

BUILDING/UNIT _____
BUILDING CAPTAIN _____

MINUTES OF THE SPECIAL MEETING OF THE
BOARD OF DIRECTORS
SEAL BEACH MUTUAL FOURTEEN
February 23, 2015

The Special Meeting of the Board of Directors of Seal Beach Mutual Fourteen was called to order by President Pepper at 9:10 a.m. on Monday, February 23, 2015, following an open forum at 9:00 a.m. for shareholder comments, and followed by the *Pledge of Allegiance*, in the Physical Property Board Room in Golden Rain Building 5.

ROLL CALL

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

Absent: Director Harrison

Guests: 7 Shareholders of Mutual Fourteen

President Pepper welcomed staff members and guests and stated that the sole item on the Agenda was Completion of the Patio Policy by reconciliation of conflicting clauses, clarification of certain language and moving some clauses into the proper section of the policy. She also congratulated Director Bourhenne on his birthday.

President Pepper handed out copies of the Current "working" policy and drew the Board's attention to two conflicting clauses in the proposed Policy: Section

J limits the patios to being built with the garden area, subject to the Board's retention of the right to issue variances. Section K allows end unit patios to be built up to 84 inches, plus a 6-inch wall, plus a 4-inch mowing strip.

Under Robert's Rules of Order, Section J would need to be repealed prior to the adoption of what was written as Section K. Section J, which was adopted by unanimous vote, was not rescinded.

Following a discussion of what Section K was intended to be, and upon a MOTION duly made by Director Bourhenne and seconded by Director Melody, it was:

RESOLVED to Eliminate Section J, which would substitute current Section K for Section J.

A Roll-Call vote was taken and the Motion FAILED with Four NO votes, President Pepper, Vice President Jorgenson, CFO Destra, and Secretary Johnstone, to Three YES votes, Directors Bourhenne, Luther, and Melody.

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

RESOLVED to eliminate both Section J and Section K and reword the section.

A Roll-Call vote was taken and the Motion PASSED with Four YES votes, President Pepper, Vice President Jorgenson, CFO Destra, and Secretary Johnstone, to Three NO votes, Directors Bourhenne, Luther, and Melody.

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

RESOLVED to have Section J written as follows:

J. End unit patios will be built within the garden areas, but the board retains the right to issue variances to expand a given shareholder's patio size based upon the specific criterion established in the patio policy.

These Variances include:

1. To allow for end unit patios to be aligned with an existing patio.
2. To avoid the creation of an unreasonable mowing strip.
3. When there are utilities or utility boxes within the garden area.
4. End unit patios may be built up to 84 inches, plus a 6-inch wall, plus a 4-inch mowing strip.

A Roll-Call vote was taken and the Motion FAILED with three YES votes, Directors Bourhenne, Luther, and Melody to four NO votes, President Pepper, Vice President Jorgenson, CFO Destra, and Secretary Johnstone.

Following further discussion, and upon a MOTION duly made by CFO Destra and seconded by Vice President Jorgenson, it was

RESOLVED to have Section J written as follows:

J. End unit patios will be built within the garden areas, but the board retains the right to issue variances to expand a given shareholder's patio size based upon the specific criterion established in the patio policy.

These Variances include:

1. To avoid the creation of an unreasonably small mowing strip.
2. To allow more space to compensate for utility boxes or plumbing in the garden area.

A Roll-Call vote was taken and the Motion PASSED with Four YES votes, President Pepper, Vice President Jorgenson, CFO Destra, and Secretary Johnstone, to Three NO votes, Directors Bourhenne, Luther, and Melody.

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

RESOLVED to consult the taped minutes of the Special Meetings to review if Section K had been written up as a separate Section or as Number 4 in the Exceptions to Section J.

A Roll-Call vote was taken and the Motion FAILED with Four NO votes, President Pepper, Vice President Jorgenson, CFO Destra, and Secretary Johnstone, to Three YES votes, Directors Bourhenne, Luther, and Melody.

Following a review of the entire proposed Patio Regulations with President Pepper's suggested revisions, a consensus was reached as to the composition of the balance of the policy.

