

BUILDING/UNIT _____

BUILDING CAPTAIN _____

**MINUTES OF THE REGULAR MONTHLY MEETING OF THE
BOARD OF DIRECTORS
SEAL BEACH MUTUAL FOURTEEN
January 20, 2015**

The Regular Monthly Meeting of the Board of Directors of Seal Beach Mutual Fourteen was called to order by President Pepper at 1:30 p.m. on Tuesday, January 20, 2015, in the Conference Room in the Administration Building, following an open forum at 1:00 p.m. for shareholder comments, and then followed by the *Pledge of Allegiance*.

ROLL CALL

Present: President Pepper, Vice President Jorgenson, Secretary Johnstone, CFO Destra, and Directors Bourhenne, Harrison, Supple, Luther, and Melody

GRF

Representative: Mr. Lukoff

Guests: Twenty-five shareholders of Mutual Fourteen

Staff: Mrs. Weller, Mutual Administration Director
Ms. Hopkins, Mutual Administration Asst. Mgr.
Mrs. Westphal, Recording Secretary
Mr. Black, Building Inspector

President Pepper welcomed staff members and guests.

AGENDA APPROVAL

President Pepper said that it was learned at the Parliamentary Procedures Seminar that the agenda does not need to be approved at the Board Meeting because it was published and posted.

APPROVAL OF MINUTES

President Pepper asked for corrections to the December 16, 2014, Board Meeting minutes. There being none, she declared those minutes approved.

BUILDING INSPECTOR'S REPORT

Building Inspector Black reviewed his report summary (attached).

Inspector Black said that he needs approval from the Board for two patio installation requests.

After discussing re-piping remodels, and upon a MOTION duly made by Secretary Johnstone and seconded by Director Supple, it was

RESOLVED, To have the contractor provide a statement as to how much of the cost of remodeling is attributable to the cost of copper piping.

The MOTION passed.

Upon a MOTION duly made by President Pepper and seconded by Secretary Johnstone, it was

BUILDING INSPECTOR'S REPORT (continued)

RESOLVED, To postpone voting on the two patio installation requests from two shareholders until the Mutual attorney is consulted.

The MOTION passed.

PHYSICAL PROPERTY COMMITTEE REPORT

Director Supple presented his report for attachment.

GOLDEN RAIN FOUNDATION REPRESENTATIVE'S REPORT

GRF Representative Lukoff presented his report before the meeting was called to order (attached) and answered several questions from the attending shareholders.

MUTUAL ADMINISTRATION DIRECTOR'S REPORT

Mrs. Weller's reports are attached.

NEW BUSINESS

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

RESOLVED, To rescind Policy 7504 – Lock Resolution and adopt, on a preliminary basis until the 30-day posting period is completed, Policy 7504.G – Lock Resolution, with a slight amendment suggested by Director Bourhenne.

The MOTION passed.

VICE PRESIDENT'S REPORT

Vice President Jorgenson submitted her report for attachment.

CFO REPORT

CFO Destra submitted her report for attachment. She presented three motions:

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

RESOLVED, To move 2014 operating excess to the Infrastructure Reserve when 2014 statements are finalized.

The MOTION passed.

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

RESOLVED, To open a CD for 12 months at 1.14 percent with Synchrony Online Bank using \$50,000 from BNY Mellon after the bond matures on February 1, 2015.

The MOTION passed.

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

CFO REPORT (continued)

RESOLVED, To order the Reserve Study from Associated Reserves to be completed within the next 60 days at a cost of \$1,900 and the second and third year's studies to be at \$750.

The MOTION passed.

SECRETARY'S REPORT

Secretary Johnstone submitted her report for attachment.

PRESIDENT'S REPORT

President Pepper submitted her report for attachment.

COMMITTEE REPORTS

Grounds/Landscaping

Director Luther submitted her report for attachment.

EXECUTIVE SESSION

The Executive Session following the meeting was to discuss legal matters.

January 20, 2015

ADJOURNMENT

President Pepper adjourned the meeting at 2:04 p.m. to go into an Executive Session Meeting to discuss legal matters.



Attest

Carol Johnstone, Secretary
SEAL BEACH MUTUAL FOURTEEN

pw: 1/29/15
Attachments

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

NEXT MEETING: FEBRUARY 17, 2015

**RESOLUTIONS IN THE REGULAR
MONTHLY MEETING OF JANUARY 20, 2015**

1/20/15

RESOLVED, To have the contractor provide a statement as to how much of the cost of remodeling is attributable to the cost of copper piping.

