

**MINUTES OF THE REGULAR MONTHLY MEETING
OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL TWELVE
August 14, 2014**

The Regular Meeting of the Board of Directors of Seal Beach Mutual Twelve was called to order by President Findlay at 9:00 a.m. on Thursday, August 14, 2014, followed by the *Pledge of Allegiance*, in the Administration Building Conference Room.

ROLL CALL

Present: President Findlay, Vice President Fluharty, Secretary Ferraro, CFO Woodruff, and Director Welch

Absent: Director Evans

GRF Representative: Mrs. Damoci

Guests: Eighteen shareholders of Mutual Twelve

Staff: Mrs. Weller, Mutual Administration Director
Mr. Antisdell, Building Inspector
Mr. Salazar, Building Inspector
Mrs. Westphal, Recording Secretary

President Findlay welcomed guests and staff to the meeting.

SHAREHOLDERS' COMMENTS

Comments included: a shareholder came to the meeting to see how the Mutual runs, a shareholder read a petition to call a special membership meeting to rescind the 30-day notice for removal of his neighbor's French drain and patio, some shareholders thanked the Board for all the work they do for the Mutual, mildew on a unit patio ceiling, a complaint about the sprinklers coming on too frequently, waiver requested for a building facing, a unit is for sale because of wish to move out of Mutual Twelve, paving an area, trouble with coyotes, landscaper issues, shareholder garden area dimensions, it is good there is now a stop sign at Interlachen Road and some trees have been removed for better vision, a broken sidewalk in front of a unit, and tree removal.

MINUTES

President Findlay called for consent agenda approval of the Regular Board Meeting minutes of July 10, 2014, the Special Meeting minutes of July 25, 2014, and the Emergency E-Mail Special Meeting of July 19, 2014. Upon a MOTION duly made by CFO Woodruff and seconded by Secretary Ferraro, it was

RESOLVED, That the consent agenda for the Regular Meeting minutes of July 10, 2014, the Special Meeting minutes of July 25, 2014, and the Emergency E-Mail Special Meeting of July 19, 2014, be approved as printed.

The MOTION carried with two abstentions (Welch, Fluharty).

BUILDING INSPECTOR'S REPORT

Building Inspector Antisdell reviewed items listed in his report (attached). He discussed with the Board the sidewalk and area by the meter box and patio at Laundry Room 72. Upon a MOTION duly made by Director Fluharty and seconded by Director Welch, it was

RESOLVED, To accept the bid proposal from M. J. Jurado, Inc., to replace the sidewalk area by the meter box and patio at Laundry Room 72 for the amount of \$4,740.

The MOTION carried by a unanimous vote of the Board members present.

Inspector Antisdell discussed with the Board the walk lights that need repairing/painting. Upon a MOTION duly made by Director Fluharty and seconded by Director Welch, it was

RESOLVED, That Service Maintenance will sleeve 31 of the Mutual's walk lights for the amount of approximately \$120 per light, totaling \$3,720, and Inspector Antisdell will obtain bids to do the painting of them.

The MOTION carried by a unanimous vote of the Board members present.

Inspector Antisdell reported that there are 11 locations where the meter boxes need to be serviced (rodent-proofed). Following a discussion, and upon a MOTION duly made by Director Welch and seconded by Director Fluharty, it was

RESOLVED, That Service Maintenance will rodent-proof 11 of the meter boxes in the Mutual for a price not to exceed \$350.

The MOTION carried by a unanimous vote of the Board members present.

Inspector Antisdell said that Inspector Salazar found vault covers, manholes, and sidewalk grates that need to be cleaned up/painted. Following a discussion, and upon a MOTION duly made by Director Welch and seconded by CFO Woodruff, it was

RESOLVED, To clean up the vault covers/manholes/sidewalk grates, and Inspector Antisdell is instructed to include bids for painting along with the walk light bids.

The MOTION carried by a unanimous vote of the Board members present.

Inspector Antisdell said he and Inspector Salazar will be doing the re-checks from the July 2013 fire/safety inspections and outstanding special inspections in mid-September.

Inspector Antisdell reported that he will be sending carport violation letters out once again.

BUILDING INSPECTOR'S REPORT (continued)

Following a discussion, and upon a MOTION duly made by Director Welch and seconded by CFO Woodruff, it was

RESOLVED, To approve the Empire Pipe Cleaning three-year contract to clean the sewer pipes for the amount of \$7,062.