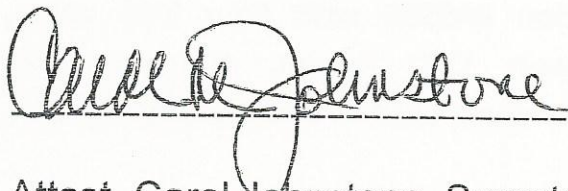
Following a discussion, and upon a Motion duly made by President Pepper, and seconded by CFO Destra, it was:

RESOLVED to Adopt Mutual Operations Policy 7415.14 Patio Policy as written by the Board of Mutual 14 and attached to these Minutes.

A Roll-Call vote was taken and the Motion PASSED with Four YES votes, President Pepper, Vice President Jorgenson, CFO Destra, and Secretary Johnstone, to Three NO votes, Directors Bourhenne, Luther, and Melody.

ADJOURNMENT

No Executive Session being requested, President Pepper adjourned the meeting at 11:20 a.m.

A handwritten signature in cursive script, appearing to read "Carol Johnstone", is written over a horizontal dashed line.

Attest, Carol Johnstone, Secretary
SEAL BEACH MUTUAL FOURTEEN

SHAREHOLDERS PRESENT

February 23, 2015

1. Sara Spannenberg	17D
2. Larry Lowman	28D
3. Barry Lukoff	19L
4. Phil Arnold	20G
5. Les Jorgenson	26D
6. Jack Faucett	33F
7. Erik Solderholm	13F

BUILDING/UNIT _____
BUILDING CAPTAIN _____

MINUTES OF THE SPECIAL MEETING OF THE
BOARD OF DIRECTORS
SEAL BEACH MUTUAL FOURTEEN
March 16, 2015

The Special Meeting of the Board of Directors of Seal Beach Mutual Fourteen was called to order by President Pepper at 1:15 p.m. on Monday, March 16, 2015, following an open forum at 1:00 p.m. for shareholder comments, followed by the *Pledge of Allegiance*, in the Physical Property Conference Room.

ROLL CALL

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

Guests: 7 Shareholders of Mutual Fourteen

Staff: Kevin Black, Physical Property Inspector

President Pepper welcomed staff members and guests.

Following a discussion of a letter from Pinnacle Certified Tree Arborist George Meadows, and based upon a Motion duly made by President Pepper and seconded by Director Harrison, it was

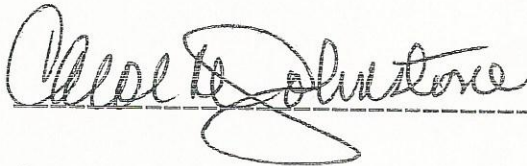
RESOLVED that to eliminate potential damage to the shallow root system of an existing tree, excavating for a patio may come no closer than 4 feet to an existing tree.

The Motion passed.

Items 6 and 7 on the Agenda of the Special Meeting of the Board of Directors of Seal Beach Mutual Fourteen were discussed, but no Motions or Resolutions were made.

ADJOURNMENT

President Pepper Adjourned the meeting at 1:28 p.m.

A handwritten signature in cursive script, appearing to read "Carol Johnstone", is written over a horizontal dashed line.

Attest, Carol Johnstone, Secretary
SEAL BEACH MUTUAL FOURTEEN

**NEXT MEETING: MARCH 17, 2015
1:00 P.M. OPEN FORUM, 1:30 P.M. MEETING BEGINS**

SHAREHOLDERS PRESENT

March 16, 2015

- | | |
|---------------------|-----|
| 1. Sara Spannenberg | 17D |
| 2. Barry Lukoff | 19L |
| 3. Jack Faucett | 33F |
| 4. Erik Solderholm | 13F |
| 5. Gayle Chapin | 52I |
| 6. Larry Lowman | 28E |
| 7. Les Jorgenson | 26D |

BUILDING/UNIT _____
BUILDING CAPTAIN _____

MINUTES OF THE SPECIAL MEETING OF THE
BOARD OF DIRECTORS
SEAL BEACH MUTUAL FOURTEEN
March 30, 2015

The Special Meeting of the Board of Directors of Seal Beach Mutual Fourteen was called to order by President Pepper at 1:13 p.m. on Monday, March 30, 2015, following an open forum at 1:00 a.m. for shareholder comments, followed by the *Pledge of Allegiance*, in the Administration Building Conference Room.

ROLL CALL

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

Guests: 12 Shareholders of Mutual Fourteen

President Pepper welcomed staff members and guests.

