

MUTUAL TWO

**BOARD OF DIRECTORS
MONTHLY REPORTS FOR**

December 2020

(See information attached.)

President's Message

2020 is coming to an end – thank God! It has been a dreadful year dealing with a pandemic and new state laws effecting Leisure World (SB323 & now AB3182). I can only hope 2021 is better for all of us.

With that said, Mutual 2 has accomplished quite a bit – producing a solid budget for 2021, maintaining our 2020 budget, yet getting a number of projects completed, which those directors in charge will be reporting in their year end reports.

Shareholders will be hearing about what our mutual plans on doing regarding AB3182 – the rules & regulations for shareholders and renters. The GRF will also be reporting on what they intend to enact with regard to amenities.

Mutual 2 is hoping to put cameras in all laundry rooms (video only, not audio) because of public urination and defecation. These acts are appalling, and we intend to find out who is doing this.

We also plan on putting an 8-foot fence along the channel behind building 72, with GRF either putting a high fence or video cameras by Golden Rain Rd. that runs along the channel at the circle by building 71. All of this is to discourage people from gaining access to Mutual 2 along the channel. We have had a number of robberies which we believe are attributed those persons who have no right to be in Mutual 2.

So, let us all hope that the end of 2020 and the new year will be better for all of us.

Happy New Year!

Peggy Keller

Mutual 2 Landscape recap.

December 2020

2020 has been a challenging year but I am glad to say that, for Mutual 2 Landscaping , it has been very productive!

We finished tagging all our trees and mapped their location.

Jose from J&J Landscaping removed dozens and dozens of stakes that were no longer needed or useful and staked some other trees that needed help especially with strong gusts of wind.

He extended over 30 tree wells, planted 14 new trees (purchased by the Mutual) and relocated some shareholder trees to our green belts. Our shareholders donated 6 new trees : At building 52 (one red pistache, one camphor tree and one cassia tree),building 56 (one purple orchid) and building 25 (a Chinese pistache I believe) .

Jose installed a bio barrier by building 29 and building 53, thereby saving 3 beautiful trees that were being considered for removal.

He created the long-awaited butterfly garden and installed a sprinkler system to go with it.

He adjusted the height of the grass everywhere a new sidewalk created a trip hazard. That meant adding or removing or sloping the sod and adjusting the height of the sprinklers . A big chunk of that work was between buildings 34 and 37 where he worked closely with V.P. Teri Nugent.

He replaced or repaired countless valves , broken mains and sprinklers.

He fertilized the lawns in April and November and reseeded our lawns in November. He added mulch all along the Westminster wall vegetation.

He added over 40 new sprinklers in an effort to achieve better coverage of our lawns.

This year, Mutual 2 trimmed and pruned 123 trees .

This was not done for esthetic purposes but , among other things, to protect the trees by lightening up the loads on some of their branches (as you may or may not know, this last quarter we had 2 big trees drop a massive branch without warning and we were lucky nobody was hurt and no structure was damaged !), to avoid the spread of fungus in some tree canopies, to achieve structural soundness and to control the spread of their root system close to our structures.

I am very thankful for the input and help that Dave Mueller, Debby Cobb, Vice President Teri Nugent and President Peggy Keller contributed to this committee.

Respectfully submitted,

Christine Harris,

**Mutual 2
Landscape chair**

PHYSICAL PROPERTY COMMITTEE REPORT

DECEMBER 2020

This report is a recap of the work accomplished by the Physical Property Committee this crazy year of 2020.

We completed the Baffle Wall Project. This work culminated with the installation of the new lighted retaining railings at Laundry Rooms 18, 27, 33, and 38. They are beautiful, and functional, and will serve the Community for years to come.

The interior Breaker Box Project was also completed early this year. A project that was proactive, and helpful in collecting much needed data.

Many other maintenance actions were also taken this year. In an aging Community, time is never on our side. We have repaired the Carport roofing, the sidewalks where needed, and we have continued with the Asphalt to Concrete work on our driveways.

Walkway lighting is still being discussed, and we scoped and collected data on all our upstream and downstream sewer pipes.

The ongoing Roofing Project is very active, and we are looking forward to 2021 where we will redo 11 more roofs.

The Physical Property Committee is filled with exciting ideas for the future, and your continued support and encouragement is always greatly appreciated.

Respectfully submitted,

TERI NUGENT

Physical Property Chair

Social committee delivered a small gift of short bread cookies to each shareholders residence in mutual 2. This was done in place of our annual Christmas party that was cancelled because of Covid19.

Thank you,
Lori Schulte
Mutual 2 director
Social committee