AGENDA

REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS SEAL BEACH MUTUAL FOUR WEDNESDAY January 11, 2017

Open Forum at 9:00 a.m. - Meeting begins at 9:30 a.m. Administration Building Conference Room A

SHAREHOLDER COMMENTS - Open Forum

- 1. CALL TO ORDERIPLEDGE OF ALLEGIANCE
- 2. ROLL CALL
- 3. INTRODUCTION OF GRF REPRESENTATIVE, GUEST(S), STAFF:

Joy Reed, GRF Representative Jodi Hopkins, Mutual Administration Director Kevin Black, Building Inspector

- 4. APPROVAL OF MINUTES- Regular Monthly Meeting of December 14, 2016
- 5. CORRESPONDENCE

6. GRF REPRESENTATIVE Joy Reed

7. BUILDING INSPECTOR'S REPORT (Pages 2-3)

Kevin Black

8. OLD BUSINESS –

a. Roofing Contract

Bob Slater

9. NEW BUSINESS -

a. Concrete for Knollwood Bob Slater

b. Service Request Order (SRO)
c. Physical Properties
Suzi Smith
Janet Wade

d. Emergency Preparedness Program

a. President's Council - Hodets

Jan Kuhl

e. President's Council – Update
f. Rescind Policy 7760 – Tax Postponement Program (Page 4)

g. Motion to continue to receive copy of other Mutual minutes

STAFF SECRETARY BREAK (TIME TO BE DETERMINED BY PRESIDENT)

- 10. DIRECTORS REPORTS
- 11. DIRECTORS COMMENTS
- 12. MUTUAL ADMINISTRATION DIRECTOR

Jodi Hopkins

Jan Kuhl

- 13. SHAREHOLDER COMMENTS (subject to time available)
- 14. ADJOURNMENT
- 15. EXECUTIVE SESSION (start at 11:30 a.m.) (legal and member issues)

STAFF SECRETARY WILL LEAVE THE MEETING BY 12:10 p.m.

NEXT MEETING: Wednesday, February 8, 2017 Open Forum at 9:00 a.m. - Meeting begins at 9:30 a.m.