RESOLVED, To postpone voting on the two patio installation requests from two shareholders until the Mutual attorney is consulted.

RESOLVED, To rescind Policy 7504 – Lock Resolution and adopt, on a preliminary basis until the 30-day posting period is completed, Policy 7504.G – Lock Resolution, with a slight amendment suggested by Director Bourhenne.

RESOLVED, To move 2014 operating excess to the Infrastructure Reserve when 2014 statements are finalized.

RESOLVED, To open a CD for 12 months at 1.14 percent with Synchrony Online Bank using \$50,000 from BNY Mellon after the bond matures on February 1, 2015.

RESOLVED, To order the Reserve Study from Associated Reserves to be completed within the next 60 days at a cost of \$1,900 and the second and third year's studies to be at \$750.

President's Report
Jan. 20, 2015

Hello everyone.

This month's meeting was intentionally short in order to give the board an opportunity to meeting with our attorney in executive session on legal matters relevant to our patio policy.

This meeting was critical because although all the entire board is anxious to provide the best patio policy possible, we must ensure we are doing it without violating our bylaws or the Davis-Stirling law. You will definitely be kept informed of any votes taken in executive session.

Also worth a mention is our board's thanks to our GRF CEO Randy Ankeny and to our Mutual Administrative Director Mrs. Weller for the excellent speaker brought in to improve our understanding of parliamentary procedure. I took extensive notes; purchased the speaker's book and I have both at hand. Our meetings have been run very close to the correct procedure, but the speaker pointed out a number of improvements we could make. We're taking them to heart.

Please don't forget the Mutual 14 Board of Directors Town Hall on our Patio Policy and several other important issues. It will be at 10 a.m., Wed., Feb. 11 in CH 4. This event will include an open Q & A for shareholders to ask questions on any topic regarding our mutual. Your board members will do the best we can to answer them.

Best regards,
Ann

Ann Pepper
President, Mutual 14

P.S. Since our Jan. 20 meeting, the board has scheduled a special board meeting to complete our patio policy. It will be held at 10.m., Monday, Feb. 2 at 10 a.m. in the Administration Board Room. Please join us if you can.

MUTUAL 14
VICE PRESIDENT'S REPORT
JANUARY 20, 2015

This month I have had the pleasure of welcoming two new residents who will be added to stock certificates. Pamela Tornatore, Building 24, is looking forward to participating in some of Leisure World's varied activities. Gordon Deyan, Building 2, will be pleasant company for his mother.

Valerie Jorgenson

Valerie Jorgenson
Mutual 14 Vice President

Financial Review for December, 2014

The December Financial report is a preliminary report and may have a few changes after the auditors review. However these changes would be minor. The operating accounts reconciliation shows we are under budget by \$23,008.

Resolved. To move the 2014 operating excess to the Infrastructure reserve when our 2014 statements are finalized.

The infrastructure reserve includes water pipe replacement and since that sub category was just established this year, it has the least percent funding.

The reserve reconciliation shows that we have \$280,952.01 in our money market account at US Bank and \$11,949.06 in our money market account at BNY Mellon. This amount of cash will not only cover the painting project but gives us about \$70,000 that could be used to invest in another CD or FDIC insured savings account. So I am looking for another bank offering at least 1% interest with the option to add to the account as we acquire more funds.

The bond that matures on February 1st will add another \$45,000 to our money market account at BNY Mellon. I would like to add \$50,000 from BNY Mellon to the CD we hold at Synchrony bank. That will maximize our investments there at \$250,000. The current 12 month rate at Synchrony is still 1.14% or a rate of 1.2% is offered for 15 months.

Resolved. To open a cd for 12 months at 1.14% with Synchrony online Bank using \$50,000 from BNY Mellon after the bond matures on February 1st.

