

**MINUTES OF THE REGULAR MONTHLY MEETING OF THE  
BOARD OF DIRECTORS, SEAL BEACH MUTUAL ONE,  
A COMMON INTEREST DEVELOPMENT, CC1350, 1351(c) (4), et al**

**April 28, 2016**

Following the open forum for shareholders to address the Board, the Regular Monthly Meeting of the Board of Directors of Seal Beach Mutual One was called to order by President Luther-Stark at 9:15 a.m. on Thursday, April 28, 2016, in Conference Room A of the Administration Building; the *Pledge of Allegiance* followed.

**ROLL CALL**

Present: President Luther-Stark, Vice President Almeida, Secretary Rahming, and Directors Merritt, Barreras, Griepsma, Schweitzer, and Holzer

GRF Representative: Mr. Stone and Mrs. Perrotti

Guests: Seven shareholders of Mutual One

Staff: Mrs. Weller, Mutual Administration Director  
Mr. Antisdell, Building Inspector  
Ms. Martin, Recording Secretary

President Luther-Stark introduced and welcomed the staff members and guests.

**MINUTES**

President Luther-Stark asked if there were any corrections to the Regular Meeting minutes of March 24, 2016. A correction was noted on page 1: under "Minutes", the first sentence should read, "President Luther-Stark" not President/CFO. A correction was noted on page 2: under "President's Report", the sentence should read, "President Luther-Stark" not President/CFO. The minutes were approved as corrected.

**BUILDING INSPECTOR'S REPORT**

Inspector Antisdell presented a summary of his report (as attached).

Following a discussion, and upon a MOTION duly made by CFO Schweitzer and seconded by Secretary Rahming, it was

RESOLVED, That there were permit changes to Units 13-J  
and 16-X.

The MOTION passed.

**BUILDING INSPECTOR'S REPORT (continued)**

Following a discussion, and upon a MOTION duly made by Director Merritt and seconded by Director Griepsma, it was

RESOLVED, To place a mow strip at the end of Unit 1-G and place root barriers in front of the mow strip, and to extend the root barrier to Unit 1-F.

The MOTION passed.

Following a discussion, and upon a MOTION duly made by Director Holzer and seconded by Director Barreras, it was

RESOLVED, To place a brick façade on the front of Unit 1-G.

The MOTION passed.

President Luther-Stark discussed amending resolutions in Guidelines to keep Mutual One protected and to enforce our 30 year warranty with Roofing Standards. Upon a MOTION duly made by Director Holzer and seconded by Vice President Almeida, it was

RESOLVED, To amend resolutions in Guidelines to keep Mutual One protected and to enforce our 30-year warranty with Roofing Standards:

1. Only access to the roof is Service Maintenance, Inspectors, and Roofing Standards contractor.
2. Skylight cleaning must be arranged by contacting the Mutual One Inspector and be pre-approved with the Inspector accompanying the person doing the work.
3. No ladders will be allowed to rest on or against the gutters of our buildings. This includes Service Maintenance, Inspectors, gardeners, or Roofing Standards. The ladder must be used at the end of the building.
4. No satellite dishes, TV antennas, or any other device will be installed on any surface of our new roofs without a permit. Permits are to be filed with Physical Property before installation of anything on our roofs.
5. No contractor or handyman shall be allowed to create new roof penetrations without prior approval (permit) from Physical Property. Only Roofing Standards will be allowed to flash roof and waterproof any work on the roofing surface.

The MOTION passed.

Following a discussion, it was the consensus of the Board that Director Griepsma study and add the GRF Permit in the policy.

**BUILDING INSPECTOR'S REPORT (continued)**

Following a discussion, and upon a MOTION duly made by Director Holzer and seconded by Director Barreras, it was

RESOLVED, To replace all 35 screens for the 18 laundry rooms, at a cost of \$1,645.

The MOTION passed.

Inspector Antisdell left the meeting at 10:16 a.m.

President Luther-Stark called for a break from 10:16 a.m. to 10:31 a.m.

**PRESIDENT'S REPORT**

President Luther-Stark presented her report (attached).

**VICE PRESIDENT'S REPORT**

Vice President Almeida presented her report (attached).

