

A G E N D A
REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL FOURTEEN
October 17, 2023
Meeting begins at 1:00 p.m.
Building 5 Conference Rm B and Zoom Video/Conference Call

TO ATTEND VIA ZOOM: Shareholders to contact his or her building director or any other director to request the dial-in/login information. The preferred means of contacting your building director to obtain dial-in/login information is by email. The Shareholder will be provided with instructions on how to access the call via telephone or via video upon the Shareholder contacting his or her building director, or any director and requesting the call-in or login information.

TO PROVIDE COMMENTS DURING MEETING VIA ZOOM: Shareholders may participate in an Open Board meeting during the Shareholder open forum. In order to make a comment during the Shareholder open forum, the shareholder must (i) notify their building director of their intent to speak during Shareholder open forum, or (ii) submit their information, including their name, Unit Number, and telephone number, via e-mail to mutualsecretaries@lwsb.com , by no later than 4:00 p.m. on 09/18/23, the business day before the date of the meeting.

1. **CALL TO ORDER/ PLEDGE OF ALLEGIANCE**

(Per California Penal Code Section 632, there is no recording of these meetings)

2. **SHAREHOLDERS' COMMENTS**

Note: Foundation Shareholder/Members are permitted to make comments before the meeting business of the Board begins. The Open Meeting Act allows Board of Directors to establish reasonable time limits for the open forum and for speakers to address the board. (Civil Code 4925(b).) Time limits, per speaker, are limited to:

- 2 - minute limit per speaker

3. **ROLL CALL**

4. **INTRODUCTION OF STAFF & GUESTS:**

Mr. Melody, GRF Representative
Mr. Meza, Building Inspector
Ms. Equite, Portfolio Specialist

5. **APPROVAL OF MINUTES**

- a. Approval of Regular Meeting Minutes of September 19, 2023.

6. **BUILDING INSPECTOR'S REPORT**

Mr. Meza

Permit Activity; Escrow Activity; Contracts & Projects; Shareholder and Mutual Requests (pp. 3-4)

- a. Discuss and vote to approve patio proposal for Unit 002-D (pp. 5-6)
- b. Discuss and vote to approve patio proposal for Unit 003-C (pp. 7-8)
- c. Discuss and vote to approve patio proposal for Unit 003-D (pp. 9-10)
- d. Discuss and vote to approve patio proposal for Unit 015-I (pp. 11-12)
- e. Discuss and vote to approve patio proposal for Unit 017-F (pp. 13-14)

7. **SECRETARY / CORRESPONDENCE**

Mr. Holbrook

- a. Discuss shareholder's correspondence.

8. **PRESIDENT'S REPORT**

Mr. Nevin

9. **VICE PRESIDENT'S REPORT**

Mr. Stefun

10. CHIEF FINANCIAL OFFICER'S REPORT Ms. Rosenfeld
11. GRF GENERAL PROJECT UPDATES Mr. Melody
12. **CONSENT CALENDAR**
a. Discuss and vote to authorize transfers of funds for Mutual 14 (p. 15)
13. **UNFINISHED BUSINESS**
a. No unfinished business.
14. **NEW BUSINESS**
a. Approval of Monthly Finances (p. 16)
b. Discuss and vote to approve Mr. C's Towing Agreement (pp. 17-19)

STAFF BREAK BY 3:00 P.M.

15. PORTFOLIO SPECIALIST REPORT Ms. Equite
16. **COMMITTEE REPORTS**
a. Physical Property Committee Report Mr. Stefun
b. Landscape Committee Report Mr. Nevin
17. DIRECTORS' COMMENTS
18. ANNOUNCEMENTS
a. **NEXT BOARD MEETING:** Tuesday, November 21, 2023 at 1:00 p.m. in Conference Room B and via Zoom Video/Conference Call
b. **M14 NEWS:** Shareholders interested in receiving the Larry Lowman Memorial Newsletter, published by Jack Faucett, please add your name to his list by e- mailing him at larrylmemorial@gmail.com
19. ADJOURNMENT
20. EXECUTIVE SESSION

STAFF WILL LEAVE THE MEETING BY 4:00 P.M.

