

**MINUTES OF THE REGULAR MONTHLY MEETING
OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL TWELVE
August 13, 2015**

The Regular Meeting of the Board of Directors of Seal Beach Mutual Twelve was called to order by President Welch at 9:04 a.m. on Thursday, August 13, 2015, followed by the *Pledge of Allegiance*, in the Administration Building Conference Room A.

ROLL CALL

Present: President Welch, Vice President/CFO Ferraro, Secretary Findlay, Directors Fluharty, Thomas, and Anderson

Absent: Director Jaeger-Hudson

GRF Representative: Mrs. Damoci

Guests: Eight shareholders of Mutual Twelve

Staff: Mrs. Weller, Mutual Administration Director
Ms. Miller, GRF Controller (10:11 a.m.)
Mr. Salazar, Building Inspector
Ms. Day, Recording Secretary

President Welch welcomed guests and staff to the meeting.

SHAREHOLDERS' COMMENTS

There were five shareholders that made comments to the Board.

MINUTES

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

RESOLVED, To approve the July 9, 2015, Regular Monthly Meeting minutes. A correction was noted on page 5: the first resolution should read, "58-E" not 58-G. The minutes were approved as corrected.

The MOTION passed.

BUILDING INSPECTOR'S REPORT

Building Inspector Salazar reviewed his written report summary (see attached). In addition, it was the consensus of the Board members to move Old Business a. – c. and New Business a. – f. to the Building Inspector's Report.

BUILDING INSPECTOR'S REPORT (continued)

The Board members discussed the top row of deco block removal on padmount transformers. Upon a MOTION duly made by Director Thomas and seconded by Vice President/CFO Ferraro, it was

RESOLVED, To remove the top row of deco blocks from walls of padmount transformers as old transformers are replaced, at a cost of approximately \$150 to \$160 per transformer.

After further discussion, and upon a MOTION duly made by Director Thomas and seconded by Director Anderson, it was

RESOLVED, To table the motion to remove the top row of deco blocks from walls of padmount transformers as old transformers are replaced, at a cost of approximately \$150 to \$160 per transformer.

The MOTION passed.

Following a discussion, and upon a MOTION duly made by President Welch and seconded by Secretary Findlay, it was

RESOLVED, To remove the broken and leaning wall by the Laundry Room 11 walkway and replace it with a vinyl wall similar to the one by Laundry Room 72 at the same cost.

The MOTION passed.

The Board members discussed the purchase and installation of smart irrigation controllers. It was the consensus of the Board members to table this issue.

Following a discussion, and upon a MOTION duly made by Secretary Findlay and seconded by Director Thomas, it was

RESOLVED, To contract with Roofing Standards for the purchase and installation of rain gutters and downspouts for 44 Mutual Twelve buildings, at a cost not to exceed \$137,750.

The MOTION passed.

Following a discussion, and upon a MOTION duly made by Secretary Findlay and seconded by President Welch, it was

BUILDING INSPECTOR'S REPORT (continued)

RESOLVED, To approve Mutual Twelve acceptance of ownership and responsibility for Edison Whirlpool white wire shelf refrigerators provided free to income-qualified shareholders who apply.

FURTHER, That Mutual Twelve will pay for the necessary increase in the opening for this slightly taller refrigerator, at a cost of approximately \$100.

The MOTION passed.

Following a discussion, and upon a MOTION duly made by Vice President/CFO Ferraro and seconded by Secretary Findlay, it was

RESOLVED, To purchase four SmartBurner kits for stovetop retrofit, at a cost of \$189.73 each, for a total \$758.92, as a pilot program for possible adoption as a fire prevention measure since these burners do not heat to the flash point for oil to flame.

The MOTION passed.

Vice President/CFO Ferraro announced that there will be a Budget Meeting on Tuesday, August 25 in the Physical Property Conference Room at 9:00 a.m. A flyer will be posted in Laundry Room 57.

Director Fluharty reported that at Unit 73-L two bushes have not been removed and palms have been planted against Mutual policy. Inspector Salazar will email the Board members when those items are removed.

Inspector Salazar left the meeting at 10:18 a.m.

(Recording Secretary Day left for break at 10:20 a.m. and returned at 10:37 a.m.)

GUEST SPEAKER – Ms. Miller

Ms. Miller discussed the NSBN Mutual audit and their suggestions to the Mutual.

Following questions, Ms. Miller left the meeting at 10:35 a.m.

GOLDEN RAIN FOUNDATION REPRESENTATIVE'S REPORT

GRF Representative Damoci presented her report (attached). The *Recap of the GRF Board Meeting* and the *Committee Chair Reports* attached to the GRF Board minutes may be read in *The NEWS*.

