

A G E N D A
REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL TWELVE
March 14, 2024
Meeting begins at 9:00 a.m.
Building Five, Conference Room B
via Zoom Video and Conference Call Meeting

TO ATTEND: The Shareholder will be provided with instructions on how to access the call via telephone or via video upon the Shareholder contacting GRF Mutual Administration at mutualsecretaries@lwsb.com or (562) 431-6586 ext. 2320 and requesting the call-in or log-in information.

TO MAKE COMMENTS DURING MEETING: In order to make a comment during the open Shareholder forum, the Shareholder must submit their name, Unit number, and telephone number, via e-mail at mutualsecretaries@lwsb.com, by no later than 3:00 p.m., on 03/13/2024, the business day before the date of the meeting. If you do not have access to an email, please call (562) 431-6586 ext. 2320 and let us know that you wish to make a comment during the open shareholder forum.

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE
2. SHAREHOLDERS' COMMENTS (2-3 minutes per shareholder)
3. ROLL CALL
4. INTRODUCTION OF GRF REPRESENTATIVE, STAFF, AND GUESTS:

Mrs. Damoci, GRF Representative
Mr. Antisdell, Building Inspector
Mr. Scutti, Building Inspector
Ms. Kong, Portfolio Specialist

5. GRF REPRESENTATIVE Mrs. Damoci
6. APPROVAL OF MINUTES:
 - a. **Regular Monthly Meeting Minutes of February 8, 2024.**
7. BUILDING INSPECTOR'S REPORT Mr. Antisdell/Mr. Scutti
Permit Activity; Escrow Activity; Contracts & Projects; Shareholder and Mutual Requests. (pp.3-4)
 - a. Update on Fire Inspections – Keys needed in Lock Boxes. Mr. Scutti
 - b. Discuss and Vote to Approve Ogan Construction Proposal for Electrical Panel Replacement 2024. (pp.5-6)
 - c. Status of camera report Building 45 roots.
 - d. Update on next set of buildings to re-roof.
 - e. Discuss and Vote to Approve Hadi Construction Proposal for Unit # 34-L. (pp.7-8)
 - f. Discuss and Vote to Approve Bergkvist Proposal for Unit # 43-G. (pp.9-10)
 - g. Discuss and Vote to Approve MP Construction Proposal for Unit # 62-G. (pp.11-12)

STAFF BREAK BY 11:00 A.M.

8. **UNFINISHED BUSINESS**
 - a. Discuss and vote to Ratify Rule 12-7481-1 – Infrastructure Modifications. (pp.13-14)
 - b. Update report on Signing of the Occupancy Agreement dated June 2023 from Management.

9. **NEW BUSINESS**

- a. Approval of Monthly Finances. (p.15)
- b. Discuss and vote to renew a 3-year Loyalty Update Plan from Association Reserves. (pp.16-19)
- c. Discuss and vote to approve the budget for the Annual Shareholder Luncheon. (p.20)
- d. Discuss and Appoint Inspectors of Elections. (p.21)
- e. Discuss and Vote to Approve Cumulative Voting Statement. (p.22)

10. SECRETARY / CORRESPONDENCE Ms. Sprague

11. CHIEF FINANCIAL OFFICER'S REPORT Ms. Ferraro

12. PORTFOLIO SPECIALIST REPORT Ms. Kong

13. ANNOUNCEMENTS

NEXT MEETING: Thursday, April 11, 2024, 9:00 a.m. Location: Conference Room B, and via Zoom Video/Conference Call Meeting.

14. COMMITTEE REPORTS

15. DIRECTORS' COMMENTS

16. SHAREHOLDERS' COMMENTS (2-3 minutes)

17. ADJOURNMENT

18. EXECUTIVE SESSION

STAFF WILL LEAVE THE MEETING BY 12:00 P.M.

