

MUTUAL TWO

**BOARD OF DIRECTORS
MONTHLY REPORTS FOR**

May 2020

(See information attached.)

President's Message

We just held our first full Board of Directors meeting on Zoom since the virus shut down all of our meetings. Six shareholders participated along with 8 directors; three of whom wished to speak during 'Shareholders' Comments.'

Our invited guest, Sean Anderson from Association Reserves, was unable to make it but has assured us that he will present the Board with a Reserve Study draft before the June 18 BOD Meeting. This will assist us in revisiting the items on the May agenda that were deferred for 30 to 60 days.

California is finally opening and, we hope, the pandemic is abating. However, we in Leisure World and Mutual 2 must continue to observe the guidelines established by the governor's office and the CDC. The last thing any of us wants is a recurrence of Covid-19. Leisure World has been very fortunate with no confirmed cases of the virus. But, as the expression goes – let's not push our luck.

Our next board meeting via Zoom is scheduled for June 18, unless Mr. Ankeny allows in-person meetings. I hope more shareholders will attend whether via video or teleconference or in person because the board would like more shareholders participating in our governance.

Please enjoy the good weather and stay safe.

Peggy Keller
President, Mutual 2

LAUNDRY ROOM REPORT

Holly MacLaren

At last, all parts for the clothes lines have arrived. I believe they have been around the world a time or two, it's taken so long for them to arrive.

I would possibly like to start next week at laundry room 4 installing the new clothes lines. I expect this project to take two weeks but I depends on Service Maintenance's schedule for installation.

All the old chairs will be replaced with two new chairs in each patio. All laundry rooms will get new clothespin bags with new, clean pins.

The bulletin boards have been cleaned up and will have new, fresh information signs.

As time allows, benches and folding tables will get a spruce up as well.

If you have any questions, please feel free to contact me.

Holly MacLaren
562-598-7418

BY-LAWS COMMITTEE REPORT

MAY 2020

The Bylaws Committee has submitted our document for final vetting by the Attorney. We are preparing it for the upcoming mailing to all Shareholders.

Unfortunately, we did not get to have our last two Town Hall Meetings. We were very excited to show the presentation regarding Article IX, section (u), in particular. This part of the Bylaws deals with the exclusive use of the Common Area. This will include expanding garden areas, creating patios, and, of course, the golf cart pads that dot our neighborhoods.

We still have hard copies available for home delivery, and we can also send you a copy via email. Please contact me directly, or your Parcel Director, to request a copy.

We are hoping to get a ZOOM Town Hall together in June. We will keep you posted. Please check the Laundry Rooms, and the M2M MATTERS Newsletter for information.

The Bylaws Committee has worked very hard to amend and update our document in a fair and user friendly manner. We hope you will vote YES when you cast your ballots.

Respectfully submitted,

TERI NUGENT

By-Laws Chair

PHYSICAL PROPERTY COMMITTEE REPORT

MAY 2020

OLD BUSINESS:

Our drainage repair work that started with the ANACAL ENGINEERING COMPANY survey is nearing completion. With the two motions approved by the Committee at our ZOOM Meeting on May 1st, and Board approval on May 21st, we will finish this project.

Our continued program of Sidewalk Mapping, has identified a problem between Buildings 23 and 24. The Committee has walked this area, and has come up with some preliminary ideas. We will continue to look for a solution in this area during the next few months.

The Roofing Committee had a ZOOM Meeting with Physical Property Manager David Rudge on May 5th. We are still meeting with Roofing Contractors, and we have sent out bids to several crews. We found another roofer to speak with last Friday. We look forward to finding the right crew to get busy once the pandemic lifts.

We are awaiting a proposal from WESTERN LIGHTING regarding new Walkway Lights, after the restrictions from the virus have been lifted. We hope this new bid will be more to our liking.

NEW BUSINESS:

We reviewed the 2020 and 2021 Budgets, and work schedules. We discussed the importance of projects, and are looking to tweak costs and assessments before the Budget is finalized. This work is ongoing.

The Committee also discussed the Laundry Room patio area work. This project works in conjunction with Holly MacLaren, and her Laundry Room Committee. This work will be carried over through next year.

We are also going to repaint the lines on the Visitor Parking stalls, and the street parking spaces, commonly known as T's and L's. This work will be done by Service Maintenance, with Board approval, of course.

As always, I wish to thank the Board of Directors, and the Shareholders for your continued support. In these trying times, it is appreciated all the more. We hope you all remain well, and join us at our upcoming meetings.

ZOOM is easy, and fun!

Respectfully submitted,

TERI NUGENT

Physical Property Chair