Mrs. Damoci left the meeting at 10:40 a.m.

WEBSITE COORDINATOR'S REPORT

Ms. Goostree reported that the website is up and running. If anyone has any suggestions, please give her a call. It might be a good idea to upload the details for the Mutual paint project. As soon as the details have been written, I will be happy to get them uploaded.

Ms. Goostree left the meeting at 10:45 a.m.

MUTUAL ADMINISTRATION DIRECTOR'S REPORT

Mrs. Weller presented her reports (attached). In addition, she said there will be a Town Hall Meeting September 16 on "Fire and Fire Safety" in Clubhouse Two at 2:00 p.m. and again at 6:00 p.m.

She said that the GRF Mutual Administration Committee is working on a booklet that focuses on family members and friends wanting to represent shareholders here after their death. The book tells how things must be done specifically for this community – the rules and policies. In addition, she reported that the coyotes are back, so be careful when walking.

OLD BUSINESS

President Welch asked the Directors to look at their buildings and bring back a list where work needs to be done removing bushes, trees, etc., in the flower beds so that the painters will have a 12-inch clearance when the painting begins.

(Mr. Rabkin arrived at the meeting at 11:02 a.m.)

Following a discussion, and upon a MOTION duly made by Director Anderson and seconded by Secretary Findlay, it was

RESOLVED, To add an additional \$1,000 for tree removals from flower beds to be paid out of Landscape Extras operating expense.

The MOTION passed.

NEW BUSINESS

Following a discussion, and upon a MOTION duly made by Director Anderson and seconded by Director Thomas, it was

RESOLVED, To remove the swale at Building 11, Unit F, and replace it with an underground pipe at a cost of \$5,500.

The MOTION passed.

PRESIDENT'S REPORT

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

CFO'S REPORT

Vice President/CFO Ferraro submitted a report to be attached to the minutes.

SECRETARY'S REPORT

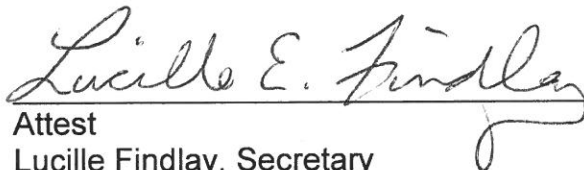
Secretary Findlay submitted a report to be attached to the minutes.

EXECUTIVE SESSION

Member and legal issues were discussed in Executive Session.

ADJOURNMENT

President Welch adjourned the meeting at 11:15 a.m. and announced that following there would be an Executive Session to discuss member and legal issues.



Attest
Lucille Findlay, Secretary
SEAL BEACH MUTUAL TWELVE

cd:8/24/15
Attachments

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

**NEXT MEETING: SEPTEMBER 10, 2015
SPECIAL MEETING ANNOUNCEMENTS AND AGENDAS
ARE POSTED IN LAUNDRY ROOM 57 (D SIDE).
FOR INFORMAL INDIVIDUAL NOTICE OF SPECIAL MEETINGS,
CONTACT SECRETARY FINDLAY.**

**RESOLUTIONS IN THE REGULAR
MONTHLY MEETING OF AUGUST 13, 2015**

- 8/13/15 RESOLVED, To table the motion to remove the top row of deco blocks from walls of padmount transformers as old transformers are replaced, at a cost of approximately \$150 to \$160 per transformer.
- RESOLVED, To remove the broken and leaning wall by the Laundry Room 11 walkway and replace it with a vinyl wall similar to the one by Laundry Room 72 at the same cost.
- RESOLVED, To contract with Roofing Standards for the purchase and installation of rain gutters and downspouts for 44 Mutual Twelve buildings, at a cost not to exceed \$137,750.
- RESOLVED, To approve Mutual Twelve acceptance of ownership and responsibility for Edison Whirlpool white wire shelf refrigerators provided free to income-qualified shareholders who apply.
- FURTHER, That Mutual Twelve will pay for the necessary increase in the opening for this slightly taller refrigerator, at a cost of approximately \$100.
- RESOLVED, To purchase four SmartBurner kits for stovetop retrofit, at a cost of \$189.73 each, for a total \$758.92, as a pilot program for possible adoption as a fire prevention measure since these burners do not heat to the flash point for oil to flame.
- RESOLVED, To add an additional \$1,000 for tree removals from flower beds to be paid out of Landscape Extras operating expense.
- RESOLVED, To remove the swale at Building 11, Unit F, and replace it with an underground pipe at a cost of \$5,500.