In addition to the \$433,737.45 bond reserves earning approximately 5% at BNY Mellon. We have the following FDIC insured accounts

Banc of California	250,000	earning 1.14% translated to \$2850.00 year to date
Pacific Western	244,801.80	earning 1.04% translated to 2545.94 in 2014
America West	249,000	earning .9% translated to \$2241.00 year to date
Pacific Premier	250,000	earning 1.00% translated to \$2746.24 year to date
Synchrony Online	200,000	earning 1.14% translated to \$1140.00 year to date

Reviewing the income and expense statements shows we are over budget in legal expenses by \$6,549. And \$457 over budget for miscellaneous expenses. The over budget amount of \$2057 for property and liability insurance is due to incorrect information given by the insurance broker at the time of last years' budgeting. Painting is under budget by \$5,876 and structural repairs is under budget by \$2,360. Landscape extras are now over budget by \$2661. Much of this has been spent to improve lawn areas as well as tree trimming and gutter cleaning. And we are under budget in service maintenance by \$14,932. On the income side there is extra income in the categories of laundry room receipts (\$2518), interest (\$870.00) and inspection fees (\$1753.).

In order to have our Reserve Study done this year in time for budgeting and project planning, I contacted Associated Reserves for a quote for this year. Sean Anderson quoted a reduced price of \$1900.00 for this year with a loyalty price of \$750 per year for the years of 2016 and 2017. This company prepared the reserve study for mutual 12 which was done very completely.

Resolved. To order the reserve study from Associated Reserves to be completed within the next 60 days at a cost of \$1900 and the second and third year's studies to be at \$750.00.

Respectfully submitted,

Martha Destra CFO

SEAL BEACH MUTUAL NO. 14
FINANCIAL STATEMENTS RECAP
For the Twelve Months Ending December 31, 2014

INTERNALLY PREPARED
FOR MANAGEMENT USE ONLY

<u>December</u>			<u>YTD</u>	
<u>Actual</u>	<u>Budget</u>		<u>Actual</u>	<u>Budget</u>
\$76,490	\$76,476	Regular Assessment	\$917,875	\$917,877
22,606	22,603	Reserve Funding	271,269	271,269
99,096	99,079	Total Regular Assessments	1,189,144	1,189,146
1,020	785	Service Income	12,029	9,486
2,615	2,388	Financial Income	29,603	28,733
1,868	842	Other Income	12,444	10,115
5,503	4,015	Total Other Income	54,076	48,334
104,599	103,094	Total Mutual Income	1,243,220	1,237,480
45,774	45,772	Trust Maintenance Cost	549,288	549,308
8,854	9,422	Utilities	106,478	113,042
3,917	1,012	Professional Fees	18,401	12,320
35,360	19,461	Outside Services	214,820	233,642
1,643	4,824	Taxes & Insurance	59,956	57,899
22,606	22,603	Contributions To Reserves	271,269	271,269
118,154	103,094	Operating Expenses Before Off-Bdgt	1,220,212	1,237,480
(13,555)		Excess Inc / (Exp) Before Off-Bdgt Items	23,008	
(13,555)		Excess Inc / (Exp) After Off-Budget Items	23,008	
		Restricted Reserves		
(5,026)		Appliance Reserve	7,815	
1,447		Painting Reserve	180,039	
17,545		Roofing Reserve	1,357,157	
1,037		Emergency Reserve	60,766	
2,401		Infrastructure Reserve	59,528	
		Total Restricted Reserves	1,665,305	



SECRETARY'S REPORT JANUARY 2015

As you were reminded in the recent Newsletter 328, soon it will be time for you to consider becoming a Director on the Mutual 14 Board of Directors. The forms are available February 20 and due in no later than Monday, March 23. When I talk to some of my neighbors about running for office, they are reluctant. Well, yes, being a Director takes time and is work, but it is also very worthwhile. I thought it might help to take a look at the many positive aspects of being on the Mutual 14 Board of Directors.

My very favorite aspect is that I get to help people. Directors provide assistance when you need repairs to your unit. We call in the repairs which are to be billed to the Mutual. Additionally, we are more familiar with the building repairs and some "quick fixes". Some of you may recall Vice President Jorgenson's recipe for clearing clogged pipes.

Another aspect is that we are on committees that work on the various tasks assigned to Mutual 14. I am learning so much from being on the Physical Properties Committee! These committees not only deal with the corporate business, but they provide Board Members with a greater understanding of the issues involved. Now, I definitely do NOT envy Director Muriel Luther dealing with the incredibly challenging landscaping for Mutual 14. Director Luther has, however, enlisted the help of a number of Shareholders and is doing a magnificent job.