The MOTION carried by a unanimous vote of the Board members present.

After Board members informed Inspector Antisdell of a few shareholder requests, he and Inspector Salazar left the meeting at 10:22 a.m.

GOLDEN RAIN FOUNDATION REPRESENTATIVE'S REPORT

GRF Representative Damoci presented her report (as attached). In addition, the *Recap of the GRF Board Meeting* and the *Committee Chair Reports* attached to the GRF Board minutes may be read in the *Golden Rain News*.

CORRESPONDENCE

A resignation letter from Director Hamilton was submitted. Upon a MOTION duly made by Secretary Ferraro and seconded by Director Welch, it was

RESOLVED, To regretfully accept the resignation of Kathleen Hamilton from the Mutual Twelve Board of Directors, effective July 29, 2014.

The MOTION carried by a unanimous vote of the Board members present.

INFORMATION TECHNOLOGY, WEBSITE COORDINATOR'S REPORT, AND PAINTING COMMITTEE REPORT

In the absence of Ms. Goostree, Director Welch reported that the Paint Committee selected four paint colors to choose from for the Mutual's buildings; the carports will be a darker color and some carports need repairs.

President Findlay said that work on the Mutual website continues.

MUTUAL ADMINISTRATION MANAGER'S REPORT

Mrs. Weller presented her report regarding laundry rooms (attached). She reported that the Trust Extension will be in the *Golden Rain News*, available from the Stock Transfer Office, and upon request, it may be mailed to a shareholder.

ANNOUNCEMENTS

President Findlay said that there is an opening on the Board of Directors now. Shareholders should submit their names to her or Secretary Ferraro if interested in joining the Board as a Director.

President Findlay asked the Board if they wished to add the shareholder request to waive Policy 7494.12 – Decorative Exterior Wall Finishes and Gates to New Business. Following a discussion, and upon a MOTION duly made by Director Welch and seconded by Secretary Ferraro, it was

RESOLVED, To put Policy 7494.12 – Decorative Exterior Wall Finishes and Gates on the September Board Meeting's agenda for discussion.

The MOTION carried by a unanimous vote of the Board members present.

(President Findlay called for a break for the recording secretary at 10:45 a.m. – 11:00 a.m.)

OLD BUSINESS

Following a discussion, and upon a MOTION duly made by Director Fluharty and seconded by CFO Woodruff, it was

RESOLVED, To mail to the shareholders a survey about common area extensions for patios.

The MOTION carried with one "no" vote (Welch).

Following a discussion, and upon a MOTION duly made by Director Welch and seconded by Director Fluharty, it was

RESOLVED, To begin the Mutual Twelve lawn renovation in the spring of 2015.

The MOTION carried by a unanimous vote of the Board members present.

The Board discussed the Mutual's irrigation controllers.

Following a discussion, and upon a MOTION duly made by Director Welch and seconded by Secretary Ferraro, it was

RESOLVED, To install two bulletin boards for each laundry room after the painting is finished; the model will be determined at a later date.

The MOTION carried by a unanimous vote of the Board members present.

NEW BUSINESS

Following a discussion, it was determined that the date and clubhouse for the Annual Mutual 12 Luncheon will be decided upon by Director Evans.

It was the consensus of the Board members to postpone review of Policy 7425.12 – Garden Areas, Trees and Shrubs. President Findlay said she is still working on the rewrites of Policies 7701.12 – Personal Property Insurance and 7585.12 – Compliance Policy and Fine Structure.

Following a discussion, and upon a MOTION duly made by CFO Woodruff and seconded by Director Fluharty, it was

RESOLVED, To discontinue the regularly scheduled Special Meeting of the Board each month and schedule Special Meetings on an as needed basis only.

The MOTION carried by a unanimous vote of the Board members present.

CFO Woodruff said she is working on the Mutual's 2015 budget, and she would like to meet with the Board members soon for their input. She is working with the reserve study representative, and then she will meet with the GRF Controller Miller who will present it to the Board.

PRESIDENT'S REPORT

President Findlay submitted a report to be attached to the minutes.

CFO'S REPORT

CFO Woodruff submitted a report to be attached to the minutes.

SECRETARY'S REPORT

Secretary Ferraro submitted a report to be attached to the minutes.