Vice President Almeida stated that there will be a Mutual Administration Director Carol Weller Farewell celebration.

**CHIEF FINANCIAL OFFICER'S REPORT**

CFO Schweitzer presented his report (attached).

**SECRETARY'S REPORT**

Secretary Rahming presented her report regarding vegetables.

Secretary Rahming asked for a motion to ratify a carport rental. Upon a MOTION duly made by Secretary Rahming and seconded by Director Griepsma, it was

RESOLVED, To approve the carport rental of Carport Building 19, Space 5, belonging to the shareholder of Unit 56-H, to the shareholder of Unit 56-G.

The MOTION passed.

**COMMITTEE REPORTS**

Physical Property Committee

Director Barreras discussed carport issues and the placement of a "No Parking" sign.

Landscape Committee

Vice President Almeida presented the Landscape Committee Report (attached).

Emergency Planning/Fire Prevention Update

Director Merritt discussed the Meet and Greet Program.

**GRF REPRESENTATIVE REPORT**

GRF Representative Perrotti presented her report (attached).

GRF Representative Stone discussed the St. Andrews Drive Project. He received approximately 1,500 signatures to stop the program, but resurfacing will be done sometime next year.

**MUTUAL ADMINISTRATION MANAGER'S REPORT**

Mrs. Weller presented her report (attached).

**OLD BUSINESS**

President Luther-Stark discussed amending Policy 7425.1 – Landscape Areas, Trees, and Shrubs (attached). Upon a MOTION duly made by Director Griespma and seconded by Director Holzer, it was

RESOLVED To amend, on a preliminary basis until a 30-day posting period is completed, Policy 7425.1 – Landscape Areas, Trees, and Shrubs.

The MOTION passed.

**NEW BUSINESS**

Items a. and b. concerning flooring and roofing are postponed until the May Regular Meeting.

**DIRECTORS' COMMENTS**

No comments were made.

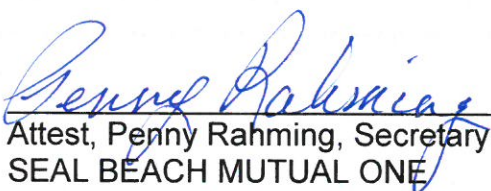


**EXECUTIVE SESSION**

In the Executive Session, member issues were discussed.

**ADJOURNMENT**

President Luther-Stark adjourned the meeting at 11:52 a.m. and announced there would be an Executive Session following the meeting to discuss member issues.

  
\_\_\_\_\_  
Attest, Penny Rahming, Secretary  
SEAL BEACH MUTUAL ONE

mm: 5/23/16  
Attachments

**(These are tentative minutes, subject to approval by the Board of Directors at the next Regular Board of Directors Meeting).**

**NEXT BOARD MEETING: May 26, 2016**

**RESOLUTIONS IN THE REGULAR  
MONTHLY MEETING April 28, 2016**

04/28/2016 RESOLVED, That permits are needed to change scallops or their color.

RESOLVED, To place a mow strip at Unit 1-G and place root barriers on both sides of the tree.

RESOLVED, To place a brick façade on the front of Unit 1-G.

RESOLVED, To amend resolutions in Guidelines to keep Mutual One protected and to enforce our 30-year warranty with Roofing Standards:

1. Only access to the roof is Service Maintenance, Inspectors, and Roofing Standards contractor.
2. Skylight cleaning must be arranged by contacting the Mutual One Inspector and be pre-approved with the Inspector accompanying the person doing the work.
3. No ladders will be allowed to rest on or against the gutters of our buildings. This includes Service Maintenance, Inspectors, gardeners, or Roofing Standards. The ladder must be used at the end of the building.
4. No satellite dishes, TV antennas, or any other device will be installed on any surface of our new roofs without a permit. Permits are to be filed with Physical Property before installation of anything on our roofs.
5. No contractor or handyman shall be allowed to create new roof penetrations without prior approval (permit) from Physical Property. Only Roofing Standards will be allowed to flash roof and waterproof any work on the roofing surface.

RESOLVED, To replace all 35 screens for the 18 laundry rooms, at a cost of \$1,645.