• **MUTUAL ESCROW ACTIVITY:**

NMI	PLI	NBO	FI	COE	ROF
	8H	72E	72E	7K	
	67H				
	74E				
	37A				
	39E				
	8J				
	59H				

Legend: NMI = New Member Inspection

PLI = Pre Listing Inspection

NBO = New Buyer Orientation

FI = Final Inspection

COE = Close of Escrow

ROF = Release of Funds

(P) = Pending

• **CONSTRUCTION ACTIVITY: PERMITS: See Attached Mutual 12 Permit Activity Log**

• **MUTUAL PROJECTS:**

- Carport Driveway Safety Painting: On hold until after exterior painting project
- Ground Vault, Grates & Walkway Posts Paint: On hold until after exterior painting project
- Irrigation Controls Installation – Applying for SoCal WaterSmart Rebate:
- Exterior Paint Project: Start date begins Monday, 8/24/2015
- Sewer Maintenance & Re Pipe: Proposal submitted
- Gutter Installation: Proposal submitted
- Garden Area Tree Removal: In Progress
- Landscape Turf Repair & Root Barrier: Proposal submitted. Pending requested information
- Concrete Walkway Maintenance: Pending
- Fire Protection Maintenance: Proposal submitted

August 13, 2015

- **CONTRACTS**

- Carport driveway safety painting awarded to PCI
- Ground vault, grates & walkway posts paint awarded to: PENDING
- Irrigation controls installation awarded to: PENDING
- Exterior paint project awarded to Hutton
- Sewer maintenance and re pipe awarded to: PENDING
- Gutter installation awarded to: PENDING
- Garden area tree removal project awarded to John's Landscaping
- Landscape turf repairs & root barrier awarded to: PENDING
- Concrete walkway maintenance awarded to: PENDING
- Fire Protection Maintenance awarded to So Cal Fire Protection

- **MUTUAL REQUESTS/VISITS**

71K

73L

- **SPECIAL INSPECTIONS**

- 2 Units

Mutual 12 Permit Activity Log 2015 Week 33

	Contractor Requirements for Projects <\$4,999.99	Contractor Requirements for Projects >\$5,000.00	Physical Properties & Mutual Policies per Construction Activities	GRF Permit-Required List						
Color Legend:										
Flagged										
Completed										
Building Units	Job Scope	Contractor	Plan Review Submitted	Permit Application Date	Start Date	Ground Inspection	Rough Inspection	Final Inspection	Change Orders	Due Date & Actual Completion Date
11B	Remodel	J.C. Kress	Yes	1/8/2015	1/19/2015	3/16/2015	4/21/2015 & 5/1/2015		Yes	7/23/2015 &
59E	Glass Panel Replacements	Bodie's Glass	Yes	4/23/2015	5/1/2015			6/16/2015		5/30/2015 & 6/16/2015
35K	Counter Top Cover Installation	Granite Transformation	Yes	4/24/2015	5/21/2015			5/26/2015	No	5/25/2015 & 5/26/2015
70C	Heat Pump Instal	Greedwood HVAC	Yes	4/29/2015	5/8/2015			5/14/2015	No	6/20/2015 & 5/14/2015
47D	Shower Enclosure	24 Hour Bath	Yes	5/5/2015	5/11/2015			5/20/2015	No	5/29/2015 & 5/20/2015
39E	Remodel	Alpha Master Builders	Yes	5/21/2015	5/26/2015	6/8/2015	6/8/2015 & 6/23/2015 & 6/24/2015 Drywall Rough 6/29/2015	7/23/2015	No	6/26/2015 Extended to 7/25/2015 & 7/23/2015
64H	Bathroom Remodel	Peek Construction	Yes	5/20/2015	6/12/2015			6/29/2015	No	6/17/2015 & 6/29/2015
44A	Remodel	Robert's Construction	Yes	5/22/2015	6/1/2015			6/10/2015	No	7/13/2015 & 6/19/2015
64J	Window Replacements	California Energy	Yes	6/10/2015	7/1/2015					8/1/2015 &
64G	Window Replacements	California Energy	Yes	6/10/2015	7/1/2015					8/1/2015 &
34G	Bathroom Remodel	Los Al Builders	Yes	6/30/2015	7/23/2015	7/37/2015	7/31/2015	7/31/2015		8/27/2015 & Cancelled
10I	Shower Cut-Down	NuKote	Yes	7/2/2015	7/20/2015			8/12/2015		8/20/2015 & 8/12/2015
63G	Water Heater Install	Kress Construction	Yes	7/7/2015	7/13/2015	8/12/2015	8/12/2015	8/12/2015		8/15/2015 &
8B	Heat Pump Replacement	Greedwood HVAC	Yes	7/8/2015	7/17/2015					8/30/2015 &
36D	Awning Installation	AAA Awnings	Yes	7/8/2015	8/7/2015					8/7/2015 &