EXECUTIVE SESSION

Member issues were discussed in Executive Session following the Regular Board Meeting.

August 14, 2014

ADJOURNMENT

President Findlay adjourned the meeting at 11:20 a.m. and announced that there would be an Executive Session to discuss member issues.



Attest

Susan Ferraro, Secretary
SEAL BEACH MUTUAL TWELVE

pw:8/27/14
Attachments

NEXT MEETING: SEPTEMBER 11, 2014

**SPECIAL MEETING ANNOUNCEMENTS AND AGENDAS
ARE POSTED IN LAUNDRY ROOM 57 (D SIDE).
FOR INDIVIDUAL NOTICE OF SPECIAL MEETINGS,
CONTACT PRESIDENT FINDLAY.**

**RESOLUTIONS IN THE REGULAR
MONTHLY MEETING OF AUGUST 14, 2014**

8/14/14 RESOLVED, To accept the bid proposal from M. J. Jurado, Inc., to replace the sidewalk area by the meter box and patio at Laundry Room 72 for the amount of \$4,740.

RESOLVED, That Service Maintenance will sleeve 31 of the Mutual's walk lights for the amount of approximately \$120 per light, totaling \$3,720, and Inspector Antisdell will obtain bids to do the painting of them.

RESOLVED, That Service Maintenance will rodent-proof 11 of the meter boxes in the Mutual for a price not to exceed \$350.

RESOLVED, To clean up the vault covers/manholes/sidewalk grates, and Inspector Antisdell is instructed to include bids for painting along with the walk light bids.

RESOLVED, To approve the Empire Pipe Cleaning three-year contract to clean the sewer pipes for the amount of \$7,062.

RESOLVED, To regretfully accept the resignation of Kathleen Hamilton from the Mutual Twelve Board of Directors, effective July 29, 2014.

RESOLVED, To put Policy 7494.12 – Decorative Exterior Wall Finishes and Gates on the September Board Meeting's agenda for discussion.

RESOLVED, To mail to the shareholders a survey about common area extensions for patios.

RESOLVED, To begin the Mutual Twelve lawn renovation in the spring of 2015.

RESOLVED, To install two bulletin boards for each laundry room after the painting is finished; the model will be determined at a later date.

RESOLVED, To discontinue the regularly scheduled Special Meeting of the Board each month and schedule Special Meetings on an as needed basis only.

August 14, 2014

1. MUTUAL ESCROW ACTIVITY

- **Prelisting Inspections**
- **12-43-I/12-43-H**
- **New Buyer Orientation**
- **12-11-L**
- **Close of Escrows**
- **12-11-L**

2. MUTUAL PERMITS AND REMODELS

- **9-A BIG FOUR INSPECTION/78-H CARPORT CABINET/34-A REMODEL/39-B PLUMBING AND ELECTRICAL/9-A FOLLOW UP INSPECTION/71-C FINAL REMODEL/65-D ELECTRICAL AND FRAMING/65-D DRYWALL/41-D FINAL A/C/8-E FINAL REMODEL/35-G FAUCET AND SINK AT KITCHEN/12-62-E A/C/12-69-H A/C/12-**

3. MUTUAL PROJECTS

- **LAUNDRY ROOM 72 REPLACE SIDEWALK AND AREA BY METER BOX PRICE FROM JURADO \$4740.00**
- **WALK LIGHT REPAIRS AND PAINTING**
- **METER BOX RODENT PROOFING**
- **VAULT COVERS AND MAN HOLE COVER PAINTING**
- **FIRE INSPECTION REINSPECTIONS AND SPECIALS JAY WILL START MID SEPTEMBER**
- **WILL CHECK CARPORTS NEXT WEEK**
- **PAINTING OF CARPORTS FOR ONEWAY WORKING WITH MAINT. TO GET DONE AND SIGNS ARE IN.**

4. MUTUAL CONTRACT WORK

- **EMPIRE PIPE CONTRACT FOR SEWER CLEANING \$2,082.00 FIRST YEAR CLEANING TO MAIN /\$2,800.00 SECOND YEAR CLEANING TO MAIN AND UNDER BUILDING/\$2,180.00 THIRD YEAR CLEANING TO MAIN TOTAL THREE YEAR CONTRACT \$7,062.00**
- **PACIFIC PLUMBING PRICE FOR SEWER CLEANING FOR THREE YEARS \$90,368.00**