Being a Director requires the commitment to participate in the committees, bring your expertise to the Board Meetings and to respect people with whom you disagree. But all in all, the rewards far exceed the work. I hope that you will seriously consider bringing your own experiences and expertise to the Board next year. Serving on the Board is a very satisfying experience!!

Respectfully submitted,

Carol M. Johnstone

Mutual 14 Physical Property Chair Report

January, 20, 2015

CURRENT PROJECTS & UPDATES:

1. **Painting Project:** This task is still scheduled to start the week of January 19th, 2015, weather permitting, with Building #1 in sequential order through Building 54. The carports will be painted after all the buildings are completed. Hutton Painting has started to distributed notification letters to all the shareholders.

NOTE: Attached is a copy of the Hutton Paint letter.

PLEASE READ

2. **Dry Rot/Termite & Building Repairs:** The carpenters are working on Building 19. Maintenance will continue to work in sequential order. Buildings # 1, through 18 are completed.
3. **Clean Dryer Vents, Preventive Maintenance Work, of All Mutual Laundry Rooms:** Service Maintenance has completed two laundry rooms.
4. **Clothes Lines:** The Board of Directors approved a motion to remove One Half (1/2) of the clothes lines in Four (4) laundry room patio areas where the emergency preparedness sheds are located. These clothes lines have been disconnected and were not being used. The only areas affected are Laundry Rooms 3, 19, 23, and 32.
5. **Reminder, Quartly Vacation Unit Inspection:** This inspection is due in January, April, July and October.

FUTURE PROJECTS:

1. **Southern California Edison (SCE):** The Board of Directors accepts the offer, by SCE "Energy Efficiency Program", to replace existing light bulbs with energy saving bulbs for walkway and carports at no cost to the Mutual. There are other programs that the Mutual's Physical Property Committee is looking into.
2. **Southern California Edison (SCE):** SEC has a project to replace the existing electrical transformers. We will keep you updated, when more information is available.
3. Next month we will update the shareholders on other projects that the Board may do in the future.

Respectfully Submitted:

Mike Supple,
Mutual 14 Director & Physical Property Chair
supplemike5@gmail.com **562-598-4390**

MUTUAL 14

PAINTING NOTICE

The painters will begin the work of washing your building on the first day marked below. Painting will begin the **SECOND** working day after washing. Your home will take approximately 3 to 4 working days to complete.

MON 1/19 TUE ____ WED ____ THU ____ FRI ____ SAT ____

Weather permitting. Holidays excluded. Rain days are made-up on the following day.

- ☒ Stucco
- ☒ Wooden Trim/Eaves
- ☒ Patios
- ☒ Front Door
- ☒ Deco Block

- **Please remove all items from your patio area.** Heavy or bulky items can be moved to the center of the patio. Move all breakable items inside or outside on the grass away from building. Pots in flower beds must be moved away from building.
- Close all windows and doors.
- We will remove all nails, hooks, ect. that are in the wood and stucco. If you would like these to remain, place tape over them or let the painters know about them the day of painting.

If you need help moving items, please contact **John's Landscaping** and he will move them out to the lawn and move them back for a charge. (562) 244-4370.

If your patio Deco Block has **un-painted** plastic or lattice attached to it please remove from the Deco Block. We will be painting both sides of the Deco Blocks. If not removed, there will be a \$3.00 per block charge to hand paint the block.

Front Door Painting

- We prefer to paint the edge of your front door **after the spray painting of your building is complete.** If you cannot be home or cannot make an appointment, **occasional Saturdays will be scheduled** to paint your front door edge. You will be informed of which Saturdays by a notice on your front door.
- The front door will need to remain open for approx. 2 hours. after painting.
- If we miss your door the first time, **please call and make an appointment with the job foreman at 562-606-4723.** If you have a non-standard door you need painted, please call the foreman for a bid.

If you have any questions or concerns, **please consult the job foreman at 562-606-4723** on his cellular phone.

OVERSPRAY HAZARD:

Please move your vehicles away from the areas being painted.