Building Units	Job Scope	Contractor	Plan Review Submitted	Permit Application Date	Start Date	Ground Inspection	Rough Inspection	Final Inspection	Change Orders	Due Date & Actual Completion Date
35D	Window Installations	Renewal By Anderson	Yes	7/13/2015	7/20/2015					7/30/2015 &
44A	Stucco and Stone Veneer plus Entry Door Install	Robert's Construction	Yes	7/13/2015	7/19/2015					9/30/2015 &
55J	Awning Installation	AAA Awnings	Yes	7/10/2015	8/8/2015					8/8/2015 &
76G	Heat Pump Replacement	Greedwood HVAC	Yes	7/20/2015	7/24/2015					9/10/2015 &
41D	Washer and Dryer Installation	Bergvist Construction	Yes	7/20/2015	9/28/2015					10/16/2015 &
11I	Remove & Replace Program Skylight	Skylights Plus	Yes	7/27/2015	8/9/2015			8/4/2015		9/24/2015 & 8/4/2015
35H	Washer/Dryer Install	Ogan Construction	Yes	7/28/2015	8/17/2015					8/30/2015 &
56C	Heat Pump Install	Greedwood HVAC	Yes	8/5/2015	8/17/2015					9/30/2015 &
59B	Remove Deco Block from Patio	Los Al Builders	Yes	8/5/2015	8/9/2015					9/14/2015 &
11G	Shower Cut-Down	NuKote	Yes	8/6/2015	9/9/2015					9/11/2015 &

Carole Damoci
Mutual 12 Representative
August 13th, 2015

The wall on Seal Beach Blvd is almost finished & will continue around behind the nursing home. The wall along the channel behind the RV lot is up next. It has already been approved & a contract signed. This leaves the Westminster Blvd. It's scheduled to be built next year.

The Amphitheater Thursday night shows are underway and I've attended everyone. I have never seen the Amphitheater as full and a good time seems to be the rule this year. As the sub-committee on entertainment, Larry Blake GRF Director from Mutual 1, and myself have picked the entertainment for the past 2 years. We're looking forward to getting started on next year's shows.

The 3 month trial bus service from LW to Denny's & the Trader Joes' shopping center, which will open access to the movie theaters & restaurants there, is under way. At the end of the trial, ridership will be evaluated to see if it's worth putting into the 2016 budget as a permanent amenity for our shareholders.

We are still looking at the possibility of having a dog park inside the walls of Leisure World behind clubhouse 2 and will be researching it further. There are still a lot of issues so time will tell.

We are looking forward to having a fall festival the end of October. It's still in the planning stages so I will keep you all apprised as time goes on. We've tried two Saturday events with Cinco De Mayo and the 4th of July and they were very well attended. We will have a Holiday show in December. Taco Tuesday and Pizza Thursday are still going strong.

The budget season is in full swing. The 3 major fires in the last 2 years (Mutuals 3, 7 & 11) will mean an increase in assessments for both GRF & the Mutuals. There will be a town hall meeting in September on fire safety & the need for personnel liability insurance. There will be both an afternoon & evening meeting. I urge you all to attend one of the meetings.

The GRF monthly Board meeting to be held on Tuesday August 25th will be our first evening meeting. It will start at 6 pm at clubhouse 4. We've had shareholders who work ask for a night meeting so they can attend. If attendance is good we may have one meeting a quarter at night.

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

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



The Mutual Administration Director's Report



Conserve Water and save our environment



It's up to you!!



It's SUMMER in Our Hometown

Community Unity

Mutuals 1-17




Seal Beach Mutuals Please Register Your Pet



Pet Registration is Required Under **Policy 7501**

- Pets are an important part of our community and our family.
- Please register your pet at the Stock Transfer Office.
- You are required to provide proof of HO6 Insurance with liability coverage at the time of registration.
- Policy 7501 sets forth reasonable rules and regulations.
- Quadruped pets are limited to 25 pounds at maturity. (20 lbs. in Mu 17)

•IMPORTANT:  Coyotes are lurking...They are natural predators and will hunt your pets if unattended.

Please register and you will receive a special decal to affix to the front of your apartment letting emergency personnel know you have a pet in your apartment. You will also receive a tag identifying your mutual.



- Walk your pet on a 6-foot leash **only** .
- Retractable leashes are not allowed.
- Remove all pet waste deposited on lawns & sidewalks.