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (14) Fourteen	INSPECTOR: Mike Meza
MUTUAL BOARD MEETING DATE: October, 2023	

PERMIT ACTIVITY

UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	PERMIT ISSUE	COMP. DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR
2-F	PATIO AND WALL	GRF	08/18/23	09/30/23	NONE		PERFORMANCE
2-F	UNIT REMODEL	BOTH	06/14/23	09/30/23	YES	COMPLETION DATE 11/23	PERFORMANCE
4-B	SHOWER CUT DOWN	BOTH	09/05/23	10/02/23	NONE		NUKOTE
4-D	HEAT PUMP	BOTH	08/08/23	11/08/23	NONE		GREENWOOD
5-I	WASHER AND DRYER	BOTH	09/15/23	10/30/23	NONE		JC KRESS
13-I	FLOORING	BOTH	07/05/23	09/30/23	NONE		M&M SKYLIGHTS
13-L	RETRO WINDOWS	BOTH	03/20/23	06/30/23	NONE		MP CONSTRUCTION
18-B	WASHER AND DRYER	BOTH	08/17/23	12/30/23	NONE		MP CONSTRUCTION
16-L	SHOWER CUT DOWN	BOTH	08/10/23	09/10/23	NONE	WAITING ON CONTRACTOR	NUKOTE
17-B	CEILING FAN	BOTH	06/28/23	07/28/23	NONE		OGAN CONSTRUCTION
17-B	SHOWER CUT DOWN	BOTH	09/12/23	10/12/23	NONE		NUKOTE
17-D	UNIT REMODEL	BOTH	06/10/23	10/12/23	NONE	REBAR 09/28/23	LOS AL BUILDERS
18-B	ADDED 3/4 BATH	BOTH	08/17/23	12/30/23	NOINE		MP CONSTRUCTION
23-C	RETRO WINDOWS	BOTH	08/21/23	09/29/23	NONE	FINAL 09/12/23	JOHN BERGKVIST
23-C	HEAT PUMP	BOTH	08/04/23	10/04/23	NONE	WAITING ON CONTRACTOR	ALPINE
26-A	UNIT REMODEL	BOTH	03/29/23	05/31/23	NONE	DRYWALL 06/12/23	PNI CONSTRUCTION
28-K	RETRO WINDOWS	BOTH	07/01/23	12/01/23	NONE		RYDEN CONSTRUCTION
32-B	SHOWER REMODEL	BOTH	11/06/23	12/29/23	NONE		JOHN BERGKVIST
52-K	INSTALLING SKYLIGHT	GRF	07/17/23	08/25/23	NONE		MARCO CONSTRUCTION

ESCROW ACTIVITY

Unit #	NMI	PLI	NBO	FI	FCOEI	ROF	ACTIVE, CLOSING, CLOSED, NMI
							4 6 7 1
2-F		11/02/22	04/11/23	04/11/23	04/25/23	5/16/23	
13-D	01/27/2023						
13-E		11/16/22	06/09/23	06/09/23	06/15/23	09/06/23	
13-H		01/19/23	05/24/23	05/31/23	06/14/23		
17-B		01/06/23	01/25/23	01/30/23	02/13/23	03/14/23	
18-A		06/27/23	08/08/23	08/09/23	08/23/23	10/03/23	
19-H		07/27/22					
21-H		02/02/23	03/03/23	03/03/23	03/15/23		
23-F		10/26/22	04/19/23	04/20/23	05/04/23		
24-B		01/06/23					
24-E		08/25/22	03/14/23	03/21/23	04/04/23		
24-H		06/22/23	09/12/23	09/13/23	09/13/23	10/05/23	
27-H		04/03/23	07/14/23	07/18/23	08/01/23		
28-I		06/27/23	09/05/23	09/05/23	09/19/23	CANCELED	
31-D		09/11/23					
32-H		09/02/22					
33-B		12/27/22	02/16/23	02/24/23	03/10/23		
53-E		12/27/23	02/08/23	02/16/23	03/03/23	03/16/23	
53-K		02/23/23	06/08/23	06/09/23	06/23/23	09/13/23	