AGENDA ITEM 5: PROPANE CANISTERS AND CAGES

President Pepper explained that Mutual 14 spent \$15,000 on emergency preparedness supplies, including emergency generators which require propane to function. A part of the supplies included propane canisters and cages to

contain them. In a straw poll at the last Mutual 14 Board meeting, the Board agreed to store the canisters in the cages in various locations upon approval by our Insurance Company. President Pepper obtained approval from Philadelphia Insurance Companies and provided a copy of the letter to the Board and Shareholder Guests, copy attached.

Following a discussion, and upon a MOTION duly made by President Pepper and seconded by CFO Destra, it was

RESOLVED that we bolt down five propane storage cages in the 5 strategic locations approved by our insurance company, and that when possible, we will use the location inside the wall surrounding the trash bins.

The Motion Passed. The vote was a Roll Call Vote with Yes votes from President Pepper, Vice President Jorgenson, CFO Destra, Secretary Johnstone, Director Luther and Director Melody; a No vote from Director Bourhenne; Director Harrison abstained.

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

RESOLVED that the five propane storage cages remain their current color, which is "safety yellow".

The Motion Passed.

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

RESOLVED that the five propane storage cages be installed, locked and bolted to the concrete slab in the 5 strategic locations approved by the insurance company EITHER by Service Maintenance or Jurado, at a cost of no more than \$200.00.

The Motion Passed.

AGENDA ITEM 7: EXPAND GARDEN AREA IN BUILDING 13

Director Luther's Agenda item was moved to the second position to accommodate her need to leave the meeting early. Director Luther provided a schematic drawing of the area to show the current garden area in question and the change requested, including the trees in this area.

The Board discussed the merits of the expansion, together with a request that the expansion be 13" along Building 13 B through 13 F, excluding unit A from the expansion.

It was determined that additional efforts to reconcile the current Garden Policy with the request that one unit not have the same garden line, especially in consideration of the impact of the trees on Units 13 A and 13 F. The matter will be placed on the April Agenda for resolution.

AGENDA ITEM 6: ABOVE STOVE TOP FIRE SUPPRESSANTS

In the last meeting, the Board approved funds for the purchase and installation of the above-the-stove-top fire suppressant "Auto-Out". President Pepper received a letter from a concerned Shareholder who asked what other products existed, what proof we had that the product worked, and if the Board faced liability if the fire suppressant was inadequate to suppress a stove-top fire.

At two prior meetings, Vice President Jorgenson had presented information on the product "Fire Stop" and "Auto Out" along with web sites where these products could be viewed putting out a stove top fire.

President Pepper presented referrals from a number of Fire Departments for Auto-Out, together with an article from the Kansas City Star regarding a 548 unit apartment complex that put Auto-Out in each unit. The article states that unit fires which formerly caused around \$100,000 in damages cost only around \$2,500. (Copies attached)

A discussion as to the liability of the Board for requiring installation of the Auto-Out concluded with Director Melody stating that in his opinion, the Board would be liable for not following good business judgment if it did not take this simple step to prevent fires.

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

RESOLVED that Mutual 14 require the installation, and replacement as needed, of Auto Out fire suppressant in all 328 units.

The Motion Passed.

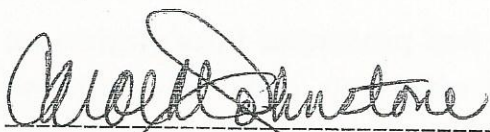
Director Bourhenne pointed out that the Fire Inspection each year must verify the existence of the Auto-Out and that it has not already been deployed.

AGENDA ITEM 8: LAUNDRY ROOM CORK BOARD REPLACEMENT

Due to the painting of carports, the sample to be considered had not arrived at the time of the meeting. This matter will be placed on the Agenda in April.

ADJOURNMENT

There being no need for an Executive Session, President Pepper adjourned the meeting at 3:10 p.m.

A handwritten signature in cursive script, appearing to read "Carol Johnstone", written over a horizontal dashed line.