INSPECTOR MONTHLY REPORT

MUTUAL : : (12) TWELVE

INSPECTOR : **Jerry Antisdell**

MUTUAL BOARD MEETING DATE: **MARCH 14TH, 2024**

PERMIT ACTIVITY

UNIT #	DISCRIPTION OF WORK	GRF/CITY	START	FINISH	CHANGE	RESENT/FINAL INSPECTIONS	CONTRACTOR
10-A	REMODEL	BOTH	12/20/23	05/30/24	NO	03/06/24 GROUND WORK	MP CONSTRCTIION
35-H	PATIO SLAB/BLOCK WALL	GRF	03/11/24	03/27/24	NO	NONE	HADI
37-F	AWNINGS	GRF	12/01/23	12/01/23	NO	NONE	AAA AWNINGS
41-H	PATIO SLAB/BLOCK WALL	GRF	03/18/24	04/10/24	NO	NONE	HADI CONSTRUCTION
43-G	REMODEL WINDOWS	BOTH	03/01/24	05/31/24	NO	NONE	BERGKVIST
44-E	PAVERS DRIP SYSTEM	GRF	12/04/23	03/05/24	NO	NONE	FOUR STAR
44-F	FLOORING/KIT CABINETS	GRF	01/31/24	03/29/24	NO	NONE	PERFOMANCE REMODEL
45-C	FLOORING	GRF	12/20/23	01/30/24	NO	NONE	KARYS
45-E	SHOWER	BOTH	02/12/24	03/29/24	NO	02/15/24 ROUGH PLUMBING	BERGKVIST
45-E	SHOWER	BOTH	02/12/24	03/29/24	NO	03/01/24 FINAL	BERGKVIST
46-I	WASHER/DRYER	BOTH	10/06/23	01/18/24	NO	ROUGH PLUM/ELECTRICAL	LOS AL BUILDERS
47-K	KITCHEN REMODEL	BOTH	03/15/24	07/30/24	NO	NONE	MAMUSCIA
61-C	WASHER/DRYER	BOTH	01/29/24	03/29/24	NO	03/01/24 FINAL	MARCO CONSTRUCTION
61-H	HEAT PUMP	BOTH	02/13/24	05/13/24	NO	03/01/24 FINAL	GREENWOOD
64-C	CARPORT CABINET	GRF	02/19/24	04/30/24	NO	NONE	CJ CONSTRUCTION
65-D	CARPORT CABINET	GRF	01/29/24	03/29/24	NO	02/15/24 FINAL	CJ CONSTRUCTION
68-B	REMODEL	BOTH	07/31/23	07/31/24	NO	JOB WAS ON HOLD	CAL CUSTOM INTERIORS
73-H	HEAT PUMP	BOTH	10/02/23	01/02/24	NO	NONE	GREENWOOD
76-E	INTERIOR PATIO CONCRETE	GRF	12/18/23	03/23/24	NO	NONE	M JURADO
77-K	SHOWER CUT DOWN /SEAT	BOTH	12/11/23	01/11/24	NO	02/16/24 FINAL	NUKOTE
MUT 12	REROOFS 14 BUILDINGS	BOTH	01/16/24	01/16/25	NO	NONE	ROOFING STANDARDS
BLDG. 40	REROOF	BOTH	01/16/24	01/16/25	NO	SHEATHING	ROOFING STANDARDS
BLDG. 65	REROOF	BOTH	01/16/24	01/16/25	NO	SHEATHING	ROOFING STANDARDS
BLDG. 44	REROOF	BOTH	01/16/24	01/16/25	NO	SHEATHING	ROOFING STANDARDS
BLDG. 34	REROOF	BOTH	01/16/24	01/16/25	NO	SHEATHING	ROOFING STANDARDS

ALL SHADED AREAS HAVE BEEN SIGNED OFF

ESCROW ACTIVITY

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

UNIT	NMI	PLI	NBO	FI	COE	ROF
11-G		06/23/23				
40-G		02/09/24				
40-H		02/09/24				
34-D		10/30/23				
36-A		01/26/24	02/14/24	02/16/24	03/04/24	
38-L		02/13/24				
47-H		12/12/23	02/01/24	02/01/24	02/09/24	03/07/24
63-G		09/29/23	01/26/24	02/02/24	02/16/24	

ALL SHADED AREAS HAVE BEEN SIGNED OFF

CONTRACTS & PROJECTS

7.a Status Update on Fire Inspections -Keys Needed in Lock Boxes

7.b discuss and Vote to Approve Proposal for Elictrical Panel Replacement in 2024

7.c Status of Camera Report Building 45 roots all is ok

INSPECTOR MONTHLY REPORT

7.d Update on next set of Buildings to re-roof Working on Building 34

7.e Discuss and Vote to Approve Patio Proposal for unit # 34-L

7.f Discuss and Vote to Approve Patio Proposal for unit # 43-G

7.g Discuss and Vote to Approve Patio Proposal for unit # 62-G

FENN BAIT STATIONNFOR 3 YEARS CONTRACT GOOD UNTIL JULY 31 ST 2026

FENN TERMITE AND PEST CONTROL CONTRACT GOOD UNTIL JUNE 30 TH 2026

LANDSCAPE CONTRACT WITH FOUR STARS GOOD UNTIL AUGUST 31 ST 2024

CALLS & VISITS TO UNITS

64

Mutual Corporation No. Twelve

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE OGAN CONSTRUCTION PROPOSAL FOR ELECTRICAL PANEL REPLACEMENT 2024.
(BUILDING INSPECTOR'S REPORT, ITEM B)
DATE: MARCH 14, 2024
CC: MUTUAL FILE

I move to approve Ogan Construction proposal to remove existing service panel and install square D 125 amp panel with breakers, patch and paint, including seal beach permit, and asbestos test and removal by others at a total cost not to exceed \$1950 each. Funds to come from Infrastructure and authorize the President to sign any necessary documentation.