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

CONTRACTS

CONTRACTOR	PROJECT
J&J LANDSCAPE OCTOBER 31, 2024	Landscaping & Irrigation
EMPIRE PIPE DECEMBER 31, 2022	Annual inspection Out going line only

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (14) Fourteen		INSPECTOR: Mike Meza
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MUTUAL BOARD MEETING DATE:	October, 2023	
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FENN	MAY 31, 2026	Pest and rodent control services
FENN PEST CONTROL	2025	Bait station

SPECIAL PROJECTS/ REQUEST

Contractor	Discription of Work
2-D	New patio
3-C	New patio
3-D	New patio
15-H	New patio
17-F	New patio

SHAREHOLDER AND MUTUAL REQUEST

27-E Leak at patio	Inspect mutual sidewalks
33-J Lock up unit	Building 2 attic vent issues
30-C Side by side toilet stoppage	Meeting with Mutual President and Vice President
02-E Broken sink	Building 30 A-1 Plumbing is repair sewer line
28-I Water leak in bathroom	
33-D Refrigerator issues	
50-G Bathfan issues	
52-K Bathfan issues	
03-D Talk to resident regarding patio	
02-F Electrical question in kitchen	
54-A Attic issues	
21-H Leak in kitchen	
18-A Inspect drain line under kitchen sink	