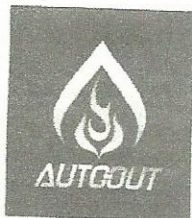
Attest, Carol Johnstone, Secretary
SEAL BEACH MUTUAL FOURTEEN



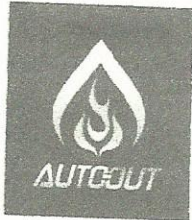
Fire Department Referrals for Auto-Out®

The following are fire department personnel who are familiar with our product and/or the benefits of automatic cooktop fire suppression products, such as Auto-Out®. On the following pages, you will find photos and “success stories” shared by the Kilmarnock, VA Volunteer Fire Dept. and Easthampton, MA Fire Dept.

- **North Kansas City Fire Department** – Purchased Auto-Out Venthood and Microwave in July of 2014.
Contact: Dave Dollins, Fire Marshal
816-274-602
ddollins@nkc.org
- **Winston-Salem, NC Fire Department** – Purchased Auto-Out Venthood in June of 2014.
Contact: Norman Mitchell, Deputy Fire Marshal
336-773-7969
normanm@cityofwsfire.org
- **Williamston, NC Fire Rescue and EMS** – Received a grant which facilitated the purchase of 66 units of Auto-Out Venthood in March of 2014.
Contact: Stacey Pippin, Fire Inspector
252-792-3521
stacey.pippin@earthlink.net
- **Overland Park, KS Fire Department** – Received a grant which facilitated the purchase of over 3,000 units of Auto-Out Venthood in 2013. They purchased another 72 pair in June of 2014 and 72 pair in January 2015.
Contact: Tricia Roberts, Public Education Specialist
913-895-8403
Tricia.roberts@opkansas.org



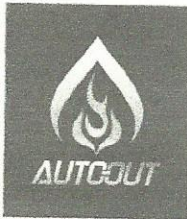
- **Kilmarnock, VA Volunteer Fire Dept.** – Performed successful Auto-Out product demo at their Open House. See photos on 3.
Contact: Randy Kellum, Training Officer
804-436-6813
trkellum@yahoo.com
- **Easthampton, MA Fire Dept.** – Responded to a fire that Auto-Out had put out. Capt. Peck sent us a message telling us about this “success story”. See page 3.
Contact: Dennis Peck, Captain
Captnbuk@yahoo.com
- **Saint Paul, MN Fire Dept.** – Fire Marshal Zaccard is very familiar with automatic cooktop fire suppression products. The St. Paul Fire Department has used grant funds to purchase such products.
Contact: Steve Zaccard, Fire Marshal
651- 228-6201
steve.zaccard@ci.stpaul.mn.us
- **New Brighton, MN Fire Department** – Fire Marshal LaMotte actually heard about Auto-Out through Fire Marshal Zaccard with St. Paul MN Fire Dept. Fire Marshal LaMotte is also involved with the apartment manager’s coalition of New Brighton.
Contact: Kip LaMotte, Fire Marshal
651-288-4100
kip.lamotte@newbrightonmn.gov
- **North Charleston, SC Fire Department** - Received a grant which facilitated the purchase of 2,000 units of Auto-Out Venthood in 2013.
Contact: Bianca Bourbeau, Public Information Officer/Fire Life Safety Educator
(843) 740-2616
bbourbeau@northcharleston.org



Easthampton, MA Fire Dept. Auto-Out Success Story

"I just returned from a stove fire call at Apple Tree Lane here in Easthampton, MA. Upon arrival there was no smoke, no fire showing. The police officer on scene advised as we got off Eng. 1 that the scene looked good and the fire was out. Further investigation into the apartment found the stove where the fire had occurred and white powder all over it. My first thought was that the Police officer had hit it with an extinguisher. Then I noticed one of your canisters hanging from the hood. In my 33 yrs. of the Fire Service, I have never come across this in a residential setting. I just wanted to drop you a line and let you know that your product saved this apartment and adjoining units from a potentially disastrous fire. It did so, extremely efficiently. So much so that we didn't even have to ventilate any smoke because there wasn't any. Very impressive to say the least."

