



REGULAR MONTHLY BOARD OF DIRECTORS MEETING

MUTUAL FIFTEEN

SUMMARY REPORT

Monday, October 17, 2022

Action/Request	Person Responsible
<p>1. <u>Approval of Minutes – a</u> The Regular Board Meeting Minutes of September 19, 2022, were approved to stand as written.</p>	Mutual Board Assistant Portfolio Specialist
<p>2. <u>Guest Speaker - a</u> RESOLVED to approve the 2023 Operating Budget for Mutual Fifteen of \$2,782,308, resulting in a regular monthly assessment of \$461.87 per apartment per month, for an increase of \$35.22 per month over the total regular assessment of 2022, as presented, and to adopt this budget forthwith.</p>	Mutual Board Assistant Portfolio Specialist Finance
<p>3. <u>Building Inspector’s Report – a</u> RESOLVED to approve 5-year plan to replace electrical panels within Mutual 15 to meet insurance requirements. Mutual 15 will have all remodels of over \$5000.00 require replacing the Zesco original electrical panel. The mutual will commit to replacing 25 additional panels each year. Funds to come from Infrastructural Reserves and authorize the President to sign any necessary documents.</p>	Mutual Board Physical Property Building Inspector Finance



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<p>4. <u>Consent Calendar – a</u> RESOLVED that the Mutual Fifteen Board authorizes the following transfers of funds per detailed and dated resolutions.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr style="background-color: #D3D3D3;"> <th style="width: 15%;">Transfer/ Invoice Date</th> <th style="width: 15%;">Amount</th> <th style="width: 70%;">Originating/Destination Accounts or Payee</th> </tr> </thead> <tbody> <tr> <td>08/22/2022</td> <td>\$16,829.00</td> <td>Invoice # MO092215 Check# 12223 Payee: Anguiano Lawn Care</td> </tr> <tr> <td>09/15/2022</td> <td>\$15,000.00</td> <td>Invoice # Sale of 3F Check # 4369 Payor: Januszka Group</td> </tr> <tr> <td>09/22/2022</td> <td>\$15,000.00</td> <td>Invoice # Sale of 10B Check# 4390 Payor: Januszka Group</td> </tr> <tr> <td>09/22/2022</td> <td>\$18,600.00</td> <td>Invoice # Sale of 10B (legal fees) Check # 4392 Payor: Januszka Group</td> </tr> <tr> <td>09/22/2022</td> <td>\$51,744.50</td> <td>Transfer from US Bank Checking to US Bank Restricted Money Mkt.</td> </tr> <tr> <td>09/22/2022</td> <td>\$16,829.00</td> <td>Invoice # MO102215 Check # 12243 Payee: Anguiano Lawn Care</td> </tr> <tr> <td>10/05/2022</td> <td>\$121,981.54</td> <td>Transfer from US Bank Checking to GRF – US Bank Checking</td> </tr> <tr> <td>10/05/2022</td> <td>\$285,761.71</td> <td>Transfer from ACH-Direct Debit from multiple shareholders to US Bank Checking</td> </tr> <tr> <td>10/06/2022</td> <td>\$117,242.77</td> <td>Transfer from US Bank Checking to US Bank Impound (Property Taxes)</td> </tr> </tbody> </table>	Transfer/ Invoice Date	Amount	Originating/Destination Accounts or Payee	08/22/2022	\$16,829.00	Invoice # MO092215 Check# 12223 Payee: Anguiano Lawn Care	09/15/2022	\$15,000.00	Invoice # Sale of 3F Check # 4369 Payor: Januszka Group	09/22/2022	\$15,000.00	Invoice # Sale of 10B Check# 4390 Payor: Januszka Group	09/22/2022	\$18,600.00	Invoice # Sale of 10B (legal fees) Check # 4392 Payor: Januszka Group	09/22/2022	\$51,744.50	Transfer from US Bank Checking to US Bank Restricted Money Mkt.	09/22/2022	\$16,829.00	Invoice # MO102215 Check # 12243 Payee: Anguiano Lawn Care	10/05/2022	\$121,981.54	Transfer from US Bank Checking to GRF – US Bank Checking	10/05/2022	\$285,761.71	Transfer from ACH-Direct Debit from multiple shareholders to US Bank Checking	10/06/2022	\$117,242.77	Transfer from US Bank Checking to US Bank Impound (Property Taxes)	Mutual Board Finance
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<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 September 2022.</p>	Mutual Board Finance																														



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<p>6. <u>New Business – f</u> RESOLVED to authorize Roseman Law APC to draft an amendment Rules & Regulation Section 2.22 -<u>Appliance</u>.</p>	Mutual Board Assistant Portfolio Specialist Stock Transfer Physical Property Building Inspector Service Maintenance
<p>7. <u>New Business – k</u> RESOLVED to authorize Roseman Law APC to draft an amendment Rules & Regulation Section 2.17 -<u>Electrical</u>.</p>	Mutual Board Assistant Portfolio Specialist Stock Transfer Physical Property Building Inspector Service Maintenance
<p>8. <u>New Business – l</u> RESOLVED to approve the Qualified Permanent Resident Agreement amended by mutual attorney Roseman Law, APC for Mutual Fifteen and to be implemented by the Stock Transfer Office.</p>	Mutual Board Stock Transfer Mutual Administration
<p>9. <u>New Business – m</u> RESOLVED to approve the Co-Occupant Agreement amended by mutual attorney Roseman Law, APC, for Mutual Fifteen and to be implemented by the Stock Transfer Office.</p>	Mutual Board Mutual Administration Stock Transfer
<p>10. <u>New Business – n</u> RESOLVED to propose a policy change by amending the Policies to change “Caregiver(s)” to “Permitted Health Care Resident(s)” and approve the 28-day posting of notice of the proposed rule change. The proposed policy change will be considered by the board at the next scheduled meeting following review of any shareholder comments received and authorize the President to sign any necessary documentation.</p>	Mutual Board Mutual Administration Stock Transfer
<p>11. <u>New Business – o</u> RESOLVED to approve the amended 50-1644-4 Permitted Health Care Resident Application for Mutual fifteen to be implemented in the Stock Transfer Office.</p>	Mutual Board



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	Mutual Administration Stock Transfer
<p><u>Follow-Ups for Next Regular Board Meeting</u></p> <ol style="list-style-type: none"> 1. Mutual Monthly Finances 2. Consent Calendar 3. Guest Speaker: Security Director Mr. Rocha (QPR Presentation) 4. Guest Speaker: FireAvert (via Zoom) 5. Discuss and vote to approve proposal for repainting arrows and stops. 6. Discuss and vote to approve proposal for drip system 40 x \$1000 7. Discuss and vote to authorize Mutual Attorney to draft Rules & Regulation for water fines regulations 8. Discuss and vote to authorize the Mutual Attorney to draft Rules & Regulation regarding pest control 9. Discuss and vote to approve Anguiano Lawn Care proposal for two-story 1 gutter cleaning 10. Discuss and vote to amend Rules & Regulations Article II Section 2.2 Appliances (December) 11. Discuss and vote to amend Rules & Regulations Article II Section 2.17 Electrical (December) 12. Discuss and vote to ratify amended Mutual 15 Rules & Regulations to change "Caregiver(s)" to "Permitted Health Care Resident(s)" 	Mutual Board Security Assistant Portfolio Specialist