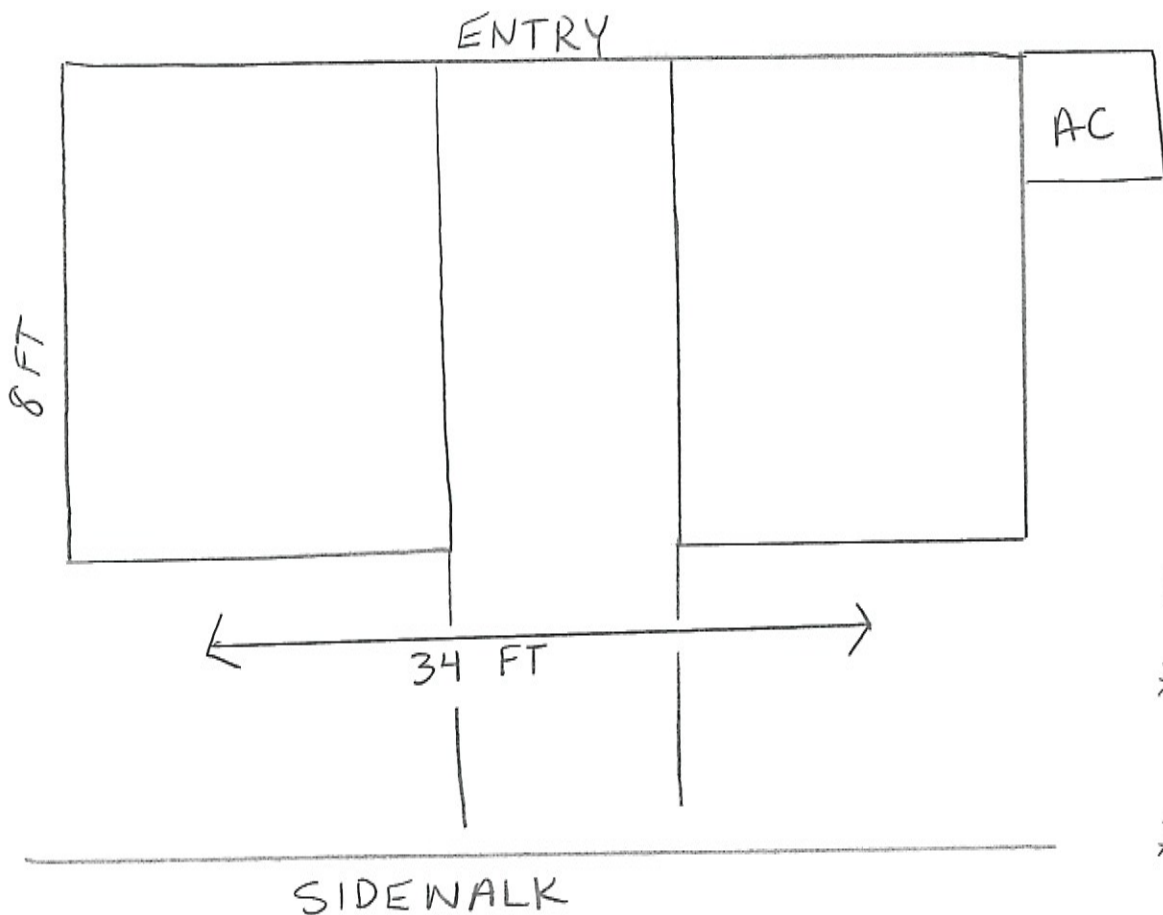
Mutual Corporation No. Fourteen

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE PATIO PROPOSAL FOR UNIT 002-D
(BUILDING INSPECTOR, ITEM A)
DATE: OCTOBER 17,, 2023
CC: MUTUAL FILE

I move to approve the patio proposal for Unit 002-D, work to be done at the shareholder's expense.

Mutual #14
1700 Tam O'shanter Rd. #2D