Proposal

Page No. _____

of _____

Pages _____

OGAN CONSTRUCTION, INC.
ROBERT R. OGAN, GENERAL CONTRACTOR
CA STATE LICENSE #393071 / #1018813
 12601 KENSINGTON RD
 LOS ALAMITOS, CA 90720-4918
 (562) 596-7757

ATTN. JERRY

PROPOSAL SUBMITTED TO MUTUAL 15		PHONE 431-6586	DATE 1-16-23
STREET		JOB NAME	
CITY, STATE and ZIP CODE SEAL BEACH, CA		JOB LOCATION	
ARCHITECT	DATE OF PLANS	JOB PHONE	

We hereby submit specifications and estimates for:

- | | |
|--|------------------------------|
| 1) REMOVE EXISTING SERVICE PANEL AND INSTALL SQUARE D
125 AMP PANEL WITH BREAKERS, PATCH + PAINT. | 1825 ⁻ |
| 2) SEAL BEACH PERMIT. | 125 ⁻ |
| 3) ASBESTOS TEST + REMOVAL BY OTHERS | |
| TOTAL | 1950⁻ EACH |

RECEIVED

JAN 16 2024

Physical Property Department

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

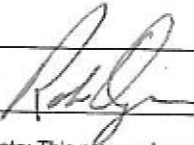
NINETEEN HUNDRED FIFTY

Payment to be made as follows:

PAID ON COMPLETIONdollars (\$ **1950⁻**).

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature



Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal—The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature _____

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Mutual Corporation No. Twelve

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE HADI CONSTRUCTION PROPOSAL FOR UNIT # 34-L. (BUILDING INSPECTOR'S REPORT, ITEM E)
DATE: MARCH 14, 2024
CC: MUTUAL FILE

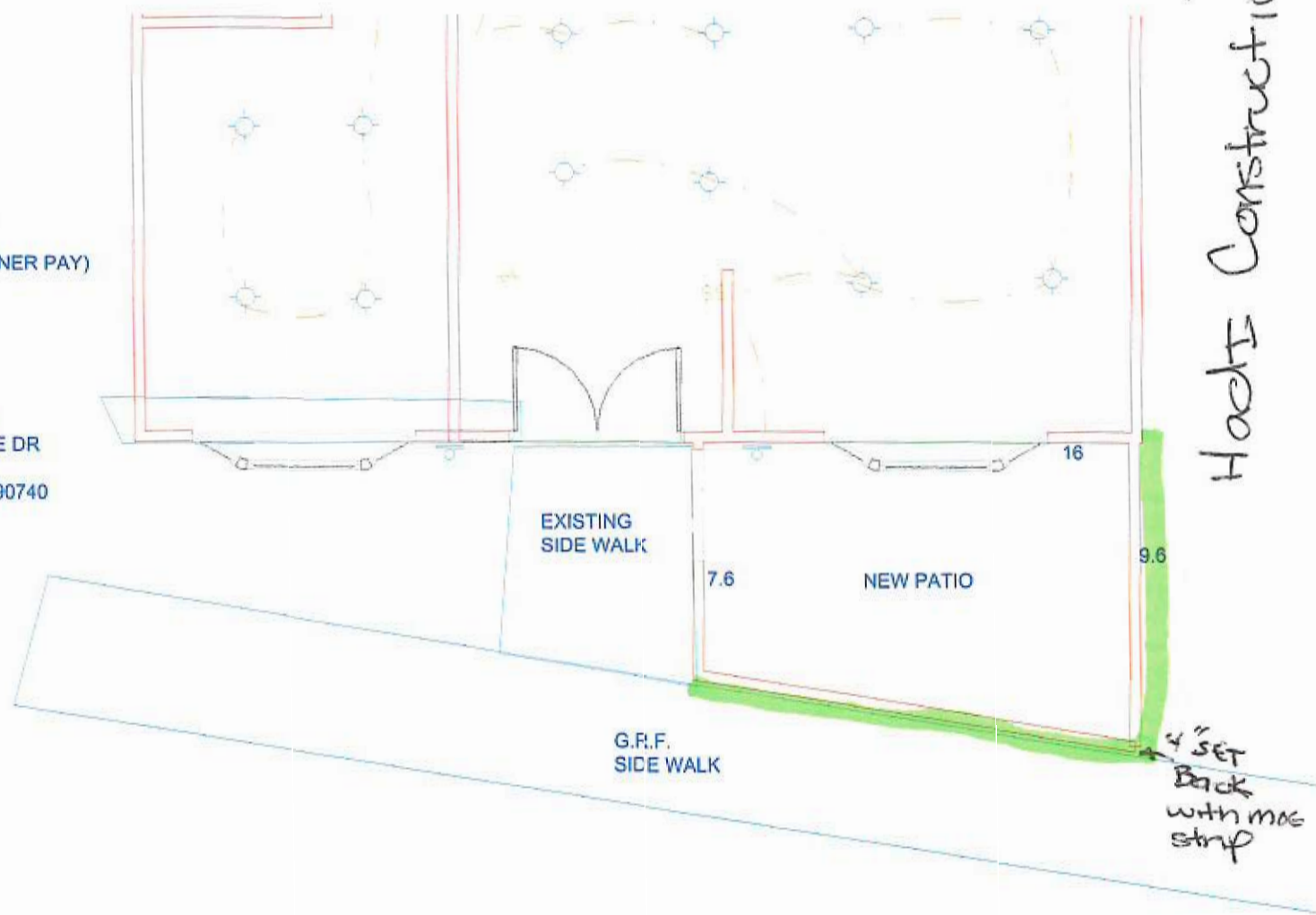
I move to approve Hadi Construction proposal according to the drawing for unit # 34-L.
Work to be done at shareholder's expense.