If your pet cat or dog bites any other person within your Mutual or the confines of Leisure World, this may open you to legal action (lawsuit) against you personally. If your cat or dog bites a mail carrier, the post office may refuse to deliver mail to your building and file a lawsuit against you. You will also be required to remove your pet dog or cat from the community.



- Only one pet per apartment –No Guest's pets allowed.

Town Hall MEETING

Fire and Fire Safety

Wednesday, September 16, 2015

A silhouette of a firefighter wearing a helmet and carrying a hose, positioned in the foreground. Behind the firefighter is a large, intense fire with bright orange and yellow flames. The background is dark, making the fire and the firefighter's silhouette stand out.

Presentations On

Community Fires
After the Fire
Insurance

Financial Responsibility
Fire Safety
Fire Prevention

2pm and 6pm at Clubhouse 2

MUTUAL 12 PRESIDENT'S REPORT

AUGUST 13, 2015

JOE WELCH, PRESIDENT

THE INSPECTIONS ARE DONE. A FEW SHAREHOLDERS WILL HAVE FOLLOW UP INSPECTIONS. ALL IN ALL EVERYTHING WENT WELL.

THIS MONTH OUR GRF CONTROLLER EXPLAINED IMPORTANT AUDIT INFORMATION TO YOUR BOARD. AT THE OCTOBER MEETING WE WILL BE VOTING ON THE MUTUAL 12 BUDGET FOR 2016.

THE PAINTING PROJECT WILL BEGIN ON SEPTEMBER 1, 2015. WORK WILL BE DONE ON SMALL GROUPS OF BUILDINGS. PARCEL 4 BUILDINGS 6-11 WILL BE FIRST. THEN BUILDING 34-78 WILL BE PAINTED IN ORDER.

FOLLOWING IS THE PROCEDURE.

- 1. Notices go up about 5 days before they start on a group of buildings.**
- 2. A phone number for assistance moving patio items will be included. You may also hire individuals not on the notice to help you move things.**
- 3. The process takes about 3 to 4 days: washing, painting and touch up.**
- 4. They will paint everything but your non standard door. Make an appointment with the foreman whose number is on the notice under "Front Door Painting" if you want that done at your expense.**
- 5. If you have wood trim on bay windows, it will be painted Bone White. Tape a sign INSIDE the window if you don't want non-standard trim painted.**

IF ALL OF US COOPERATE AND WORK TOGETHER, THE PAINTING WILL GO SMOOTHLY.

1012 Seal Beach Mutual No. Twelve
Budget Comparison - Mutuals
07/31/2015

P.O. Box 2069
Seal Beach CA 90740

Jul Actuals	Jul Budget	Budget Variance	Acct #	Description	Y-T-D Actual	Y-T-D Budget	Budget Variance	Annual Budget	Annual Unused Budget
63,081	63,081	0	7210000	Trust Maintenance Costs	442,991	442,991	0	758,397	315,406
63,081	63,081	0		GRF Trust Maintenance Fee	442,991	442,991	0	758,397	315,406
2,834	3,015	181	6420000	Utilities	18,163	21,105	2,942	36,178	18,015
7,323	6,355	(968)	6423000	Electricity	38,361	44,485	6,124	76,261	37,900
3,526	3,571	45	6424000	Water	24,679	24,997	318	42,850	18,171
				Trash					
13,683	12,941	(742)		Total Utilities	81,204	90,587	9,383	155,289	74,085
253	253	0	6430000	Professional Fees	1,771	1,771	0	3,037	1,266
1,254	375	(879)	6434000	GRF Management Fee	5,785	2,625	(3,160)	4,502	(1,283)
194	294	100	6435000	Legal Fees	1,661	2,058	397	3,526	1,865
				Bank Service Fees					
1,700	922	(778)		Total Professional Fees	9,217	6,454	(2,763)	11,065	1,848
9,980	9,980	0	6475000	Outside Services	69,860	69,860	0	119,762	49,902
6,321	1,252	(5,069)	6475500	Landscape Maint. - Contract	22,258	8,764	(13,494)	15,024	(7,234)
0	457	457	6477100	Landscape Maint. - Extras	1,532	3,199	1,667	5,478	3,946
155	529	374	6477200	Painting	356	3,703	3,347	6,346	5,990
2,248	1,668	(580)	6477300	Pest Control	9,275	11,676	2,401	20,015	10,740
86	167	81	6477400	Structural Repair	2,161	1,169	(992)	2,007	(154)
0	18	18	6512000	Miscellaneous Services	143	126	(17)	217	74
7,189	4,502	(2,687)	7552000	Escrow Expense - W/O	36,708	31,514	(5,194)	54,023	17,315
3,433	0	(3,433)	7552200	Service Maintenance-Standard	20,172	0	(20,172)	0	(20,172)
(3,433)	0	3,433	5394000	Maintenance Replacements	(20,172)	0	20,172	0	20,172
				Transfers from Funded Resvs					
25,980	18,573	(7,407)		Total Outside Services	142,293	130,011	(12,282)	222,872	80,579