RESOLVED, To approve the carport rental of Carport Building 19, Space 5, belonging to the shareholder of Unit 56-H, to the shareholder of Unit 56-G.

RESOLVED To amend, on a preliminary basis until a 30-day posting period is completed, Policy 7425.1 – Landscape Areas, Trees, and Shrubs.

# INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: **(01) ONE**

INSPECTOR: **Jerry Antisdell**

MUTUAL BOARD MEETING DATE: **April 28, 2016**

<b>PERMIT ACTIVITY</b>									
UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	PERMIT ISSUE	COMP. DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR / COMMENTS		
1-G	REMODEL/ADDITION	BOTH	08/20/16	06/20/16	YES	4/15/2016 DRYWALL	NATIONWIDE		
9-H	KITCHEN COUNTER TOPS	BOTH	04/15/16	06/15/16	NO	NONE	LOS AL BLDRS		
13-J	PATIO REMODEL BRICKS	GRF	08/26/15	11/18/16	NO	NONE	M J JURADO SCALLOPS		
16-X	BRICK AT FRONT OF UNIT	GRF	09/14/15	10/31/15	NO	NONE	LOS AL BLDRS SCALLOPS		
20-L	TILE AT PATIO	GRF	04/22/16	05/20/16	NO	NONE	KARYS CARPET		
23-G	REMODEL	BOTH	09/28/15	10/30/15	NO	NONE	BORN AGAIN NOT DONE		
24-F	REMODEL/ADDITION	BOTH	04/14/15	03/01/16	YES	NONE	FRED ELLROT NOT DONE		
30-A	HEAT PUMP	BOTH	03/28/16	06/20/16	NO	NONE	GREENWOOD		
35-I	HEAT PUMP	BOTH	04/26/16	06/26/16	NO	NONE	GREENWOOD		
43-C	PATIO CLOSET/WASHER	BOTH	03/29/16	06/29/16	NO	4/20/16 FOOTINGS	LOS AL BLDRS		
56-G	SHOWER	BOTH	04/26/16	05/26/16	NO	NONE	NU-KOTE		
62-K	SHOWER	BOTH	04/25/16	05/25/16	NO	NONE	NU-KOTE		
63-G	REMODEL/ADDITION	BOTH	01/15/16	06/15/16	YES	4/15/16 SIDEWALK	ALPHA MASTER BLDRS		
63-G	HEAT PUMP	BOTH	02/05/16	05/30/16	NO	NONE	YES		
68-k	COUNTER TOPS	BOTH	04/11/16	05/05/16	NO	NONE	LOS AL BLDRS		
BLDGS 1-70	SATELLITE DISH	GRF	04/18/16	05/18/16	NO	NONE	DIRECT TV		



# INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: **(01) ONE**

INSPECTOR: **Jerry Antisdell**

MUTUAL BOARD MEETING DATE: **April 28, 2016**

<b>ESCROW ACTIVITY</b>							
UNIT #	NMI	PLI	NBO	FI	FCOEI	ROF	DOCUMENTS/COMMENTS
1-F		07/02/14					
6-G		04/17/15	03/16/16	03/18/16	04/01/16		
6-L		12/30/13					
7-A		07/13/15					
7-B		03/09/16	03/11/16	03/24/16	04/06/16	04/13/16	
7-E		11/13/15					
9-A		02/05/16					
10-B		02/02/16					
10-E		03/03/15					
10-F		12/18/13					
11-C		02/18/16					
11-D		02/22/16	03/23/16	04/01/16	04/14/16		
12-A		03/15/16					
12-G		03/23/16					
13-A		04/13/16					
14-E		04/27/16					
16-B		03/15/16	04/06/16	04/13/16	04/27/16		
16-H		12/23/15					
20-D		01/18/14					
21-G		10/01/14					
22-J		12/18/15	03/11/16	03/14/16	03/28/16	04/05/16	
28-D		02/19/16	04/18/16	04/25/16	05/09/16		
29-A		03/29/16					
29-C		01/11/16					
31-J		03/23/16					

# INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: **(01) ONE**

INSPECTOR: **Jerry Antisdell**

MUTUAL BOARD MEETING DATE: **April 28, 2016**

<b>ESCROW ACTIVITY</b>							
UNIT #	NMI	PLI	NBO	FI	FCOEI	ROF	DOCUMENTS/COMMENTS
32-B		07/27/15					
34-B		02/10/16	03/12/16	03/14/16	03/28/16	04/13/16	
37-E		10/10/15					
40-H		03/14/16	04/20/16	04/25/16	05/06/16		
42-H		03/31/15					
46-J		04/14/14					
48-D		04/27/16					
50-I		12/18/13					
50-L		02/10/16					
52-L		02/09/16	03/21/16	03/23/16	04/06/16		
57-G		04/19/16					
57-I		12/11/14					
60-A		03/15/16					
63-J		06/28/13					
68-H		03/25/16					
69-C		03/23/16					
70-D		04/01/16	04/11/16	04/13/16	04/27/16		
70-I		03/14/16	03/18/16	03/29/16	04/12/16		

NMI = New Member Inspection    PLI = Pre-Listing Inspection    NBO = New Buyer Orientation

FI = Final Inspection    FCOEI = Final COE Inspection    ROF = Release of Funds



# INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: **(01) ONE**

INSPECTOR: **Jerry Antisdal**

MUTUAL BOARD MEETING DATE: **April 28, 2016**

CONTRACTS	
CONTRACTOR	PROJECT
ROOFING STANDARDS	IS MOVING ALONG GREAT
ADVANCED PAINTING	PAINTING OF TERMITE/DRYROT/ROOF METAL IS GOING GREAT
ERC ABATEMENT	IS MOVING ALONG GREAT
NELSON PLUMBING REPIPE	IS MOVING ALONG GREAT

MUTUAL AND SHAREHOLDER REQUEST	
CALLS AND VISITS TO UNITS	
42	
1-G TALK ABOUT MOW STRIP AT GARDEN	
1-G TALK ABOUT BRICKS ON THE FRONT OF THE UNIT	
NEW BUSINESS ABOUT ROOFS AND GUTTERS	
NEW BUSINESS ON FLOORING	

We had twelve candidates file applications for a position on our Board of Directors. Thanks, as those applicants, if elected are willing to give their time and energy for our community.

A few familiar faces will be gone. Ardith Griespma is moving out of Leisure World. We appreciate her six years of service. Ardith knows everyone from GRF reps, Staff, to her golfing buddies and many friends. We wish her well.

Kathy Almeida has decided to give others a chance to serve. A personal matter would prevent her from giving her usual 30 hours+ a week of volunteering to this board. A reminder to candidates: Being a director is a 24 hour a day, 7 days a week position. It seems our emergency issues usually happens after 4:30 pm or on weekends.

Thanks to our editor and chief of our Mutual One News, Mark Scott. The latest edition was delivered in last week's Leisure World News. I have received a couple calls of people that are interested in a board position. Thankfully we had the sufficient amount of candidates to apply before the deadline of this year's election. However, we have learned that always We Need Advisory Directors. Attend our board meetings and offer your assistance. There are times during the year that we need to fill a position. We turn to our Advisory Directors first.

I had the pleasure of my roof being completed this past week. Yes, there was noise. Yes, it was disturbing. Yes, there were times I could not talk on the phone... But that was only for 3 days. I was most pleased that service maintenance had placed plastic under my skylights. Before my skylight was reinstalled- the roofers vacuumed from the roof inside the skylight the many particles of roofing materials and dust. Yes, there was still some pieces, but that little touch removed 80% of them. I also observed the crew take a metal bar and go over all the lawn area, to attach any nails, screws, staples [anything metal] that had fallen off the roof. Their attention to details was noted.

We should all Thank David Julian for being an Advisory Director for the Roofing Project in 2013-2014. His guidance and expertise was invaluable as we started the first reroofing in Leisure World in June 2014. Roofing Standards was a great choice. Thanks to them for being so efficient.

Repiping has advanced to building 28. Thankfully this crew has caused very few complaints. Replacing our plumbing pipes was needed and for each building it only takes a week! The best benefit for all shareholders is this: No more shutting off water to the whole building- we now have a valve to shut off just the unit affected! That will prevent any disruption to our neighbors in the same building.