Seal Beach, Ca 90740



- * Pour new slab 8x34 FT
- * Build block Wall around Perimeter
- * With a 4 inch set back

Mutual Corporation No. Fourteen

MEMO

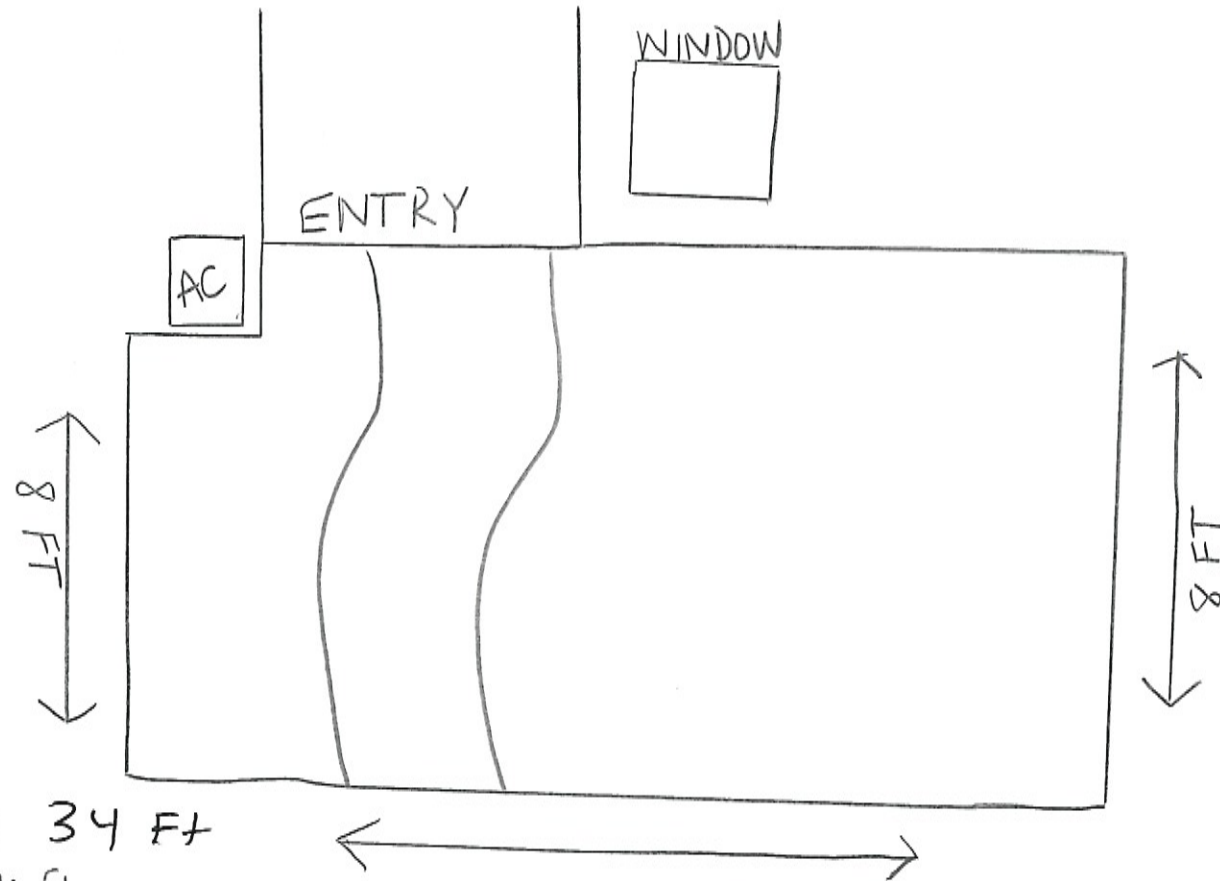
TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE PATIO PROPOSAL FOR UNIT 003-C
(BUILDING INSPECTOR, ITEM B)
DATE: OCTOBER 17, 2023
CC: MUTUAL FILE

