



REGULAR MONTHLY BOARD OF DIRECTORS MEETING

MUTUAL FOUR

SUMMARY REPORT

Wednesday, October 11, 2023

Action/Request	Person Responsible
<p>1. <u>Approval of Minutes – a</u> RESOLVED to approve the Regular Meeting Minutes of September 13, 2023, as presented.</p>	Mutual Board Portfolio Specialist
<p>2. <u>Building Inspector Report – a</u> RESOLVED to approve a 3-year contract with EMPIRE PIPE CLEANING to clean sewer pipes at a total cost not to exceed \$8,635.94. Funds to come from Operations and authorize the President to sign any necessary documentation.</p>	Mutual Board Finance Physical Property Building Inspector
<p>3. <u>Building Inspector’s Report – f</u> RESOLVED to approve the proposal for a new outside pergola, install new concrete paths, and replacement of fascia for Unit 04-084G. Work to be done at the shareholder’s expense.</p>	Mutual Board Physical Property Building Inspector
<p>4. <u>Unfinished Business – a</u> RESOLVED to ratify emergency phone poll conducted on 9/15/23. “RESOLVED to accept tree trimming proposal from J&J Landscaping at a cost not to exceed \$14,955.00. Funds to come from Landscape and authorize President to sign any necessary documentation.”</p>	Mutual Board Physical Property Building Inspector Finance
<p>5. <u>New Business – a</u> RESOLVED to acknowledge, per the requirements of the Civil Code Section 5500(a)-(f), a review of the reconciliations of the operating and reserve accounts, operating revenues and expenses compared to the current year’s budget, statements prepared by the financial institutions where the Mutual has its operating and reserve accounts, an income and expense statement for the Mutual’s operating and reserve accounts, the check registers, monthly general ledger and delinquent assessment receivable reports for the month of August 2023.</p>	Mutual Board Finance
<p>6. <u>New Business – b</u> RESOLVED to approve proposed rule change amending 04-7496-1 Electrical Vehicle Charging Station of the Rules and Regulations and approve 28-day posting notice of the proposed rule change. The proposed rule change 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



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<p>7. <u>New Business – c</u> RESOLVED to approve proposed rule change amending 04-7590-1 FEEDING WILDLIFE of the Rules and Regulations and approve 28-day posting notice of the proposed rule change. The proposed rule change will be considered by the board at the next scheduled meeting following review of any shareholder comments received.</p>	Mutual Board Mutual Administration
<p>8. <u>New Business – d</u> RESOLVED to approve adoption of Form 04-7584-4 Temporary Mutual Street Parking Permit.</p>	Mutual Board Mutual Administration Stock Transfer Security
<p>9. <u>New Business – e</u> RESOLVED to approve Mr. C's Towing Agreement for the towing of vehicles when there is a violation of Mutual Rules or emergency/necessity, effective 2023-2024, and authorize the President to sign the agreement.</p>	Mutual Board Mutual Administration Security
<p>10. <u>New Business – f</u> RESOLVED to exclude the report titled Homeowners Aging Report and bank statements from the monthly Financial Statement Board member packets except for the Chief Financial Officer packet. The delinquent aging report will continue to be reviewed and discussed in Executive Session as required by the Civil Code.</p>	Mutual Board Mutual Administration Finance
<p>Follow-Up Agenda Items for Next Monthly Meeting</p> <ul style="list-style-type: none"> a. Approval of Monthly Finances for Sept. b. Discuss and vote approval on patio expansion proposal for Unit 81B. c. Discuss and vote Wednesday, April 17th, 2024 – Spring party. 	Mutual Board Portfolio Specialist