Changes, Changes and more Changes. This board is not the only one making changes. GRF reps, and staff are in the process of a huge change. More to come on that issue from Carol Weller. What I have learned is this: We must make the most of

any situation. When there is no change, we are not on this earth. So be thankful, you are still here to experience the change.

Since our last board meeting there have been at least 55 calls to the hotline. I receive the calls, assign a hotline #, and forward the call by e-mail to the proper department to handle. This has worked well. However we still have residents that like to call a director. This is when the 24 hours a day comes in. I have had calls at midnight, 1 AM, 3:15 AM. 5:30 AM. The important thing to note is when people become excited they forget what day or time it is. Most of these were not emergency issues. Only to the resident.

Our fire inspections have been completed. A few weeks of follow ups are scheduled.

486 units were GOOD. No follow up needed.

392 have HOA6 insurance.

53 Units Vacant

199 letters were mailed from non-compliance.

Registered pets 124

Interesting Caregivers 31 Listed on Inspectors Report

[13 of those are registered with Stock Transfer]

18 Listed on Inspectors Report were not registered with Stock Transfer

12 Registered with Stock Transfer were not on Inspectors Report

Total Caregivers= 43

I want to thank all residents that did file your pet registrations and caregiver registrations. We will have a record number filed this month. Everyone, including animals, living in LW must have an identification. It is that simple.

Last but not least:

If you, or someone you know is the victim of abuse,

call: ADULT PROTECTIVE SERVICES - (800) 451-5155

Orange County Social Service Agency. Protecting Orange County Elder and Dependent Adults. Emergency Response is Available 24 hours a day! \*

\*Information documented is protected and confidential.

Again, thank you, for your patience during our many projects.

*Saundra Luther Stark*

Respectfully submitted,

Saundra Luther Stark



Mutual One Board of Directors Meeting  
April 28, 2016  
Vice-President Report  
Kathy Almeida

ELECTION TIME

Mutual One is fortunate to have 12 shareholders step up to the plate and run for our Board of Directors. Anyone who has served knows the demands put upon those who volunteer for this position. It is not easy and despite one's experience or education I don't think anything quite prepares you for how Leisure World operates.

It's important to keep in mind that in our Mutual we depend upon 9 shareholders willingness to give considerable time to take in new information so that decisions can be reached even if we disagree. No one person has all the answers.

Remember that Mutual One with its 70 buildings, 844 units, 18 laundry rooms, 20 carports, and the largest area of landscape is a huge responsibility. This current board has been prudent in its fiduciary responsibility to shareholders. Those that are running for Director again have two years of experience which is a benefit.

I urge all Mutual One shareholders to take the time to learn about each candidate and what is important to him or her about being a Director, particularly in managing our budget.

BALLOTS WILL BE MAILED OUT MAY 14. Remember to vote and don't forget to sign your name on the envelope!

Respectfully submitted

1001 Seal Beach Mutual No. One  
 Financial Statement Recap  
 03/31/2016

P.O. Box 2069  
 Seal Beach CA 90740

Mar Actual	Mar Budget		2016 Y-T-D Actual	2016 Y-T-D Budget
191,794	191,790	Carrying Charges	575,374	575,370
88,105	88,106	Reserve Funding	264,316	264,318
<b>279,899</b>	<b>279,896</b>	<b>Total Regular Assessments</b>	<b>839,690</b>	<b>839,688</b>
4,455	3,587	Service Income	10,138	10,761
3,112	3,663	Financial Income	9,574	10,989
3,334	2,254	Other Income	10,574	6,762
<b>10,901</b>	<b>9,504</b>	<b>Total Other Income</b>	<b>30,286</b>	<b>28,512</b>
<b>290,800</b>	<b>289,400</b>	<b>Total Mutual Income</b>	<b>869,976</b>	<b>868,200</b>
121,663	121,663	GRF Trust Maintenance Fee	364,989	364,989
20,573	24,408	Utilities	55,236	73,224
2,560	1,300	Professional Fees	4,571	3,900
0	25	Office Supplies	0	75
58,148	35,609	Outside Services	132,132	106,827
21,826	18,289	Taxes & Insurance	65,477	54,867
88,105	88,106	Contributions to Reserves	264,316	264,318
<b>312,875</b>	<b>289,400</b>	<b>Total Expenses Before Off-Budget</b>	<b>886,721</b>	<b>868,200</b>
<b>(22,076)</b>	<b>0</b>	<b>Excess Inc/(Exp) Before Off-Budget</b>	<b>(16,744)</b>	<b>0</b>
636	0	Depreciation Expense	1,908	0
<b>(22,712)</b>	<b>0</b>	<b>Excess Inc/(Exp) After Off-Budget</b>	<b>(18,652)</b>	<b>0</b>
		<b>Restricted Reserves</b>		
(1,367)	0	Appliance Reserve Equity	81,984	0
4,917	0	Painting Reserve	379,714	0
0	0	Operating Reserve Equity	403,258	0
0	0	Roofing Reserve	274,702	0
(180)	0	Emergency Reserve Equity	483,554	0
(1,970,878)	0	Infrastructure Reserve	838,946	0
<b>(1,967,508)</b>	<b>0</b>	<b>Total Restricted Reserves</b>	<b>2,462,157</b>	<b>0</b>