12-34-L

Hachi Construction

35" HIGH BLOCK WALL WITH ROUND CAPS
STUCCO FINISH ON BOTH SIDE OF THE BLOCK WALL
STAMP FINISH ON CONCRETE FLOOR
SPINKLERS WORK WILL BE DONE BY FOUR STAR (OWNER PAY)
JOB WILL BE DONE TO G.R.F. SPECS.

BARRY BRIDEAU
13281 DEL MONTE DR
APT. 34-L
SEAL BEACH, CA. 90740

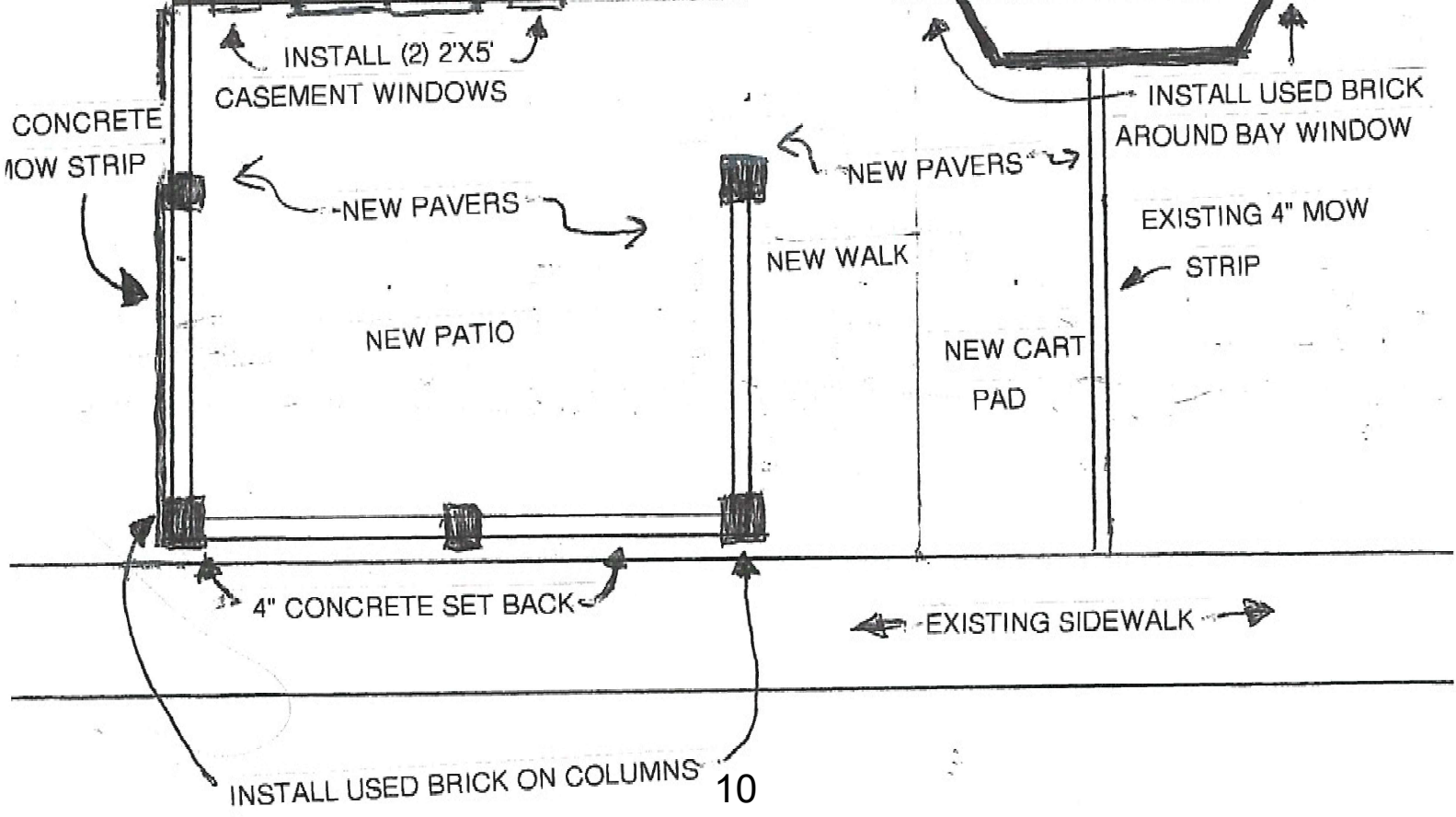