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1012 Seal Beach Mutual No. Twelve
Budget Comparison - Mutuals
07/31/2015

P.O. Box 2069
Seal Beach CA 90740

Jul Actuals	Jul Budget	Budget Variance	Acct #	Description	Y-T-D Actual	Y-T-D Budget	Budget Variance	Annual Budget	Annual Budget Unused Budget
393	222	(171)	6720000	Taxes & Insurance	5,913	1,554	(4,359)	2,658	(3,255)
9,560	8,104	(1,456)	6730000	State & Federal Taxes	66,917	56,728	(10,189)	97,252	30,336
9,953	8,326	(1,627)		Property & Liability Insurance	72,830	58,282	(14,548)	99,910	27,081
51,315	40,762	(10,553)		Total Taxes & Insurance	305,543	285,334	(20,209)	489,136	183,593
				Total Operating Expense					
				Contributions to Capital					
500	500	0	7620000	Appliance Reserve From Assessments	3,500	3,500	0	6,000	2,500
4,094	4,094	0	7630000	Painting Reserve From Assessments	28,659	28,658	(1)	49,129	20,470
23,486	23,486	1	7675000	Roofing Reserve From Assessments	164,399	164,402	4	281,826	117,428
9,613	9,613	0	7677000	Infrastructure Reserve From Assessments	67,289	67,291	2	115,352	48,063
37,692	37,693	1		Total Contributions to Capital	263,846	263,851	5	452,307	188,461
152,088	141,536	(10,552)		Total Expenses	1,012,380	992,176	(20,204)	1,699,840	687,460

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1012 Seal Beach Mutual No. Twelve
 Budget Comparison - Mutuals
 07/31/2015

P.O. Box 2069
 Seal Beach CA 90740

Description	Y-T-D Actual	Y-T-D Budget	Budget Variance	Annual Budget	Unused Budget
OPERATING INCOME					
Income From Services					
Refrigerator Resales	70	0	70	0	(70)
Total Income From Services	70	0	70	0	(70)
Financial Income					
Taxable Interest Income - Mutual	9,683	7,000	2,683	12,000	2,317
Tax Exempt Interest Income	12,744	9,737	3,007	16,693	3,949
Total Financial Income	22,428	16,737	5,691	28,693	6,265
Other Income					
Late Charges	334	126	208	217	(117)
Inspection Fees	7,500	6,993	507	11,987	4,487
Miscellaneous Income	425	567	(142)	976	551
Total Other Income	8,259	7,686	573	13,180	4,921
Total Operating Income	30,756	24,423	6,333	41,873	11,117
Contributions To Capital					
Appliance Reserve Contributions	3,500	3,500	0	6,000	2,500
Painting Reserve Contributions	28,659	28,658	1	49,129	20,470
Roofing Reserve Contributions	164,399	164,402	(4)	281,826	117,428
Infrastructure Reserve Contributions	67,289	67,291	(2)	115,352	48,063
Total Contributions To Capital	263,846	263,851	(5)	452,307	188,461
Regular Assessments					
Carrying Charges	703,895	703,895	0	1,205,660	501,765
Total Regular Assessments	703,895	703,895	0	1,205,660	501,765
Total Income and Contributions to Capit.	998,498	992,169	6,329	1,699,840	701,343
Excess Inc/(Exp) Before Off-Budget Items	(13,882)	(7)	(13,875)	0	13,882
Off-Budget Items					
Total Off-Budget Items	0	0	0	0	0
Excess Inc.Exp. After Off-Budget Items	(13,882)	(7)	(13,875)	0	13,882

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Secretary's Report, August 13, 2015

Insurance

During the Fire/Safety Inspections, I was pleased to hear that the great majority of shareholders have personal property and liability coverage identified in Leisure World as HO6. A few said their agent never heard of HO6 insurance. The more common term outside of Leisure World is "condominium" insurance. That's how my policy is titled. Stock cooperative, condominium, townhouse, all are covered by "condominium" or "HO6" insurance. A couple of shareholders told me that they had cancelled because the price went up and they were shopping for a cheaper policy. Find the cheaper policy first, and **then** transfer the coverage rather than have a period of not being covered. The Peter Principle says that the period of time you're not covered is when something will happen.