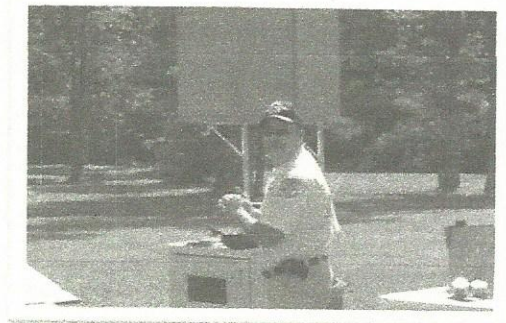
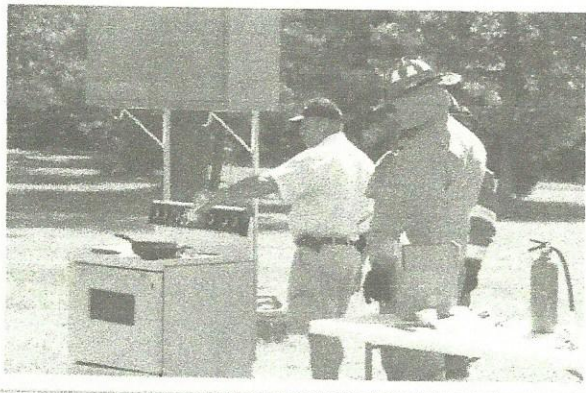
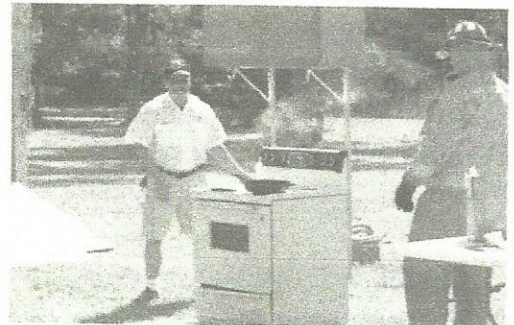
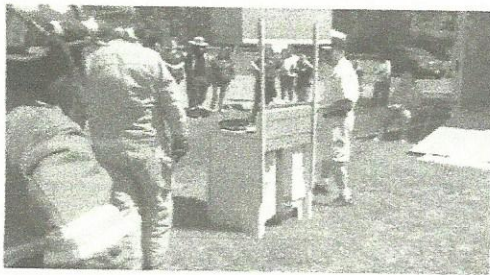
Sincerely Capt. Dennis Peck, Easthampton FD
Easthampton MA Fire Dept.



Kilmarnock, VA Volunteer Fire Dept.: Auto-Out® Venth Hood demonstration

"The Auto-Out work[ed] great, it went off, the powder came out and the fire was gone.... Thank you so much for letting us demo your product at the rescue squad's open house. Like I stated before, this will be very useful in our area even though *knock on wood*, we have very few kitchen grease fires."

Randy Kellum, Training Officer



Posted on Fri, Mar. 28, 2014

Overland Park Fire Department praises stovetop fire extinguishers

By MATT CAMPBELL
The Kansas City Star

Overland Park firefighters raced to the scene of a reported fire in an apartment complex only to find their work had already been done — automatically.

The stovetop fire at The Lodge of Overland Park apartments was snuffed out by a simple device attached inside the range hood.

The range hood fire extinguishers, about the size of a food can, are fastened by magnets inside the hood over the range. When activated by a flame, they release a powder similar to that in a canister fire extinguisher.

“The Fire Department did not put one drop of water on the stove,” said Leslie Scott, property manager at the complex. “It was fully extinguished.”

That was a relief not only to the management but to the occupants of the apartment at 106th and Foster streets on Sunday evening. The Fire Department saw it as an educational opportunity.

“Overland Park Fire has been pushing awareness of these devices for several years, even securing a grant to provide them for high-risk residents,” the department said in a statement. “This is the first episode we’ve seen where someone has installed them on their own and had a successful deployment.”

In Sunday’s case, the range hood was ruined and the cabinets and walls were blackened. But that was scant damage compared to what could have happened if the fire had spread beyond the stove and into adjacent apartments.

Apartment complex manager Resource Residential placed two suppressors, which cost about \$17 each, over the stove in each of the 548 units. The company considers that a good investment.

Scott said an average apartment fire used to cause about \$100,000 in damage, but with range hood fire suppressors, that figure is about \$2,500.

“One life lost — there’s no way to put a dollar amount on that,” she said. “In multifamily housing, one person with a lapse in judgment can be devastating.”

Lt. Andrew Grove, who was among the first firefighters responding to Sunday’s incident, said cooking fires are the most common calls his department gets.

He said range hood fire suppressors are safety tools like smoke detectors and carbon monoxide detectors. The devices can be purchased online.

"This is something that's going to stop a fire," Grove said