Mutual One Board of Directors Meeting  
April 28, 2016  
Landscape Report  
Co-Chairs Kathy Almeida and John Barreras

The issue of whether or not Mutual One must comply with Assembly Bill 2561, Civil Code 4750 (Personal Agriculture) has not been resolved for almost one year. It was June of 2015 when this bill was first brought to my attention even though it became law January 1, 2015.

Mutual One's policy for a number of years states that fruits and vegetables are not allowed to be grown in flowerbed areas and yet violations became problematic. In 2010 a rat infestation in some areas of our mutual prompted a survey of Mutual One shareholders on whether to allow fruits and vegetables to be grown or remove those that had been planted. The majority voted to remove them.

Now with the passage of AB 2561 it was believed that there would no longer be a choice and Mutual One must comply. There were clearly those in favor and those opposed who remembered the problems with rats in 2010. Believing that our policy would have to be revised it took longer than intended to get the wording in its proper format for review by our attorney.

Progress of revising the policy was further conflicted by Civil Code 1940.10, Personal Agriculture Definitions, where "Private area" meant an outdoor backyard area that is on the ground level of the rental unit. It can be argued that this bill failed to specify all types of Community Interest Developments as far as property planning is concerned.

I ask my fellow Directors to consider whatever options are available at this time as now only two board meetings remain for this term.

Respectfully submitted.

April 28,2016

Hello Mutual One Shareholders,

I hope you all are doing well and enjoying life. This month The Golden Rain Foundation held an evening monthly Board Meeting. The meeting was well attended.

The following items were discussed:

1. A fund will be established to reimburse a covered employee or dependent who incurs a hospitalization during the plan year April 1, 2016 and ending March 31, 2017. The reimbursement will be for \$500 per incident providing the employee submits a receipt for such an expense. GRF BOD moved and unanimously approved a fund of \$10,000 for this purpose.
2. GRF BOD moved and approved unanimously to amend Policy 1022-30, Petitions, by changing the term "resident" to "GRF shareholder/member" and requiring both printed and signature of the shareholder/member be included on a petition.
3. GRF BOD moved and approved unanimously to approve legal review and drafting of amendments to the GRF By-Laws into full compliance with all current State and Federal codes, amend the By-Laws in the area of elections to allow adequate time frames in the election process based upon provisions of the Civil Code, and amend the By-Laws to include all genders, at a cost not to exceed \$5000.
4. GRF BOD moved and approved unanimously to award a contract to Peterson Tree Works for the trimming of the Community Facilities and Golf Course trees at a cost not to exceed \$23,160.
5. GRF BOD moved and approved unanimously to award a contract to John Dantuma Masonry not to exceed \$900,000 to replace Perimeter Wall section L & M. Perimeter Wall section J & K will be delayed until 2017.
6. GRF BOD moved and approved unanimously to award a contract to Alpine Heating and Air to replace two heat pumps at Clubhouse 2 for a cost not to exceed \$10,800.

