



# REGULAR MONTHLY BOARD OF DIRECTORS MEETING

## MUTUAL FOUR

### SUMMARY REPORT

Wednesday, April 10, 2024

Action/Request	Person Responsible
<p><b>1. <u>Approval of Minutes – a</u></b> RESOLVED to approve the Regular Meeting Minutes of March 13, 2024, as presented.</p>	Mutual Board Portfolio Specialist
<p><b>2. <u>Building Inspector’s Report – a</u></b> RESOLVED to approve Progressive Builder’s proposal # 19234 for interior remodel as outlined in proposal for unit# 37-I. Work to be done at shareholder’s expense. Amendments to include flood stops and J&amp;J Landscaping to handle all irrigation work.</p>	Mutual Board Building Inspector Physical Property
<p><b>3. <u>Building Inspector’s Report – b</u></b> RESOLVED to approve J.C. Kress proposal # 19290 for interior renovation as outlined in proposal for unit # 74-L. Work to be done at shareholder’s expense. Amendments to include flood stops and J&amp;J Landscaping to handle all irrigation work.</p>	Mutual Board Building Inspector Physical Property
<p><b>4. <u>Building Inspector’s Report – c</u></b> RESOLVED to approve Cal Custom Interiors, Inc. proposal # 10010 to work on concrete curbs and handrail as outlined in proposal for unit # 83-G. Work to be done at shareholder’s expense.</p>	Mutual Board Building Inspector Physical Property
<p><b>5. <u>Building Inspector’s Report – d</u></b> RESOLVED to propose a rule change by amending Rule 04-7530-1- <u>Withdrawal Inspection</u> by increasing from \$7,500 to \$9,500 of the Rules and Regulations and approve 28-day posting of 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 Building Inspector Physical Property Finance
<p><b>6. <u>Unfinished Business – a</u></b> I move to amend resolution dated 3/9/22, “RESOLVED to authorize Doneen Electric Inc. to assist and advise on the SCE Charge Ready Program for Mutual 4. Specifically, the installation and maintenance of 42 Electrical Vehicle Charging Stations for a total cost of \$316,369.20 with a contingency of plus or minus 3%. Funds to come from SCE Grant, no payments from Mutual 4 until rebate money is paid from Edison and authorize the President to sign the contract pending attorney review and approval.” <b>Doneen’s invoice to Mutual for the work done shall be paid directly to Doneen prior to the SCE rebates being received by the Mutual.</b></p>	Mutual Board Mutual Administration Physical Property Building Inspector Finance



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<p>All amounts set forth under the Agreement and/or SCE shall remain as is and as calculated previously by SCE. Doneen hereby agrees that the invoice amounts paid by Mutual shall constitute payment in full and shall proceed without delay to promptly (within five (5) days) issue paid invoices to Mutual upon receipt of payment so that Mutual can provide evidence of such paid invoices to SCE in order to obtain the expected rebates. Funds of \$293,775.20 to come from Infrastructure Reserves for “Infrastructure Installation” at carpports 51-59 and \$31,500.00 to come from Accounts Receivable (operating) in anticipation of receiving SCE rebates for “Installation of EV Chargers” at carpports 51-59.</p>	
<p><b>7. Unfinished Business – b</b> RESOLVED to ratify proposed rule change by amending Rule 04-7701-1- <u>Personal Property and Liability Insurance</u> and 04-7701-4 – <u>Personal Property and Liability Insurance Form</u> of the Rules and Regulations; the 28-day posting requirement has been met.</p>	Mutual Board Mutual Administration Building Inspector Physical Property
<p><b>8. Unfinished Business – c</b> RESOLVED to ratify proposed rule change amending Rule 04-7496-1 – <u>Electric Vehicle Charging Station Rules</u> of the Rules and Regulations; the 28-day posting requirement has been met.</p>	Mutual Board Mutual Administration Building Inspector Physical Property
<p><b>9. New Business – a</b> 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 March 2024.</p>	Mutual Board Finance
<p><b>10. New Business – b</b> FAILED to cancel Mutual Four’s Wednesday, May 8, 2024, regular monthly meeting due to the 2024 annual elections.</p>	Mutual Board Mutual Administration



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<p><b>Follow-Up Agenda Items for Next Monthly Meeting</b></p> <ul style="list-style-type: none"> <li>a. Approval of Monthly Finances for April.</li> <li>b. Discuss and Vote to Approve Mutual Four Responsibility for</li> <li>c. refrigerators, stoves, and ovens.</li> <li>d. Discuss and vote to ratify Rule 04-7530-1 – <u>Withdrawal Inspection.</u></li> <li>e. Discuss Mutual Four no longer will be responsible for refrigerators, stoves, and ovens.</li> <li>f. Ask Sandy and Cheryl to speak in May regarding Cert Club.</li> <li>g. Discuss vote to approve electric panel replacement for 2024.</li> <li>h. Discuss and vote Asphalt.</li> <li>i. Reminder: AB 1572 Compliance of Non-Functional Turf</li> <li>j. Reminder: Zinsco panel replacement</li> </ul>	<p>Portfolio Specialist Building Inspector</p>