I move to approve the patio proposal for Unit 003-C, work to be done at the shareholder's expense.

Mutual 14

13560 Saint Andrews # 3C

Seal Beach, CA 90740



* Pour new slab 8 FT x 34 FT

* Plus or minus a couple ft.

* Build block wall.

* With a 4 inch set back

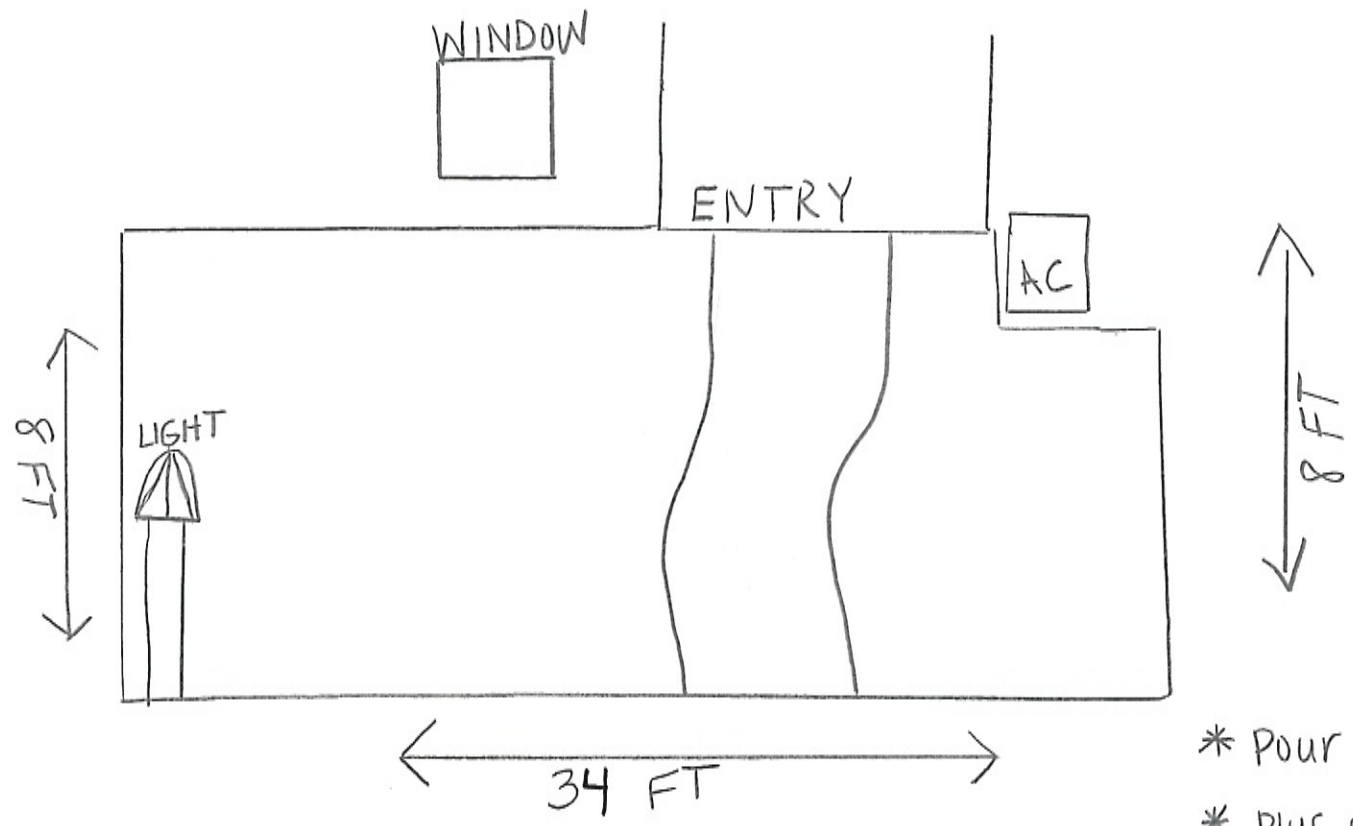
Mutual Corporation No. Fourteen

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE PATIO PROPOSAL FOR UNIT 003-D
(BUILDING INSPECTOR, ITEM C)
DATE: OCTOBER 17, 2023
CC: MUTUAL FILE

I move to approve the patio proposal for Unit 003-D, work to be done at the shareholder's expense.

Mutual #14
13560 Saint Andrews #3D
Seal Beach, CA 90740



- * Pour new slab 8 FT x 34 FT
- * Plus or minus a couple FT.
- * Build iron fencing instead of block wall.
- * With a 4 inch set back