August 14, 2014

- **FENN TERMITE INSPECTIONS CONTRACT FOR \$5,771.26 PER YEAR
TOTAL \$17,313.00 FOR THREE YEARS**

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5. MUTUAL AND SHAREHOLDER REQUESTS

- **calls and visits to units 68**

Carole Damoci
Mutual 12 Representative
August 14, 2014

The new year is underway and a lot seems to be getting done. We'll be going out for bids on replacing the north section of the wall on Seal Beach Blvd. The re-write of 1920.1 on traffic enforcement should go to a vote of the full Board later this month. A new company wide computer system is being installed. And the new Security cars are in service and can be seen driving around the community.

A lot of the work we're doing at this time is on next years budget. We're working on it now and should have a final version by October. The GRF Reserve Study is back and the Finance Committee will be going over it at it's meeting on Tuesday the 19th. I have no idea as of yet what effect that will have on next years budget.

The fate of the LW Globe will be decided by a vote of the full Membership of the community. I support keeping the globe and restoring it to its former glory. It's been named one of Orange Counties 125 iconic landmarks and is part of our history.

The new Handicapped bus that was donated by the Golden Age Foundation will be delivered in 2 weeks. Look for the pictures in an upcoming Newspaper. In October the GAF will be putting on, in conjunction with the Health Care Center, it's free flu clinic. Watch for the dates in an upcoming newspaper. I volunteered at the last one and will do so this time. One of the things I enjoy most about living in LW is being on the Board of the GAF. Their commitment to our community is unparalleled and it's projects are run on donations only.

The Summer shows in the amphitheater have been better attended this year then any of the last 4 years or so. We had over 2300 at our last one. At tonight's show the American Legion will be collecting food goods and school supplies for different Veteran groups. Please help in any way you can.

As always, if there is anything I can do for you please feel free to contact me.

Respectfully submitted,
Carole S. Damoci
562-405-4965

The Mutual Administration Manager's Report

Carol Weller



Mutual
Corporations

Community
Unity

Laundry Rooms



Money Does Not Grow on Trees

**Follow the Laundry Rules...Protect the Machines...
Save Money on Machine Repairs and Replacements!!!!**



The Mutual Laundry rooms are one of the most important conveniences provided to the shareholders. Please follow a few easy rules:

**Laundry Facilities are for shareholders and full-time caregivers
Please do not over load the machines with clothes or detergent
You cannot do laundry any cheaper anywhere.**

Read your Laundry Room Use Policy 7575

**The electricity rates are higher between 12 noon and 6:00 p.m.
Please do laundry in the morning or after 6:00 pm. If you can**

Remember to clean up after yourself and turn off the light and shut the door after you are finished.



Smoking is not permitted in the Laundry Rooms

MUTUAL 12 PRESIDENT'S REPORT

August 14, 2014

Coyotes have become an urgent matter for all of Leisure World. Our safety is all of our responsibility. Neither Golden Rain nor your Mutual Board can control nature. That being said here's what we, staff, GRF Board, Mutual Directors and shareholders can do working together.

Golden Rain has contracted for traps on Golden Rain property. In addition, Executive Director Randy Ankeny has asked Mutual Boards to share the following information with shareholders. I concur 100%!

1. Stay away and do not interfere with any traps.
2. Keep dogs on **6 foot** leashes as required by policy at all times when outside.
3. Do not allow cats to roam free outside.
4. Do not leave any pet food or products outside under any circumstances.
5. Report all coyote sightings.

Following are results of my questions and surfing.

1. Report to Security, (562) 594-4754, **and** Long Beach Animal Services, (562) 570-7387, every time you see a coyote **whether you own a pet or not**. The City of Seal Beach keeps track of Animal Services reports. GRF keeps track of Security reports. **No reports - no worry!**
2. Animal Services says noise, especially from air horns, works. Many say whistles help. I bought, as a donation not with Mutual money, 100 55¢ outdoor emergency whistles. They're small and flat and on thin lanyards. I'll distribute them among Directors or to shareholders, first come first served, whether you own a dog or not. We can all haze! They'll come in handy for other emergencies, too.
3. Carry but do not use a cell phone when walking the dog (that is unless you're reporting a sighting after making sure your dog is safe). Pay attention to surroundings.
4. Walk in pairs. Non-dog owners, go with a dog owning neighbor; make it part of your exercise routine.
5. I've attached information on "Spray Shield" big dog deterrent citronella spray. It shoots 10 ft., is supposed to be as effective as pepper spray and is not harmful if some blows back. The site below

was the cheapest I found - \$11.95 with belt clip and \$9.75 without. If several are interested, I'll order to save postage. Here's their website. <http://www.petexpertise.com/dog-safety/spray-shield-spray-formerly-direct-stop.html>