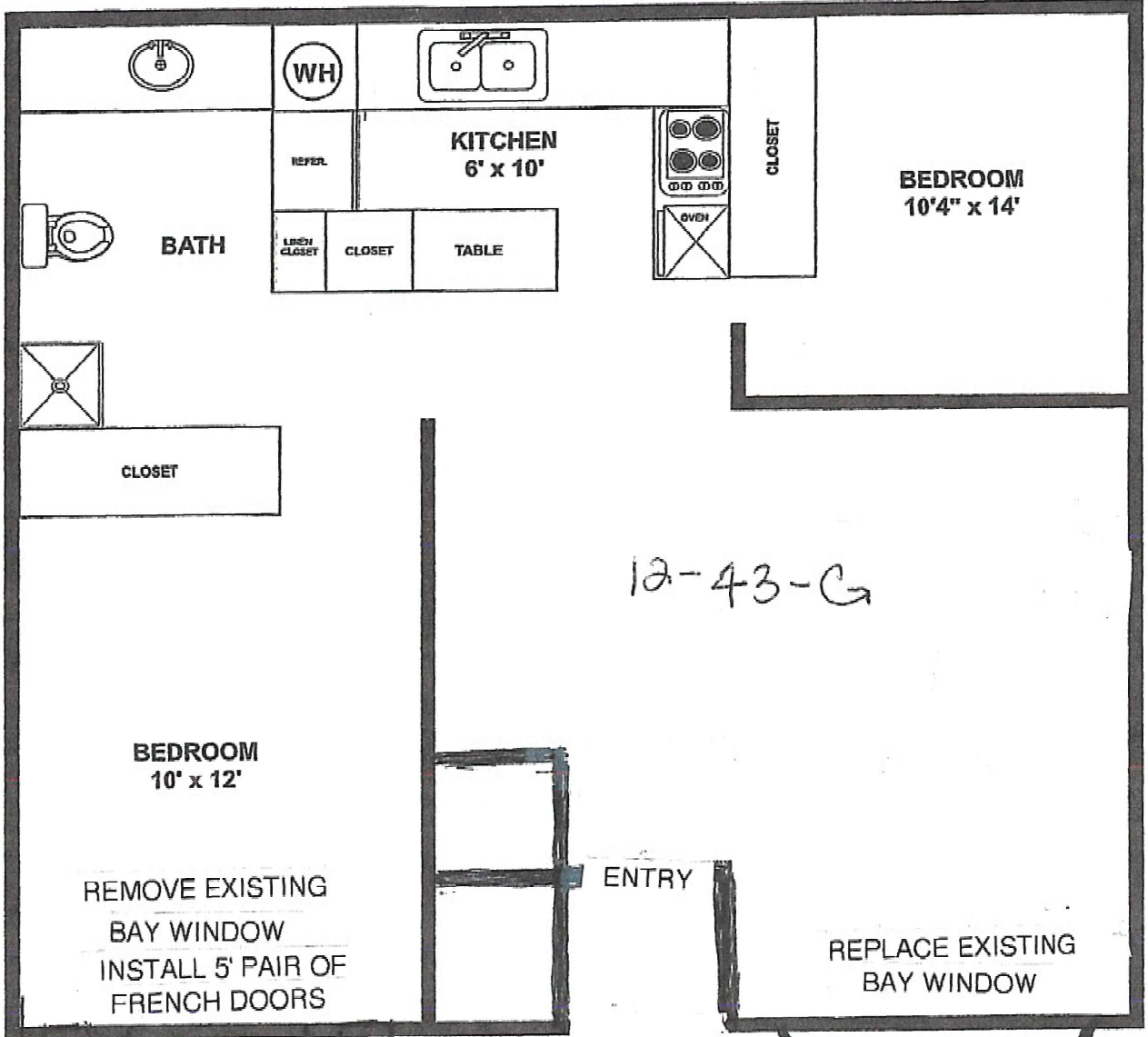


Mutual Corporation No. Twelve

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE BERGKVIST PROPOSAL FOR UNIT #43-G.
(BUILDING INSPECTOR'S REPORT, ITEM F)
DATE: MARCH 14, 2024
CC: MUTUAL FILE

I move to approve Bergkvist proposal according to the drawing for unit # 43-G. Work to be done at shareholder's expense.