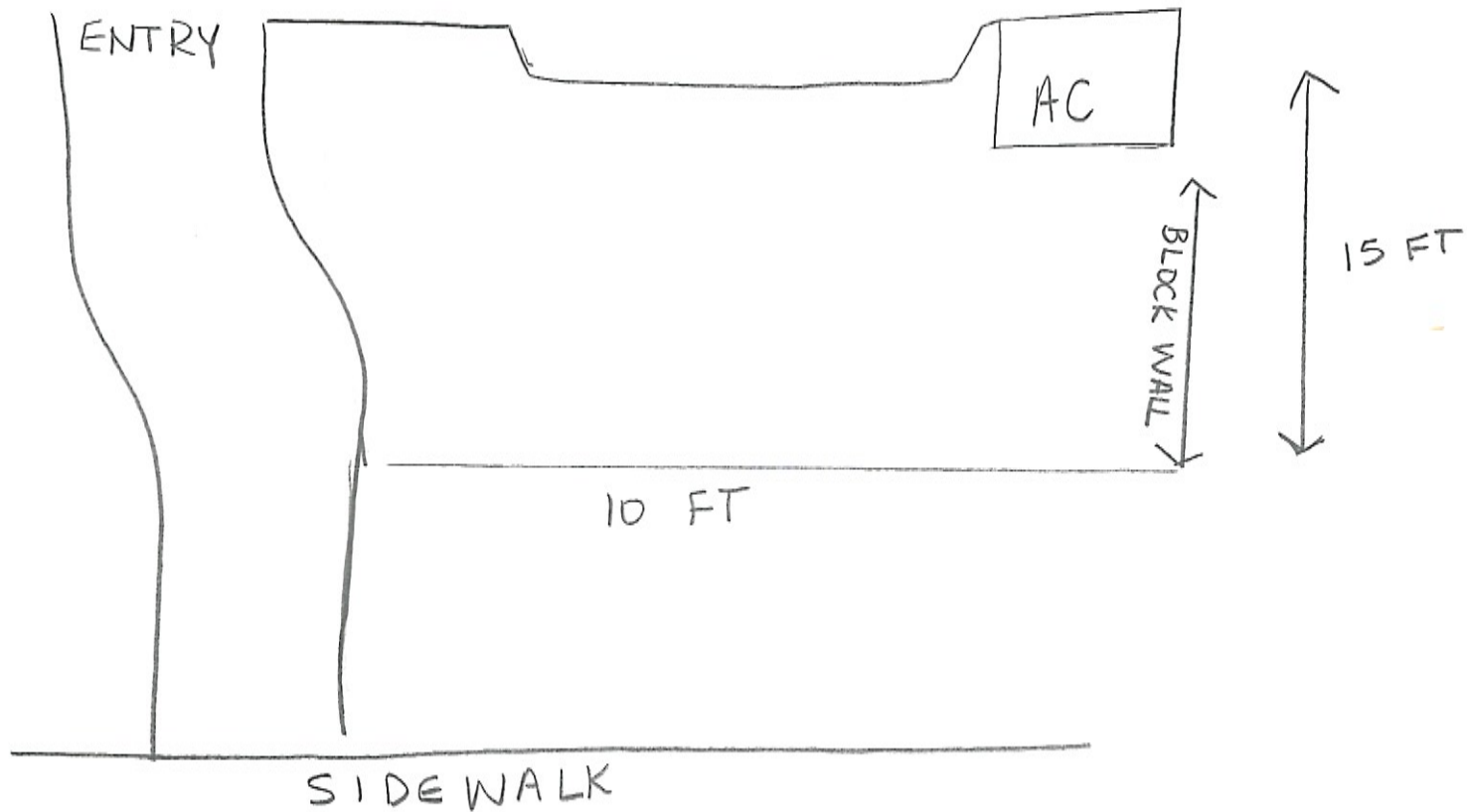
Mutual Corporation No. Fourteen

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE PATIO PROPOSAL FOR UNIT 015-I
(BUILDING INSPECTOR, ITEM D)
DATE: OCTOBER 17, 2023
CC: MUTUAL FILE

I move to approve the patio proposal for Unit 015-I, work to be done at the shareholder's expense.

Mutual #14 15-~~X~~
1790 Sunningdale Rd
Seal Beach, CA 90740



- * Pour new slab 10 x 15 FT
- * Build block wall on perimeter
- * With a 4 inch set back

Mutual Corporation No. Fourteen

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE PATIO PROPOSAL FOR UNIT 017-F
(BUILDING INSPECTOR, ITEM E)
DATE: OCTOBER 17, 2023
CC: MUTUAL FILE

I move to approve the patio proposal for Unit 017-F, work to be done at the shareholder's expense.

Mutual Corporation No. Fourteen

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO AUTHORIZE TRANSFERS OF FUNDS FOR MUTUAL FOURTEEN (CONSENT CALENDAR, ITEM A)
DATE: OCTOBER 17, 2023
CC: MUTUAL FILE

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

Transfer/ Invoice Date	Amount	Originating/Destination Accounts or Payee
10/03/2023	\$250,000.00	US Bank Non-Restr. MM to BNY Mellon

Mutual Corporation No. Fourteen

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: APPROVAL OF MUTUAL MONTHLY FINANCES (NEW BUSINESS, ITEM A)
DATE: OCTOBER 17, 2023
CC: MUTUAL FILE

I move to approve that the review of the Mutuals' operating accounts, reserve accounts, current year's actual operating revenues and expenses compared to the current year's budget, the latest account statements prepared by financial institutions where the mutual has its operating and reserve accounts, and the income and expense statement for the mutual's operating and reserve accounts have been approved; and, further, that per Civil Code Section 5500(a)-(f), the check register, monthly general ledger, and delinquent assessment receivable reports have been reviewed for the months of July, August, and September 2023.

Mutual Corporation No. Fourteen

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE TOWING AGREEMENT FOR 2023-2024
(NEW BUSINESS, ITEM B)
DATE: OCTOBER 17, 2023
CC: FILE

I move to approve Mr. C's Towing Agreement for the towing of vehicles when there is a violation of Mutual Rules, effective 2023-2024, and authorize the President to sign the agreement.