Lawn Complaints continue. We seem to be in a perfect storm. We want to upgrade, but our old lines and valves are popping faster than we can repair or replace. Plus, there's apparently no use planting areas we do upgrade when we've been required to cut back on watering. The appearance is made worse by areas where we've removed roots and trees and can't water enough to grow new grass.

If we don't cut back water use enough or the drought worsens we may be told to cease all lawn watering. My daughter lived in Goleta during the drought where any small storm that did produce rain bypassed the Santa Barbara area completely. Watering was "outlawed" and a thriving business in spray-painting dead lawns green resulted.

Upcoming Events: Send your **Patio Extension Surveys** to arrive by September 22 so we can tally them on the 28th. We're looking forward to reviewing what **you** want for Mutual 12. Many of you have already sent your surveys, thank you.

October is a big month for Mutual 12. Our **Annual Luncheon** - watch for date and information, the **Great Shake Out** emergency drill, and we adopt the **2015 Budget** at the October Regular Mutual 12 Meeting.

The recent earthquake in wine country and our upcoming drill are reminders to be prepared. Do you have a good supply of water? That's the most important. Purchasing has Earthquake Management \$7.95 3 day emergency kits in stock. The cost including tax is \$8.65. You might want to call (562)431-6586 Ex. 306 before you go over there to make sure they haven't run out. They will reorder. Additionally, they have in the past and may have now other emergency supplies such as light sticks and fire extinguishers.

Finally, a **special thank you to everyone who is using laundry rooms on weekends and holidays**. Between July 14 and August 12, Mutual 12 shareholders used about 4,500 kWh at this cheapest rate. Only about 1,800 kWh were used at the highest noon-6 p.m. weekday rate. And thank you to everyone who is avoiding the high weekday afternoon rate.

Respectfully submitted, Lucille Findlay

Seal Beach Mutual Number Twelve – Chief Financial Officer’s Report

Madam President, members of the Board of Directors, and Shareholders of Seal Beach Mutual Number TWELVE,

Monthly Financial Report: Reference attached Financial Statements Recap Report for full financial status. Summary report provided below:

Month-End July 31, 2014: The Mutual Twelve operating expenses posted for the month-ending July 31, 2014 totaled \$142,948 against a monthly operating budget of \$137,866. This represents a \$5,083 unfavorable budget variance. The primary contributors to the unfavorable variance are:

- Water - \$1,652 *over* budget – (No corrective action required: Irrigation controllers are now on the summer watering schedule. Note: The water expense monthly budget is not seasonally adjusted for low or high usage months. Thus, it is expected that our monthly water expense will be under budget in cooler months and over budget in summer months.
- Property and Liability Insurance – \$1,776 *over* budget – (Watch item: As mention in previous monthly CFO reports, the actual Leisure World Property and Liability Insurance premium for 2014 is substantially higher than the 2014 estimate provided by GRF to the Mutuals. For now, this over-budget expense item continues to be off-set by various other expense items that are running slightly under budget.
- Contributions to Capital - \$2,215 *over* budget: (No corrective action required – GRF accounting expense recording change only. This is interest income from Mutual 12 investments that is transferred, on a monthly basis, to our roofing reserve fund. In the past, GRF accounting did not expense interest income allocations to reserves as an operating expense (most likely because it is not a shareholder expense); thus, income interest transfers to our roofing reserve are not accounted for in our 2014 monthly or YTD budget figures.

Year- to-date (YTD) July 31, 2014: YTD Mutual Twelve total expenses totaled \$961,013 against an YTD reported expense budget of \$965,062. This represents a \$4,049 favorable variance.

YTD total mutual income and contributions to Capital amounts to \$1,001,177. Subtracting total YTD expenses from this number gives Mutual Twelve an excess YTD income of \$40,164.