Free Refrigerators for Income Qualified Shareholders

At some point Edison will be coming around offering free power saving light bulbs and selected fixtures to everyone. You may invite them in and accept the "freebies" or not as you choose. They have another program of a free refrigerator, lamp and power strip for income qualified shareholders. At this month's meeting your Board voted to participate in the free refrigerator program in addition to the already available lamp and power strip. The current refrigerator in the apartment must be at least 10 years old. The qualified shareholder orders the Whirlpool wire shelf refrigerator through the program, Service Maintenance cuts a little off of the frame under the overhead cabinet at Mutual expense. After the manufacturer's warrantee expires, the Mutual takes over responsibility for the refrigerator.

- Shareholders who participate in assistance programs such as Medi-Cal/Medicade, Food Stamps, WIC, LIHEA, or SSI qualify.
- Shareholders with maximum gross household income less than \$31,860 for one or two or \$40,180 for three also qualify.

If you meet one of the qualifications and your refrigerator is old enough, call the Edison Energy Savings Assistance program at 1-800-736-4777, or go to <https://www.asce.com/esap>. If you don't use a computer, a family member or other trusted individual can fill out the on line application for you on their computer. This program is a real "win, win." The shareholder gets a new refrigerator and a lower Edison bill because of the energy savings. The Mutual has one less new refrigerator to buy with shareholder assessments when an old one fails.

Respectfully submitted, Lucille Findlay



Wildlife

Frequently Asked Questions

What do I do if I see a coyote?

Please complete a Coyote Incident Report of the incident or sighting by contacting the City of Long Beach Animal Care Services at:

(526) 570-7387

Animal Care Services will respond to and impound any wildlife that is:

- **Injured/Sick/Dead**
- **Has been involved in a bite with a human**

If any of these conditions exist, please call the City of Long Beach Animal Care Services.

IMPORTANT

California Code of Regulations (CCR) 679.(f)(4)

Any healthy wildlife trapped in towns or cities or removed from under buildings or otherwise taken or trapped in accordance with Section 4152 or 4180, Fish and Game Code shall be immediately released in the area where trapped or disposed of as directed or authorized by the department. Any such wildlife that has been determined by a veterinarian to be so seriously ill that it cannot be treated shall be euthanized and tested as directed by the appropriate county public health agency or the department.

What is the City's policy on trapping wildlife?

Consistent with State Law, the City of Long Beach Prohibits the Trapping of healthy Wildlife

Animal Care Services will always assist in the capture of wildlife that poses a public health or safety risk.

City of Long Beach Policy

Animal Care Services encourages the healthy co-existence of the public and the natural wildlife. Consistent with the California Code of Regulations, the trapping and destruction of healthy wildlife in the City of Long Beach is strictly prohibited. Any healthy wildlife trapped in the City of Long Beach must be released immediately within the area it was trapped. Animal Care Services will assist in the capture of wildlife that is sick, injured or posing a threat to public safety.

What can I do to protect my pets?

- Keep pet food indoors and do not leave food of any kind outside at night. Food left out at night will be taken as a welcome invitation by wildlife, and may prompt a future visit.
- Keep cats and small dogs indoors or in the close presence of an adult.
- Remove any fruit which has fallen to the ground.
- Store trash in covered, heavy-duty containers.
- Keep yards free from potential shelter such as thick brush and weeds, and enclose the bottoms of porches and decks.
- Eliminate garbage, debris, lumber piles, etc.
- Check fencing and try to eliminate access points to roof tops.
- Change automatic sprinkler settings regularly.

Taking these preventive measures should help in deterring wildlife from visiting your property.

Please remember that if the three (3) life sustaining elements are available (food, water and shelter), you are likely to encounter some wildlife in your area.





Where can I get more information about Coyote activity in the long Beach area?

Effects of urbanization on wildlife populations - In general, as we urbanize an area, we change the character and functionality of the land, air, and water. These changes greatly impact local habitats. As these habitats are impacted, a corresponding shift in wildlife populations occurs.

Nuisance wildlife issues - As we urbanize the land, radical changes occur to sources of food, water, and shelter for wildlife. Some animals respond very well to the changes urbanization brings. In some cases, these animals may become a nuisance.

