the garden areas of Units B through F to extend the width of those gardens up to 13 inches, making the garden line 54 inches from the building, and

FURTHER, That the work is to be carried out at the expense of the requesting shareholders, and that at the time of sale or transfer of Unit A, Unit A's garden area is to be extended to align with that of the remainder of the buildings' garden areas.

The MOTION passed.

(Recording Secretary Day left the meeting at 4:17 p.m.)

**Emergency Preparedness**

Vice President Jorgenson presented her report (as attached).

**Pets**

Director Melody stated that there was no report for this month from the committee.

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**COMMITTEE REPORTS (continued)**

**Social**

Director Harrison stated that the Annual Shareholders' Meeting and Luncheon will be on Thursday, May 21, 2015, in Clubhouse Four at 10:00 a.m. She said that invitations would be handed out to some GRF personnel.

**NEW BUSINESS (continued)**

Following a discussion, and upon a MOTION duly made by Director Melody and seconded by CFO Destra, it was

RESOLVED, To cancel the May 19 Regular Board Meeting due to the Annual Shareholders' Meeting on May 21.

The MOTION passed.

**EXECUTIVE SESSION**

The Board discussed member issues in Executive Session.



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MUTUAL FOURTEEN**

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**ADJOURNMENT**

President Pepper adjourned the meeting at 4:46 p.m. to go into an Executive Session to discuss member issues.



Attest

Carol Johnstone, Secretary

**SEAL BEACH MUTUAL FOURTEEN**

cd:4/29/15

Attachments

(These are tentative minutes, subject to approval by the Board of Directors at the next Regular Board of Directors Meeting.)

**NEXT MEETING: ANNUAL SHAREHOLDERS' MEETING  
CLUBHOUSE FOUR, AT 10:00 A.M.**

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RESOLUTIONS IN THE REGULAR  
MONTHLY MEETING OF APRIL 21, 2015

4/21/15

RESOLVED, To reimburse the shareholder in Unit 5-A for installing copper piping in the unit and the cost of four fixtures, as recommended by Inspector Black, at \$200 per fixture, for a total of \$2,000.

RESOLVED, To put forward three patio requests to consider under the current Mutual policy.

RESOLVED, To approve the request from the shareholder in Unit 13-C to install a patio, per plans submitted.

RESOLVED, To approve the request from the shareholder in Unit 49-E to install a patio, per plans submitted.

RESOLVED, To approve the request from the shareholder in Unit 20-H to install a patio, per plans submitted.

RESOLVED, To not approve the request from the shareholder in Unit 3-F to install a wall.

RESOLVED, To accept the recommendations of the Physical Property Committee.

RESOLVED, To amend Policy 7306.14 – Banking Resolution – Mutual Fourteen.

RESOLVED, To approve the renewal of the ExperTow, Inc. towing contract for Mutual Fourteen.

RESOLVED, To purchase additional bulletin boards, document holders, push pins, and the cost of installation, for a total of \$472.86.

RESOLVED, To accept the reserve study, performed on Mutual Fourteen, at a cost of \$1,900.



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RESOLVED, To authorize the Finance Department to open a new checking account at U.S. Bank for the purpose of managing seller repair and tax deposits held until the unit is sold and the tax liability is relieved and for transferring this responsibility from the Golden Rain Foundation to Mutual Fourteen, and

FURTHER RESOLVED, To authorize the Finance Department to fund the new account with repair and tax deposit funds currently held by the Golden Rain Foundation that belong to Mutual Fourteen.

RESOLVED, That although Mutual Fourteen's garden policy requires that all building garden areas must align along the mowing strip, that at the request of the majority of the shareholders on the south side of Building 13, and in order to create an aligned garden area along the majority of that side of the building, that an exception be made to allow the garden areas of Units B through F to extend the width of those gardens up to 13 inches, making the garden line 54 inches from the building, and

FURTHER, That the work is to be carried out at the expense of the requesting shareholders, and that at the time of sale or transfer of Unit A, Unit A's garden area is to be extended to align with that of the remainder of the buildings' garden areas.

RESOLVED, To cancel the May 19 Regular Board Meeting due to the Annual Shareholders' Meeting on May 21.