Restricted Reserves:

Appliance Reserve: \$72,896 (Up from \$\$69,426.92) This is to be used for future appliance replacements (cooktops, ovens, refrigerators). Note: As of January 2014, water heaters are

included as a physical asset covered by infrastructure reserves. This change was made to insure funds are available to support future replacement of water heaters currently being installed to replace our 50 year+ old water heaters. Accordingly, an accounting journal entry adjustment of \$45,540 was made 7/31/2014 to transfer expenses associated with May, June, and July water heater replacements from the appliance reserve to the infrastructure reserve.

Painting Reserve: \$286,018 (Up from \$283,896.65 due to regular monthly reserve funding)

This is to be used for stucco and woodwork painting of the Mutual buildings (currently scheduled for 2015).

Roofing Reserve: \$2,304,763 (Up from \$2,259,411.17 due to regular monthly reserve funding)

This is to be used for replacement of building and carport roofs (currently scheduled to start in 2017 and continue through 2020).

Infrastructure Reserve: \$425,769.12 (Down from \$448,295.28 due to expenditures associated with May through July water heater replacements exceeding regular monthly reserve funding)

This is to be used for major mutual infrastructure repairs/replacements (major building structural repairs, asphalt sealing/repairs, walkway repairs, lawn renovation). Major projects scheduled for 2014 include replacement of original water heaters. Note: the landscape renovation project has been rescheduled for 2015.

Emergency Reserve: \$325,154.63 (Up from \$321,734.63 due to GRF Self Insurance refund to M12 in the amount of \$3,420 being added to the Emergency Fund per 4/10/14 Mutual 12 Board Resolution) This is money set aside for emergency (unplanned) events and supplies that require immediate funding, of which, a minimum of \$200,000 is earmarked to cover future Mutual 12 insurance deductibles. The deductible is \$50,000 per insurable event.

All reserves are funded through the monthly regular mutual shareholder assessments. Reserve funds are currently invested in FDIC insured Money Market accounts and Certificates of Deposit (CDs), and tax exempt Bonds. It is anticipated that as exiting Bond maturities are realized, funds will be reinvested in FDIC insured depository institutions.

SECRETARY'S REPORT

August 14, 2014

My first full month as new Director for Mutual 12 and its Secretary has been a busy one. It has been filled with learning the procedures and distribution of information, attending meetings and getting to know each Board Member, albeit slowly.

I would like to commend the Golden Rain Foundation for presenting the New Director Training on July 14. It was a valuable opportunity to learn about Community Interest Developments, such as we have, and to gain valuable knowledge from legal experts who practice in this field of law. I came away with a broader sense of the requirements of a Board Member and a deeper understanding of the responsibilities of a Board Member.

Having attended, I would encourage all Board members, present and future, to participate in training that is made available. Continuing education and refreshing skills is vital to operate Mutual 12 efficiently, effectively and legally. Each person on the Board has been elected to use his or her best business judgment and perform their duties with ordinary care using good faith, mindful of best interests of the Mutual, and make reasonable inquires in its decision making process.

Also, representing Parcel 9 has given me the opportunity to reach out to my neighbors and help them solve problems and gain insight about living in Leisure World and what steps might be taken to improve our community.

Respectfully submitted

Susan Ferraro

SEAL BEACH MUTUAL NO. 12
FINANCIAL STATEMENTS RECAP
For the Seven Months Ending July 31, 2014

INTERNALLY PREPARED
FOR MANAGEMENT USE ONLY

<i>July</i>			<i>YTD</i>	
<i>Actual</i>	<i>Budget</i>		<i>Actual</i>	<i>Budget</i>
\$100,642	\$100,642	Regular Assessment	\$704,492	\$704,494
37,327	35,112	Reserve Funding	261,289	245,784
137,969	135,754	Total Regular Assessments	965,781	950,278
		Service Income	25	
3,480	1,215	Financial Income	27,066	8,505
1,065	897	Other Income	8,305	6,279
4,545	2,112	Total Other Income	35,396	14,784
142,514	137,866	Total Mutual Income	1,001,177	965,062
		Trust Maintenance Cost	441,553	441,567
63,079	63,081	Utilities	79,318	89,859
14,317	12,837	Professional Fees	4,499	8,890
551	1,270	Outside Services	115,276	132,258
19,245	18,894	Taxes & Insurance	59,079	46,704
8,429	6,672	Contributions To Reserves	261,289	245,784
37,327	35,112			
142,948	137,866	Operating Expenses Before Off-Bdgt	961,014	965,062
(434)		Excess Inc / (Exp) Before Off-Bdgt Items	40,163	
(434)		Excess Inc / (Exp) After Off-Budget Items	40,163	
		Restricted Reserves		
24,747		Appliance Reserve	72,896	
1,061		Painting Reserve	286,018	
22,676		Roofing Reserve	2,304,763	
3,420		Emergency Reserve	325,155	
(34,033)		Infrastructure Reserve	425,769	
		Total Restricted Reserves	3,414,601	