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (04) FOUR

INSPECTOR: Kevin Black

MUTUAL BOARD MEETING DATE: December 14th 2016

				PERMIT	ACTIVITY		
UNIT#	DESCRIPTION OF WOR	GRF/CITY PERMIT	PERMIT	COMP. DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR / COMMENTS
4-75F	repl.ducted unit	yes	06/16/16	09/07/16	NOT YET	rough 12/5/16	yes
4-75F	full remodel / full rpipe, risers in 75E and 75G, mutual has contract for repipe	yes	8/1/2016 C.O. TO 9/19/16		yesX2	footing,10/20/16- elec. Rough 11/17/16 lath insulation 12/6/16, dry wall 12/15/16, repipe ok 12/15/16- hardi backer 12/21/16	fail frame. Alpha Master Builders Plumb hvac 11/17/16
4-51F	remodel w/repipe, contract w/ mutual	both	09/20/16	03/20/17	no	10-20-16 footing./ plumbing underground11/2 /16, rough elec, framing hvac 12/6/16 repipe ok 12/6/16, drywall 12/15/16-scratch coat 12/21/16	Alpha Master Builders
4-39C	carport cabinet	grf	10/06/16	11/06/16	no	I signed no request for inspection 12/16/16	jeff lashment
4-52L	full remodel/repipe	both	1211/16	06/30/17	no	12/10/10	los al
M4-77 M4-87	building re-pipe	both	12/12/16	12/23/16	no	12/16/16	John nelson
4-43G	building re-pipe	both	12/19/16	12/23/16	both		John nelson
4-43G 4-46A	ducted heat pump flooring	both	12/12/16	06/30/16	no		Greenwood
4-83G	patio enclosure	grf	12/20/16	01/20/17	no		kary's carpet
7 000	patio enclosure	grf	12/26/16	01/26/17	no		Lw Décor
			19-19-19	ESCROW	ACTIVITY		
UNIT#	NMI	PLI	NBO	FI	FCOEI	ROF	DOCUMENTS/COMMENTS
4-86K					03/21/16		
4-87L		03/23/16	04/11/16	04/11/16	04/21/16		
4-37D		03/24/16	04/05/16	04/08/16	04/20/16		
4-37C		08/15/16	11/21/16	11/28/16	12/08/16		
4-501			11/29/16	12/05/16	12/15/16		
		10/10/16					
4-86F		10/28/16			1		
4-80I 4-86F 4-51K		10/28/16 10/31/16	12/27/16	12/29/16	01/11/17		
4-86F 4-51K 4-74J		10/31/16	12/27/16	12/29/16	01/11/17		
4-86F 4-51K 4-74J 4-46B		10/31/16 11/18/16					
4-86F 4-51K 4-74J 4-46B 4-43I		10/31/16	01/04/17	01/05/17	11/17/16		
4-86F 4-51K 4-74J 4-46B 4-43I 4-47L		10/31/16 11/18/16	01/04/17	01/05/17			
4-86F 4-51K 4-74J 4-46B 4-43I 4-47L 4-52F		10/31/16 11/18/16 12/19/16	01/04/17	01/05/17	11/17/16		
4-86F 4-51K 4-74J 4-46B 4-43I 4-47L 4-52F 4-83G		10/31/16 11/18/16 12/19/16	01/04/17	01/05/17	11/17/16		
4-86F 4-51K 4-74J 4-46B 4-43I 4-47L 4-52F 4-83G		10/31/16 11/18/16 12/19/16	01/04/17	01/05/17	11/17/16		
4-86F 4-51K 4-74J		10/31/16 11/18/16 12/19/16	01/04/17	01/05/17	11/17/16		
4-86F 4-51K 4-74J 4-46B 4-43I 4-47L 4-52F 4-83G		10/31/16 11/18/16 12/19/16	01/04/17	01/05/17	11/17/16		
4-86F 4-51K 4-74J 4-46B 4-43I 4-47L 4-52F 4-83G		10/31/16 11/18/16 12/19/16	01/04/17	01/05/17	11/17/16		

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

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (04) FOUR

INSPECTOR: Kevin Black

MUTUAL BOARD MEETING DATE: December 14th 2016

	CONTRACTS and PROJECTS
CONTRACTOR	PROJECT
Total Landscape Maintenance- on going	landscape maintenance of grounds - dethatching in progress going back and doing sprinklers and
	and doing sprinklers and
Fenn Pest Control - on going	see handout, contract for pest/termites and bait stations, termite report
Roofing Standards-	waiting for BOD special meeting
John Nelson Plumbing	complete with building 77, starting building 87 on the 16th of January will take the whole week
ERC	
Kress Const	abatment for re-pipes - will abate building 87 on the 12th and 13th of January
riless Collst	touch up painting for re-pipes, almost complete with 77
Concrete? 2017	
	Shareholder Visits and Mutual Requests
4-39A	check on floor around toilet
4-38A	water damage from hose bib line, all dried out and put back together
4-42B	check on bath ceiling

MUTUAL OPERATIONS

ADMINISTRATIVE SERVICES

Property Tax Postponement

WHEREAS, the State of California has authorized the property tax postponement privilege under Revenue and Taxation Code Section 20630 to be extended to FHA-insured cooperatives, and

WHEREAS, the form of the Recognition Agreement and Addendum to the Recognition Agreement proposed by the Controller of the State of California has been approved by the Department of Housing & Urban Development,

THEREFORE, BE IT RESOLVED, That this Corporation

- Approves the form of the Recognition Agreement and Addendum to the Recognition Agreement as submitted by the Controller of the State of California, and
- Authorizes the President or Vice President to execute the Recognition Agreement and Addendum to the Recognition Agreement for any stockholder of this Corporation who requests property tax postponement.

MUTUAL One Two Three Four	ADOPTION DATE 28 Jun 79 19 Sept 85
Five	05 Sept 79
Six	20 Jun 79
Seven	27 Jul 79
Eight	15 Jun 79
Nine	25 Jun 79
Ten	28 Jun 79
Eleven `	
Twelve	26 Jun 79
Fourteen	4
Fifteen	28 Jun 79
Sixteen	