PRIVATE PROPERTY TOW SERVICES AGREEMENT

AGREEMENT DATE:		EFFECTIVE DATE:	
CUSTOMER:	Mutual Fourteen Corporation		
PROPERTY:	Mutual Fourteen		
TYPE OF PROPERTY:	<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Retail
	<input type="checkbox"/> HOA		

This agreement by and between the Towing Company (named below) and Customer (named above) shall serve as authorization to serve the Property named above in accordance with the requirements of California Vehicle Code Section 22658 (CVC 22658) "Removal From Private Property" upon the specific written authorization of Customer, except for Section 22658(1)(E), for which this agreement may serve as the general authorization.

The Towing Company agrees to respond to the Property within a reasonable period of time when requested by Customer for the purposes of removing any vehicle(s) that are not in compliance with the property or business regulations as determined by Customer and communicated to the Towing Company in the written authorization provided by Customer under CVC 22658(1).

The Towing Company will, as prescribed by law, promptly report all impounded vehicles to the appropriate law enforcement agency and will perform all operations within the guidelines set forth in CVC 22658.

The Towing Company agrees that their employees will act and conduct themselves in a professional, workman-like manner on and off the above Property. This agreement is for a period of one (1) year commencing on the Effective Date noted above and shall automatically renew annually, unless terminated in writing upon 30-days written notice by either party.

ACCEPTED

Customer:	Mutual Fourteen Corporation	Tow Company:	Mr. C's Towing
Signed:		Signed:	
Print Name:		Print Name:	
Title:	Mutual Fourteen Board President	Title:	
Date:		Date:	

ACCOUNT INFORMATION

Original Updated _____

Property/Complex Name:		
Property Address:		
City/Zip:		
Cross Streets:		
Mailing Address:	PO Box 2069, Seal Beach, CA 90740	
Property Management Co.	X Yes <input type="checkbox"/> No	
If Yes, Name, Address & Phone:	Golden Rain Foundation, PO Box 2069, Seal Beach, CA 90740 (562) 431-6586, Ext. 377	
MANAGER	ASSISTANT MANAGER	ON-SITE CONTACT
Executive Director	Mutual Administration Manager	Security Services Director
Phone: 562-431-6586	Phone: 562-431-6586	Phone: 562-594-4754
Fax: 714-851-1251	Fax: 714-851-1253	Fax: 562-431-8206
Security Company:	X Yes <input type="checkbox"/> No	
If Yes, Name, Address & Phone:	Internal Department of Property Management Company (562) 431-6586, Ext. 377	
Persons Authorized to Sign for Vehicle Removals (Two Board Members Must be Present)	1.	Title: President
	2.	Title: Vice President
	3.	Title: CFO
	4.	Title: Secretary
	5.	Title: Director at Large
PLEASE CHECK APPROPRIATE BOXES		
<input type="checkbox"/> Fire Lane Removals	<input type="checkbox"/> Visitor Only Parking	<input type="checkbox"/> Posted "Tow-Away Zone"
<input type="checkbox"/> Ingress/Egress Interference	<input type="checkbox"/> Manager Parking Only	<input type="checkbox"/> Parking Permits
<input type="checkbox"/> Within 15' of Fire Hydrant	<input type="checkbox"/> Expired Tags	<input type="checkbox"/> Handicap Parking
<input type="checkbox"/> No Street Parking	<input type="checkbox"/> Tenants authorized to tow	<input type="checkbox"/> Blocking Carports
<input type="checkbox"/> Time Limit Parking	<input type="checkbox"/> Blocking Dumpster	<input type="checkbox"/> Double Parked
<input type="checkbox"/> Violation of Mutual Fourteen Policies on Mutual Fourteen Property, when directed by authorized Board Member		
<input type="checkbox"/> Proof of residence required. Describe: Carport spaces assigned and vehicle is to display decal of registration with Security. Non-resident parking by permission of Mutual Fourteen on a case-by-case basis.		
Local Rate Jurisdiction:		
Tow Rate:	\$220.00	
Storage Rate/Day:	\$85.00	
Other / Weekend Drop Fee:	Gate Fee: \$110.00	Drop Fee: \$108.00