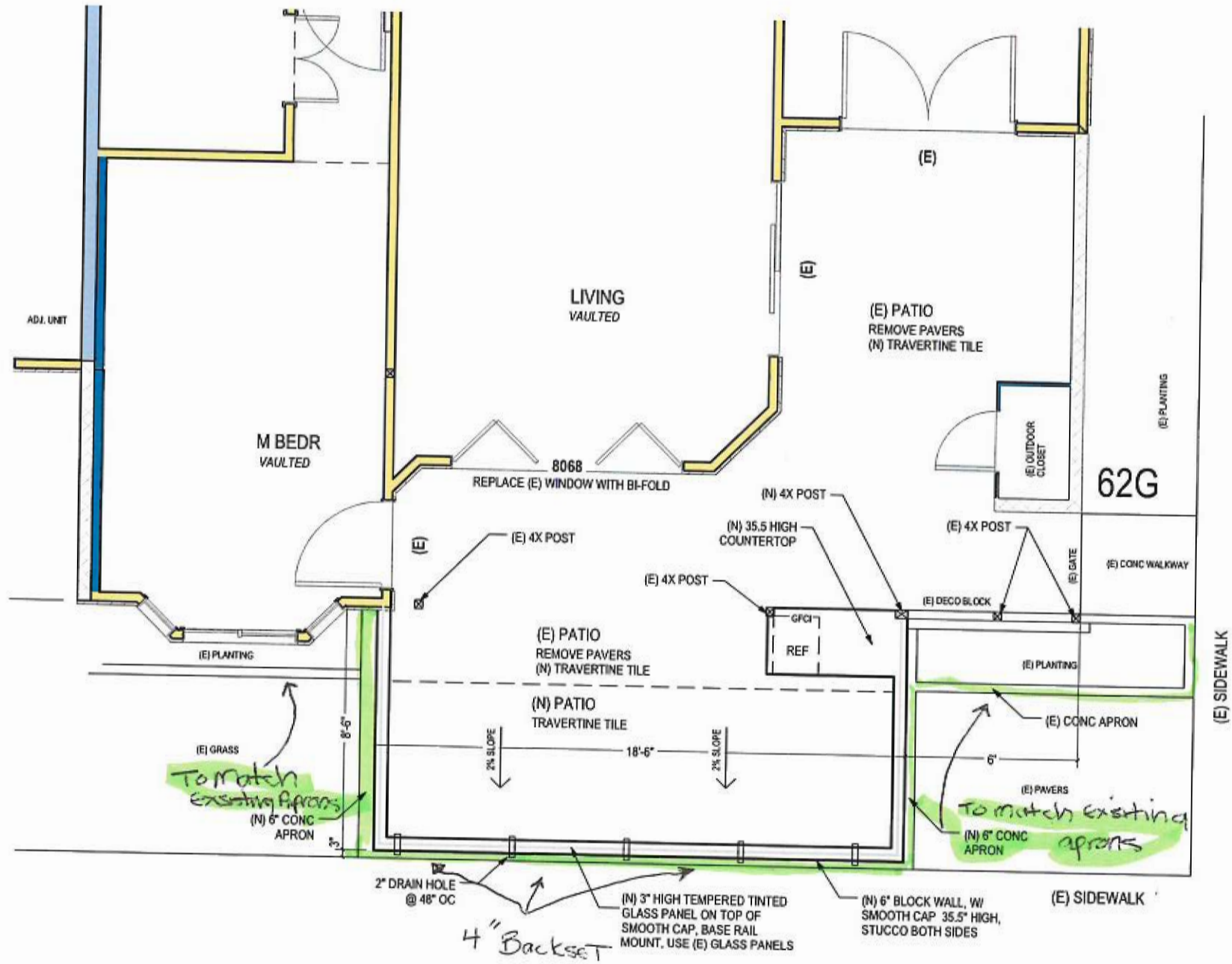


Mutual Corporation No. Twelve

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE MP CONSTRUCTION PROPOSAL FOR UNIT #62-G. (BUILDING INSPECTOR'S REPORT, ITEM G)
DATE: MARCH 14, 2024
CC: MUTUAL FILE

I move to approve MP Construction proposal according to the drawing for unit # 62-G.
Work to be done at shareholder's expense.



PATIO REMODEL

1610 INTERLACHEN RD UNIT 62G M12
SEAL BEACH CA

Mutual Corporation No. Twelve

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO RATIFY RULE 12-7481-1 – INFRASTRUCTURE MODIFICATIONS ADDING SECTION 16 ELECTRICAL – ELECTRICAL UPGRADES. (UNFINISHED BUSINESS, ITEM A)
DATE: MARCH 14, 2024
CC: MUTUAL FILE

I move to ratify proposed rule change amending Rule 12-7481-1 – Infrastructure Modifications adding Section 16 – Electrical- Electrical Upgrades of the Rules and Regulations; 28-day posting requirement has been met.

PHYSICAL PROPERTY

AMEND DRAFT 2/8/24

Infrastructure Modifications

15.2 The Washer/Dryer cabinet space must be large enough to easily remove the washer / dryer without having to remove the doors, the framing, or the molding.

16 ELECTRICAL - ELECTRICAL UPGRADES

16.1 All electrical boxes shall be metal, not plastic. All remodels shall require high efficiency lights such as LED, Gu14, or fluorescent tube, no screw in bulbs will be permitted. Any electrical additions or electrical changes that increase the electrical load or number of circuits on the existing electrical panel will require upgrading the existing service panel at the shareholder's expense. The main electrical panel must be upgraded to a 125 amp Square D with a 100-amp main breaker.