HUTTON PAINTING OFFICE (714) 779-7171

January 20, 2015

1. MUTUAL ESCROW ACTIVITY

- **Prelisting Inspections**
 - 20H
 - 24C
 - 02C NRI
 - 24J NRI
- **New Buyer Orientation**
 - 02C
 - 24J
- **Close of Escrows**
 - 5L

2. MUTUAL PERMITS and REMODELS

- **SEE ATTACHED SPREADSHEET FOR PERMITS PULLED IN THE MUTUAL**

3. MUTUAL PROJECTS

- **Painting**
 - Hutton painting is set to start on Monday the 19th; flyers have been passed out to the first 3 buildings. I have taken pictures of the patios of the first two buildings. Any questions please contact Kevin Black at (562-431-6586 x.359)
- **Termite/Dry Rot**
 - Maintenance is at building 19 and 20 on Friday the 16th.
- **Sidewalk Replacement**
 - Will pick this up once painting is almost complete.
- **Irrigation/Landscaping**
 - Garden committee has done a great job in clearing the buildings for the painting.
 - Will schedule a walk with Pinnacle (Oscar) to check on our sprinklers, with the New Year we will start from the beginning.
- **Attic Water Line Repairs**

January 20, 2015

- As of 1/15/15 maintenance has completed one at building 20L
- **Unit Re-piping Resolution:**
 - 49E- will require this resolution
 - 05A- will require this resolution; plans just came in returned for clarification.
- **Laundry Rm. Preventive maintenance has started 2 are complete at this time, completion time is 2 months.**
- **Roofing/Roof Leaks**
 - 53L-stovetop flashing
 - 33A- stovetop and kitchen skylight flashing
 - 32D- Loose shingles
 - 25B- stovetop flashing and field leak
 - 54A- loose shingles
 - 24K- kitchen and bath skylights cracked, only
 - 26H- Sprinkler leak, water damage to unit, had dry out, will be replacing 3'x3' of drywall then paint will follow. Trust One Restoration is doing the work

ALL ROOF LEAKS HAVE BEEN SENT FOR REPAIR

4. MUTUAL CONTRACT WORK

- **Painting-Contracted with Hutton Painting, contract is in effect**
- **Landscaping/Gardening- Contracting with Pinnacle Landscape**
- **Pest Control/Termite- Contracting with Fenn Pest Control**

5. MUTUAL and SHAREHOLDER REQUESTS

- **13C- patio in the garden area, see attached hand out**
- **49E- patio in the garden area, (see attached hand out) and re-pipe required, Does the mutual want to re-pipe the water risers for the units on the common wall?**
- **20K – have had several inspections with this unit in the past 30 days, still minor issues left. This is a FYI permit overdue.**
- **50D- bug call**
- **Physical Property committee meeting 1/12/15**

January 20, 2015

- **26H-roof leak**
- **33A- roof leak**
- **Painter meeting 1/14/15, met with owner and foreman**

Mutual 14 Landscape Report
January 20, 2015

As reported last month, December and January have been busy landscape months. Our tree trimming was completed over several days due to both weather and scheduled holidays. In all, 73 trees were trimmed.

We have continued our re-seeding program with many good results. We have been identifying smaller common areas that need lawn repair, and having the gardeners apply seed and topsoil as time and money allows. We will be continuing to identify and re-seed areas, allowing for interruptions due to buildings nearing the painting process.

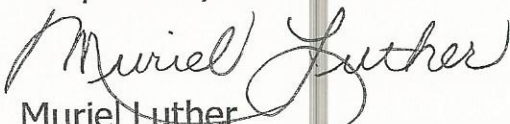
This month we have planted 4 new replacement trees in areas where trees were promised but not yet planted. One of these was to replace one of two large trees that had severe damage during the windstorm last April.

Our painting project started yesterday. Thank you to the many SH's who have assisted us in preparation by trimming back plants and removing potted plants in the way of the painters. The gardeners will be working 1-2 weeks ahead of the painters so as to have plants trimmed well back from the buildings.

As we promised, irrigation has been turned off as much as possible to conserve water. In the last 6 weeks, we have had the sprinklers on only 5 days and our lawns have done well. We will continue to adjust irrigation as weather conditions allow.

To our SH's, we appreciate your continued observations, reports, questions and suggestions that help us to address landscape concerns in a timely manner. We are seeing ongoing progress in the landscape in Mutual 14.

