



# REGULAR MONTHLY BOARD OF DIRECTORS MEETING

## MUTUAL TWELVE

### SUMMARY REPORT

Thursday, November 9, 2023

Action/Request	Person Responsible
<p><b>1. <u>Approval of Minutes – a</u></b> RESOLVED to approve the Regular Meeting Minutes of October 12, 2023 as presented.</p>	Mutual Board Portfolio Specialist
<p><b>2. <u>Building Inspector’s Report</u></b> RESOLVED to approve the proposal from Sun Solar Energy Holdings to install roof mounted solar panels with microinverters, service panel and subpanel upgrades for unit 43-G, pending compliance with Mutual 12 Rule 12-7414-1 <u>Solar Energy System</u>, plan check through Physical Property and issuance of all City of Seal Beach permits.</p>	Mutual Board Physical Property Building Inspector
<p><b>3. <u>Building Inspector’s Report</u></b> RESOLVED to approve the proposal for J.C. Kress for Hood replacement at a cost not to exceed \$40,000. Funds to come from Roofing Reserves and authorize the president to sign any necessary documentations.</p>	Mutual Board Physical Property Building Inspector Finance
<p><b>4. <u>Unfinished Business – a</u></b> RESOLVED to propose a rule change with corrections from Mutual attorney by amending Rule 12-7415-1 <u>Patio Regulations</u> to add Section 9 Exclusive Use Common Area Patios of the Rules and Regulations and approve the 28-day posting of notice of the proposed rule change with corrections. The proposed rule change with corrections will be considered by the board at the next scheduled meeting following review of any shareholder comments received.</p>	Mutual Board Mutual Administration Physical Property Building Inspector IT
<p><b>5. <u>Building Inspector’s Report</u></b> RESOLVED to adopt the proposed form 12-7415-4 <u>Revocable License and Indemnity Agreement (Exclusive Use Patio Area)</u> of the Rules and Regulations and approve the 28-day posting notice of the proposed form. The proposed form will be considered by the board at the next scheduled meeting following review of any shareholder comments received.</p>	Mutual Board Mutual Administration Physical Property Building Inspector IT
<p><b>6. <u>New Business – a</u></b> RESOLVED to approve the September 2023 financial statements as reviewed per California Civil Code Section 5500 (a)-(f) for audit as presented.</p>	Mutual Board Finance



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<p><b>7. <u>New Business – b</u></b> RESOLVED to ratify resolution dated 10/12/23, “RESOLVED to approve the gutter cleaning proposal from Four Stars Landscaping at a cost not to exceed \$4,294.00 Funds to come from Landscape – Extras and authorize the President to sign any necessary documentation.”</p>	<p>Mutual Board Physical Property Building Inspector Finance</p>
<p><b>8. <u>New Business – c</u></b> RESOLVED to ratify resolution dated 10/12/23, “RESOLVED to approve the tree trimming proposal from Four Stars Landscaping at a cost not to exceed \$17,300.00. Funds to come from Landscape – Trees and authorize the President to sign any necessary documentation.”</p>	<p>Mutual Board Physical Property Building Inspector Finance</p>
<p><b>9. <u>New Business – d</u></b> RESOLVED to approve the reinvestment of two certificates of deposit totaling \$450,000 maturing on November 22<sup>nd</sup>, 2023, at US Bankcorp for terms not to exceed one year at the prevailing interest rate.</p>	<p>Mutual Board Finance</p>
<p><b>10. <u>New Business – e</u></b> RESOLVED to approve the use of Election timeline for Acclamation Election for 2024.</p>	<p>Mutual Board Mutual Administration</p>
<p><b>11. <u>New Business -f</u></b> RESOLVED to gratefully accept the donation of one tree from unit 35K.</p>	<p>Mutual Board Physical Property Building Inspector</p>
<p><b>12. <u>New Business – g</u></b> RESOLVED to approve Four Stars Landscape proposal to plant two donated trees at a cost of \$900. Funds to come from Landscape - Trees and authorize the president to sign any necessary documentation.</p>	<p>Mutual Board Mutual Administration Physical Property Building Inspector</p>
<p><b>13. <u>New Business – h</u></b> RESOLVED to appoint Susan Ferraro as Chair of the 2024 Luncheon Committee, Rose Sprague, and Kathy Hogan as members.</p>	<p>Mutual Board</p>
<p><b><u>Follow-up agenda items for next regular meeting</u></b></p> <ol style="list-style-type: none"> <li>1. Approval of Monthly Finances</li> <li>2. Consent Calendar</li> <li>3. Discuss and vote to approve Bergkvist proposal for Dry-rot &amp; termite repair.</li> <li>4. Discuss M12 shareholder signing at STO 40-5061-2 Fees, Section 3</li> </ol>	<p>Portfolio Specialist</p>



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| <ol style="list-style-type: none"><li>5. Carport inspections – starting January 1, 2024.</li><li>6. Discuss and vote to ratify 12-7415-1 &amp; 12-7515-4.</li></ol> |  |
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