ATTACHMENTS:

- **CONTRACTOR COMPLIANCE AGREEMENT**
- **SHAREHOLDER UNDERSTANDING OF RESPONSIBILITY**

(Mar 2018)

Mutual Corporation No. Twelve

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: APPROVAL OF MONTHLY FINANCES. (NEW BUSINESS, ITEM A)
DATE: MARCH 14, 2024
CC: MUTUAL FILE

I move to approve the January 2024, financial statements as reviewed per California Civil Code Section 5500 (a)-(f) for audit as presented.

Mutual Corporation No. Twelve

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO RENEW A 3-YEAR LOYALT UPDATE PLAN FROM ASSOCIATION RESERVES. (NEW BUSINESS, ITEM B)
DATE: MARCH 14, 2024
CC: MUTUAL FILE

I move to accept Association Reserves proposal to renew the 3-year Loyalty Plan Agreement for a flat fee of \$1,450 per year to begin with Fiscal Year 2025 and authorize the President to sign any necessary documentation.

Serving Orange County
32244 Paseo Adelanto, Suite D8
San Juan Capistrano, CA 92675



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February 28, 2024

22257 - 13a

Leisure World - Mutual 12

c/o Susan Ferraro
Leisure World Seal Beach & Mutuels
13533 Seal Beach Blvd.
Seal Beach CA 90740

History with our organization

Report Exp. Date: - DEC 31 2024
Level of Service: WSV
% Funded: 30.0%

Subject: Bid Options for 452 units in Seal Beach, CA

Dear Ms. Ferraro,

Thank you for being a “Loyalty Update Plan” client for the past three years. It’s been our privilege to have served as your Reserve planning partner! Enclosed is a Reserve Study Update proposal for the upcoming fiscal year, along with a new three-year Loyalty Update Plan Agreement for your consideration.

Our Loyalty Update Plan clients enjoy the benefit of always having a current Reserve Study! By teaming up with us again, you can be assured of three more consecutive Reserve Studies reflecting any changes to the Component List, Reserve Fund Strength (% Funded), and 30-year Funding Plan.

Annual Reserve Study Updates provide Associations with financial stability through Board & Manager transitions and help ensure timely common area repairs & replacements. It only takes one year for a “current” Reserve Study to become outdated and for the risk of Special Assessment to increase.

There are many unique benefits to continuing to partner with Association Reserves:

- We’ve completed [over 45,000 Reserve Studies](#) throughout California & the United States
- Your Study will be prepared by a credentialed [Reserve Specialist™](#) (RS) in accordance with [National Reserve Study Standards™](#)
- Your free [Video Explanation of Results](#) will help you better understand the report
- Your free [Funding Analysis Software](#) will allow you to compare various “what-if” scenarios
- Your report will be [completed on time](#) and deliverables will be posted online for easy, [24/7 access](#)
- Free preparation of [CA state Disclosure Form 5570](#) is included with your Reserve Study!

We appreciate the opportunity to continue our partnership. Please take a look at the different levels of service outlined on the following pages. To get started, simply sign & return the Agreement(s).

Sincerely,

Sean Andersen, RS
President
sandersen@reservestudy.com



Single year engagements < Check here and circle fee associated with the desired Level of Service/Turnaround

Level of Service	Economy Fee	Standard Fee	Rush Fee
	8 week	5 week	2 week
Reserve Study FULL (with Site Visit) Component List is developed from a full set of new measurements. Report includes full-color photographic inventory.	\$3,600.00	\$4,500.00	\$6,750.00
Reserve Study Update-WSV (with Site Visit) Component List from a prior professional Reserve Study is updated, based on visual observations, but no re-measuring. Report includes full-color photographic inventory.	\$2,800.00	\$3,500.00	\$5,250.00
Reserve Study Update-NSV (no Site Visit) Component List from a prior professional Reserve Study is updated, based on a series of interviews. Report does not include a photographic inventory.	\$1,010.00	\$1,260.00	\$1,890.00

Note = A "FULL" Reserve Study is not necessary if a credible Reserve Study with measurements (prepared by Association Reserves or another company) is available for updating.

Loyalty Update Plan < Check here to save time & stabilize your budget with this popular "Flat Fee" option
Includes one With-Site-Visit Reserve Study Update and two No-Site-Visit Reserve Study Updates delivered over three consecutive years with an Economy (8) week turnaround.



Flat Fee \$1,450/year

Do-it-Yourself (DIY) Reserve Study < Check here to receive our " Do-it-Yourself " Reserve Study Kit
\$499 1 - week turnaround

Prices are valid for 90 days

Agreement between Association Reserves & Leisure World - Mutual 12



1. Please, indicate the nature of this agreement

Single Year Engagement Loyalty Update Plan Do-it-Yourself Reserve Study Fee \$ _____
For the FY beginning ___/___/___ Turnaround Time ___ weeks

2. Obtain a Boardmember or Managing Agent signature

We, the undersigned, understand that the Reserve Study being prepared will identify and address the normal deterioration of property built and installed components with predictable life expectancies, inspecting for construction defects, performing destructive testing to search for hidden issues (such as plumbing or electrical problems), environmental hazards (asbestos, radon, lead, etc.), or unpredictable acts of nature are all outside our scope of work. We understand that the above Fee is based on the accuracy of how the Association was described to Association Reserves in our Request for Proposal. If this is not found to be a true representation of our common area maintenance responsibilities, Association Reserves reserves the right to negotiate an adjusted fee for our services. Association Reserves liability in any matter involving this Reserve Study is limited to our Fee for services rendered. We will respond to a request for revision for up to 60 days following delivery of our Report.