The City of Long Beach Animal Care Services Bureau recently implemented a revised website. This website contains information regarding urban wildlife and be accessed at:

<http://www.longbeach.gov/acs/wildlife/default.asp>





City of Long Beach
Animal Care Services
(562) 570-7387



COYOTE AWARENESS

*Feeding stray/feral cats can lead to
an increase in wildlife in your area*



City of Long Beach Animal Care Services

The Urban Coyote

Coyotes have always been a part of our local environment, living in and around flood control areas, wetlands, nature centers and other open spaces. Most of the time, coyotes shy away from populated areas; however, if tempted by easy food sources, they can be drawn into neighborhoods. Fortunately, following a few simple guidelines will discourage coyotes from staying in your neighborhood:

- Keep trashcans covered at all times
- Never leave pet food outside
- Pick up fallen fruit from fruit trees
- Keep small pets inside, especially cats and dogs at dawn and dusk
- Clear brush from around the house
- Never leave small children unsupervised outside

Animal Care Services strives to make Long Beach the safest large city in California.



Report Coyote Activity
Animal Care Services Bureau
7700 E. Spring Street
Long Beach, CA 90815
Report by Phone: (562) 570-PETS
Report online: www.longbeach.gov/acs



In this packet, you will find the following:

- A recipe for an animal repellent
- Information on trapping wildlife and where you can acquire a humane trap
- Benefits of licensing your pet with Long Beach Animal Care Services

Information for Handling Wildlife Issues

14 CCR § 251.1 – Except as otherwise authorized in these regulations or in the Fish and Game Code, no person shall harass, herd or drive any game or nongame bird or mammal or forbearing mammal. For the purposes of this section, harass is defined as an intentional act which disrupts an animal's normal behavior patterns, which includes, but is not limited to, breeding, feeding or sheltering. This section does not apply to a landowner or tenant who drives or herds birds or mammals for the purpose of preventing damage to private or public property, including aquaculture and agriculture crops.

Take back your property! Wildlife Repellent Recipe: (Recommended by Wildlife Rescue)

- 8 oz. Castor Oil (can be found at Walgreen's)
- 8 oz. Lemon-scented dish soap (Dawn, Joy, etc.)
- 8 oz – 1 gal of Water (amount depends on how thick or watery you want it)
- Spray mixture at perimeter of house, perimeter of property, and/or any place the animal may be coming in from (under the house, attic, etc.)
- Use for Raccoons, Opossums, Skunks and sometimes stray cats.
- Not poisonous to animals or plant life
- Will wash away with water (or rain)

ROSTER

**SEAL BEACH MUTUAL TWELVE
BOARD OF DIRECTORS
2015-2016**

DIRECTOR	PARCEL BLDGS.	ADDRESS	TELEPHONE
<u>MORTGAGE PARCEL NO. 1</u> Charlotte Jaeger-Hudson DIRECTOR Community Relations Chair	64-69	1601 Glenview Road, 64-G	296-8756
<u>MORTGAGE PARCEL NO. 2</u> Roy Fluharty DIRECTOR	70-73	13450 St. Andrews Drive, 73-J	714-813-8201
<u>MORTGAGE PARCEL NO. 3</u> Tony Anderson DIRECTOR Washer/Dryer Co-Chair Physical Property/Landscape Co-Chair	74-78	1640 Glenview Road, 76-B	882-4805
<u>MORTGAGE PARCEL NO. 4</u> Jaquelyn Thomas DIRECTOR	6-11	1681 Tam O'Shanter Road, 10-G	596-1990
<u>MORTGAGE PARCEL NO. 8</u> Lucille Findlay SECRETARY Physical Property/Landscape	55-63	13321 Twin Hills Drive, 58-F	430-8425
<u>MORTGAGE PARCEL NO. 9</u> Susan Ferraro VICE PRESIDENT/CFO	40-47	1690 Interlachen Road, 42-E	596-3133
<u>MORTGAGE PARCEL NO. 10</u> Joe Welch PRESIDENT Physical Property/Landscape Co-Chair Washer/Dryer Co-Chair	34-39	13181 Del Monte Drive, 38-J	533-1423

David Nell
Emergency Preparedness Coordinator

13270 Twin Hills Drive, 45-D

430-5044

JoAnn Goostree
Internet & Technology Chair

13240 Twin Hills Drive, 44-A

430-6252

GOLDEN RAIN FOUNDATION REPRESENTATIVE

Carole Damoci

13350 St. Andrews Drive, 68-J

405-4965

Total Directors: 7
Number of Buildings: 44
Number of Carport Buildings: 13
Number of Apartments: 452
Number of Laundry Rooms: 11

Regular Meetings: 2nd Thursday of each month
Admin. Bldg. Conference Room @ 9:00 a.m.

Annual Meeting: 2nd Thursday of June
Clubhouse 4 @ 10:00 a.m.

Recording Secretaries: Pam Westphal, 431-6586, Ext. 319
Carol Day, 431-6586, Ext. 320