Respectfully submitted,


Muriel Luther
Landscape Chair

SIGN-IN SHEET

BOARD OF DIRECTORS MEETING

MUTUAL NO. FOURTEEN

DATE: JANUARY 20, 2015

	GUEST NAME
1.	Sara Spannenberg
2.	Grace Kim
3.	Jean Cochran
4.	Doris Anderson
5.	Les Jorgenson
6.	Millie Sorensen
7.	Ellen Larsen
8.	Erik Soderholm
9.	Frank Destra
10.	Harold Bonnema
11.	Phil Arnold
12.	Rosemary Serbu
13.	Sandy Tessier
14.	Joan Smith
15.	Flo Dartt
16.	Susan Simon
17.	Pat Supple
18.	Brooksie Silva
19.	Millie Bonnema
20.	Larry Lowman
21.	Gayle Chapin
22.	Jack Faucett
23.	Carol Kern
24.	Ken Harpham
25.	Judy Schroeder
26.	
27.	

The Mutual Administration Director's Report Carol Weller



It's Winter in Our Hometown

Community Unity

Mutuals 1-17



Community Unity

The best part of living in a senior community is that the smallest act of kindness can reach so many. The holidays and the new-year can be very stressful for the elderly. The weather is cold and isolating to those persons who cannot or do not go out of their apartments due to illness or compromised immune systems. Take a moment and check in on your neighbor. If you are worried about a neighbor's health or living conditions or suspect an abusive caregiver or other person mistreating one of our residents, please contact our Social Services Liaison, Ms. Tiffany Munholland @ (562) 431-6586, extension 317.



Towing Begins on Golden Rain Road

Effective January 5, 2015, any persons parking along the red curbs (fire lanes) located on Golden Rain Road, will be towed. The Golden Rain Foundation must enforce these restrictions as required by OCFA B-09 code and will be issuing citations and towing illegally parked vehicles. Watch for further information in the GRF Newspaper.



It's that Time of Year Again – The Year-end Mailout

Your coupons, tax information and guest passes are being mailed to you....**IMPORTANT!!** Please update your emergency information on the enclosed form. There is no late fee for carrying charge payments in the month of January. If you do not get your packet by January 10th, please contact the Stock Transfer Office for a replacement packet @562 431-6586, ex. 346, 347 or 339.



Keep Your Mutual & the World Green

PLEASE RECYCLE

Attached is a list to assist in a recycling project right within your home. Let us all be part of the solution....not part of the problem. Recycle!!! It is good for the land, the oceans, wildlife; our children's and grand children's future. It is the right thing to do.



YES Do Recycle↓

- all office paper
- white paper
- colored paper
- newspaper (bags and strings removed)
- magazines (all types)
- catalogs (all types)
- phonebooks (all types)
- junk mail
- paperboard
- tissue boxes
- heavy weight folders
- paper towel and toilet paper rolls
- food packaging (un-waxed only please)
- shredded paper, paper milk, juice and soy milk cartons
- books: all soft cover, hard covers should be ripped off
- empty paper coffee cups (plastic lids removed)
- pizza boxes (food and wax paper removed)
- corrugated cardboard
- brown paper bags
- boxboard (i.e. shoeboxes, gift boxes, cereal boxes)
- metal and tin beverage containers
- metal and tin food containers
- aluminum foil
- aluminum take-out containers
- aluminum pie plates and trays
- kitchen cookware: metal pots, pans, tins and utensils
- All colors glass bottles and jars
- clear glass
- green glass
- brown glass
- blue glass
- glass food containers
- beer and wine bottles
- All plastics numbers 1-7 (NO styrofoam, which is sometimes labeled #5)
- food and beverage containers
- screw top jars
- deli-style containers
- clam-shell take-out containers
- plastic cups (lids and straws removed)
- milk jugs
- soap bottles
- clean grocery and retail plastic bags (no other type accepted)
- plastic jugs/bottles: soda bottles, laundry detergent



NO Do Not Recycle↓

- Napkins
- tissue paper
- paper towels
- wax paper
- wrapping paper
- any paper product contaminated with body fluids
- cardboard lined with plastic (i.e. bubblewrap boxes)
- waxed/waterproof cardboard
- motor oil cans
- metal and cardboard containers
- paint cans
- light bulbs
- mirror glass
- window glass
- ceramic
- crystal
- plastic" baggies"
- plastic tableware
- Styrofoam containers

Mutual 14
Golden Rain Foundation Representatives Report
January 20, 2015

Happy New year everyone! This last months activity was a little truncated due to the holidays but nevertheless the GRF has been very busy.