Description

Spray Shield dog attack deterrent spray is a highly effective, safe and humane way to deter aggressive dogs.

- **Effective, yet harmless:** When tested with trained attack dogs, this revolutionary citronella formula was found to be just as effective as 10% pepper spray, yet without any harmful side effects.
- **Protect your dog & yourself:** Carry Spray Shield on walks to protect you and your dog from off-leash aggressive dogs in your neighborhood or at the dog park. Prevent an attack is very important to prevent your dog from becoming afraid or aggressive towards dogs after a bad experience. *Using Spray Shield is much safer than trying to grab an aggressive dog.*
- **Carry Spray Shield for:**
 - Keeping your dog safe from off-leash dogs while on a walk.
 - Quickly and safely breaking up fights at the dog park or in dog play groups.
 - Stopping serious tussles in multiple dog households. (Please note, if your dogs are having frequent fights we recommend a qualified pro trainer (<http://www.petexpertise.com/finding-a-dog-trainer.html>)).
 - Keeping you safe from getting in the middle of fighting dogs.
- **Details:** The Spray Shield canister contains twelve, one-second bursts of spray (or it can be sprayed continuously for 12 seconds if needed). The spray has a range of up to 10ft.

**MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL NO. TWELVE**

July 25, 2014

The Special Meeting of Seal Beach Mutual No. Twelve was called to order by President Findlay at 9:04 a.m. on July 25, 2014, in the Physical Property Conference Room.

Those members present were: President Findlay, Secretary Ferraro and Directors Welch and Hamilton. Absent were CFO Woodruff and Directors Evans and Fluharty. Also present were Inspectors Antisdell and Salazar and one shareholder.

The purpose of the meeting was to plan the agenda for the August 14 regular monthly meeting.

Following a brief discussion of the need at this meeting for reports or input from Building Inspectors Antisdell and Salazar, President Findlay excused them and they left the meeting at 9:10 a.m.

The shareholder spoke on Davis-Stirling and then presented President Findlay with information including a memo requesting placement of his issue on the August 14, 2014 open meeting agenda.

The meeting was adjourned by President Findlay at 9:23 a.m.



Attest:

Susan Ferraro, Secretary
SEAL BEACH MUTUAL NO. TWELVE

/sf

**MINUTES OF THE EMERGENCY E-MAIL SPECIAL MEETING OF THE
BOARD OF DIRECTORS
SEAL BEACH MUTUAL NO. TWELVE**

July 19, 2014

The Emergency E-Mail Special Meeting of the Board of Directors of Seal Beach Mutual No. Twelve was called to order by President Findlay at 10:38 a.m. on Saturday, July 19, 2014.

Those members included: President Findlay, Secretary Ferraro, CFO Woodruff, and Directors Welch and Hamilton. Director Evans and Vice President Fluharty were not available.


The purpose of the meeting was to clarify, by resolution, Mutual Twelve's position on patio extensions into common area.

Upon a MOTION duly made by President Findlay and seconded by Secretary Ferraro, it was

RESOLVED, That the Mutual Twelve Board of Directors will make no decision on whether to permit construction of patios beyond the footprint of dwelling units until the shareholder survey currently being prepared by committee has, if authorized by the Board for distribution, been distributed, tallied, and if indicated by survey results, the issue has been determined by shareholder vote on a Bylaws amendment.

The MOTION carried by a unanimous vote of the Board members present on the emergency e-mail.

The e-mail meeting was adjourned by President Findlay on Wednesday, July 23, 2014, at 12:01 a.m.



Attest
Susan Ferraro, Secretary
SEAL BEACH MUTUAL NO. TWELVE