Print Name: _____ Company/Title: _____
Signature: _____ Date: _____



3. Return this Agreement to us, along with a check made payable to Association Reserves

in the amount of \$ _____.*

* All professional Reserve Studies (Single Year Engagement or Loyalty Update Plan) require a 50% deposit, with balance due upon delivery. The "Do-it-Yourself" Reserve Study requires 100% payment upon start-up.

"Loyalty Update Plan" Agreement 22257 - 13a, Leisure World - Mutual 12

Services Provided: Association Reserves [AR] will perform one With-Site-Visit Reserve Study Update and two No-Site-Visit Reserve Study Updates, in any order, delivered over three consecutive years. The studies will be prepared in accordance with National Reserve Study Standards, pursuant to the schedule and scope of work indicated below:

Year	FY Reporting	Period Ending	Level of Service
1	DEC-31	2025	FULL WSV NSV
2	DEC-31	2026	FULL WSV NSV
3	DEC-31	2027	FULL WSV NSV



Upon each completion, all Reserve Study related files will be posted online for password-protected viewing and printing.

Fees: Client agrees to pay AR an annual fee of \$1,450 for these services. A 50% deposit is due upon start-up of each year's Reserve Study. The final 50% is due and payable upon delivery. Consulting services (i.e., custom analysis, meeting attendance, revisions, etc.) outside the scope of this Reserve Study agreement will be billed on an hourly basis, inclusive of out of pocket costs incurred related to such consulting services, and are due upon receipt of invoice.

Term: The term of this agreement is one year. However, this agreement shall automatically renew for consecutive one-year terms, up to a maximum of three (3) years, unless and until the Client gives AR written notice of non-renewal at least thirty (30) days prior to the expiration of any given one-year term.

Non-Renewal Fee: Client understands and agrees that the annual fee for this agreement is based on the expectation that the agreement shall be renewed for three (3) consecutive one-year terms. Although the Client is entitled not to renew this agreement after any given one-year term, if the Client chooses to do so, the Client agrees to pay AR a non-renewal fee of \$1,450 payable concurrently with the giving of the notice of non-renewal as described above.

Modification & Waiver: This agreement cannot be modified or waived except by a writing signed by both parties.

Assignment: This agreement shall not be assignable by either party, without the written consent of the other.

Indemnity: Client agrees to indemnify AR and to hold AR harmless from and against any and all liability, loss, damage, claim and expense, including reasonable attorney's fees and expenses, that may be incurred by AR arising out of or related to Client's breach of this agreement, Client's violation of any law or regulation, and/or Client's intentional misconduct or gross negligence.

Execution: By signing below, Client is indicating Client's agreement to all of the terms & conditions of this agreement. Client has the full right, power, and authority to enter into and be bound by the terms and conditions of this agreement and to perform Client's obligations under this agreement without the approval or consent of any other party. The person signing this agreement on behalf of Client represents and warrants that he/she has the authority to do so.

Agreement dated _____ between:

Client: Leisure World - Mutual 12

-and- Association Reserves-
Orange County, LLC

Sean Andersen, RS
President

Represented by _____

Title _____ Company _____

Return to:

sandersen@reservestudy.com

Signature _____

Association Reserves

www.reservestudy.com

Mutual Corporation No. Twelve

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE BUDGET FOR THE ANNUAL SHAREHOLDER LUNCHEON. (NEW BUSINESS, ITEM C)
DATE: MARCH 14, 2024
CC: MUTUAL FILE

I move to approve funds of \$2,250 for the 2024 Annual Shareholder Luncheon. Funds to come from Miscellaneous Expense and authorize the President to sign any necessary documentation.

Mutual Corporation No. Twelve

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND APPOINT INSPECTORS OF ELECTIONS.
(NEW BUSINESS, ITEM D)
DATE: MARCH 14, 2024
CC: MUTUAL FILE

I move to appoint HOA Elections of California as Mutual Twelve's Inspectors of Election for the 2024-2025 Election of Directors.

Mutual Corporation No. Twelve

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE CUMULATIVE VOTING STATEMENT.
(NEW BUSINESS, ITEM E)
DATE: MARCH 14, 2024
CC: MUTUAL FILE

I move per the Mutual's Bylaws, Article V, Section 3b, I _____ Shareholder of Mutual Twelve Unit _____, intend to vote cumulatively for the Elections of Directors for the 2024-2025 Elections.