At the last full Board meeting on December 19th it was announced that due to a substantial drop in the budgeted cost of Workers Compensation Insurance, the GRF was able to rescind the monthly assessment increase for 2015. The budgeted increase was \$3.15 for a projected monthly assessment of \$142.71 per unit per month. But after the drop in the expected insurance cost, we are able to reduce that back to the 2014 amount of \$139.56 per unit per month. There was much celebrating about this among board members, but I believe what was missing was the acknowledgement that this was due to policies put into effect by both our Executive Director Randy Ankeny and our Human Resources manager Ruth Smith. They deserve the credit for this.

At the last GRF Board Meeting a new contract for our on-site sales office was signed with Briskey Real Estate. I would urge all of you that when recommending a real estate agent to your friends that you use our in house agent. Besides the convenience to potential residents, the on-site real estate agency generates almost 1/2 million dollars in revenue paid directly to the GRF. This represents over \$75.00 dollars per apartment per year that the GRF does not need to collect from you, the shareholder.

Total sales closed last year were 419 units. This is down 210 units from the 2013 record of 629. This represents a substantial 33% drop in sales. But on the very bright side the sales dollars were only down by 14%. So prices continue to rise.

Mutual 14
Golden Rain Foundation Representatives Report
January 20, 2015

The Security Bus and Traffic Committee's proposed traffic policy 1925-37 has finally been ratified and is now in effect. This policy has been under study by several committees over the last several years and I am pleased at how the board came together to pass this very important policy. It is not a perfect policy, and it is always open to revision. We have already been seeing more respect from both the community and contractors for no parking zones.

In traffic related items, the new electronic pedestrian walkway between the swimming pool and the health care center and clubhouse 6 parking lots is nearly complete, and is scheduled for opening Thursday, day after tomorrow, the 22nd. We are also installing on a trial basis a system of pedestrian flags at a few intersections. These are simple red warning flags a person crossing the street can take from a container to wave as they cross. This is a system that has been used in Japan for over 50 years with much success.

In the Security Department, the GRF has recently hired former Seal Beach Police officer Al Cabrera to the position of Deputy Security Chief. We look forward to his many years of experience in helping to bring the department to a more professional level.

At the Recreation Committee meeting a letter from a member, yours truly, suggested using the space behind Clubhouse 2 for both badminton and pickle ball courts. I think these new amenities will appeal to many members.

I'm sure you have all noticed that work is proceeding on the exterior wall on Seal Beach Blvd. It is on schedule and on budget. The Physical Properties committee is also working to complete the north east section wall known as section B. The new west side wall, sections J&K, was approved in committee and will be brought up for a vote at the next GRF Board meeting. Regarding the west side wall project, there have been rumors flying around that the soil under the

Mutual 14
Golden Rain Foundation Representatives Report
January 20, 2015

RV Club parking lot was contaminated due to a former cement plant on the site. Physical Properties undertook a study of the property and the report came back that the soil **WAS NOT** contaminated and that there is no danger and that no remedial or additional steps need be taken.

Along with the wall, you have probably noticed the repainting of the Security building, and the Sales office, as well as Clubhouse 3 will soon follow.

The Architectural Design & Review sub-committee is currently investigating the feasibility of the GRF renting their annual Christmas decorations from an outside company instead of the foundation doing the decorations themselves. The foundation spends about \$3600 annually in both installation and removal of the decorations plus the costs of maintaining and storing them. This idea could bring us a fresh look to our holiday decorations without the inherent problems.

And finally, guess what?...the status of the landmark globe outside our front gate is again moving back on to the the agenda. We have 4 possibilities. These costs are approximate:

1. Demolish and remove the globe at a cost of \$ 58,840.00
2. Repair and paint the Globe and remove the continents at a cost of \$156,000
3. Repair and paint the globe and install new continents at a cost of \$163,270.00
4. Totally replace the globe with new continents made out of stainless steel that will probably last 100 years at a cost of \$ 340,000

To put the numbers in perspective... $\$340,000 / 6608 / 12 = \4.28 per apt per month for only one year.

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Golden Rain Foundation Representatives Report
January 20, 2015

Since this project was of such controversy a couple of years ago, the GRF board is discussing ways to insure an accurate assessment of the communities feelings about the globe.

Should you have any questions about GRF activity please don't hesitate to call me or email me.

Respectfully Submitted

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