7. GRF BOD moved and unanimously approved modifications to the Golden Rain Foundation Minibus services effective July 1, 2016. These changes will increase efficiency and reduce passenger wait times. A bus will be added Sunday mornings and add Mondays as an expansion of the Wednesday service to Denny's and Trader Joe's.
8. GRF BOD moved and unanimously approved funds for the installation of a satellite Security Office within Building Five at a cost not to exceed \$10,369.10.
9. GRD BOD moved and unanimously approved the purchase and installation of transit air conditioning systems for five minibuses from PROAIR, LLC, and the purchase and installation of window tinting on all minibuses for an amount not to exceed \$30,000.
10. GRF BOD moved and unanimously approved the purchase of a replacement generator from Northern Tools and installation by California Generator, in the amount of \$6,000.

Carol Weller, Mutual Administrator Director announced her retirement from the Golden Rain Foundation after more than 30 years of service to us. Her retirement is effective July 8, 2016. She will be missed!!!

Remember to vote in the upcoming Mutual One Board of Directors Election. The ballots will be mailed to your homes very soon!

"The Constitution only gives people the right  
to pursue happiness. You have to catch it yourself!"

—Ben Franklin

Best regards,



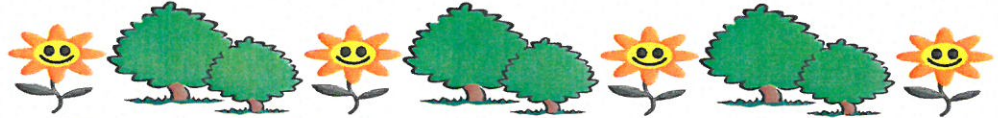
Leah J. Perrotti

GRF Director, Mutual One



*Spring is here in Our Hometown*

**The Mutual Administration Director's Report  
March, 2016**



**Plant Drought-Tolerant trees, shrubs and plants**

Spring has arrived and with it another chance to brighten your garden area. If you see that one or more trees have been removed due to age, or fallen over in the wind.....Remember it will take some time and money to replace them.

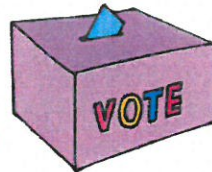
Your mutual Board removes trees which have been determined to be a danger to lifting the sidewalk or doing damage to a building. Hence they decide to remove the tree. The root ball of the tree needs time to settle and have the leftover root growth dissolve before another tree can be put in its place....Consult with your Mutual Director or the Mutual's landscape policy before planting shrubs and flowers.

**Conserve Precious water**



The Leisure World Globe is Close to being finished. Cross your fingers and toes.....a date of completion and then an unveiling of the Globe will be here soon.

Mutual and GRF elections will be beginning soon. Be prepared and either run for office or serve on a committee. This is your community; your Leisure World.....Please vote. It is important! REMEMBER....Your vote is your voice.



**VOTE!!!!**

**VOTE!!!!**

*How powerful is the roar of a single voice in the dark  
that brings light to others.*



**MUTUAL OPERATIONS****DRAFT****Physical Property****Landscape Areas, Trees and Shrubs – Mutual One Only****PURPOSE**

This policy is adopted to enhance the enjoyment of the Mutual One living style by setting and enforcing standards for Mutual One landscaping.

This policy outlines the shared responsibilities of Mutual One and its residents. The Landscape Committee is entrusted with the management of landscaping including the responsibility for inspections and enforcement of this policy.

If all residents follow the policy as outlined below, the landscape areas will display what most residents would consider an appealing appearance of Mutual One, a benefit to us all as a good place to live and an enhancement of property values in the event of resale.

**I. GARDEN AREA SIZES**

Every resident is allowed the privilege of a flowerbed area in front of his/her apartment. Existing flowerbeds range in width from 24" to 36" and cannot be more than 36". The flowerbed must, however, conform and align with the existing flowerbeds in front of the building. Under no circumstances can the flowerbed exceed the width of the predominant flowerbeds in front of the building. The maximum permissible width of 36" is measured from the outer edge of the building/porch toward the sidewalk, and must be aligned with the adjacent flowerbeds if they are less than 36". The purpose is to align, conform, and maintain continuity of the flowerbeds in a straight and contiguous alignment. Existing extensions beyond the 36" limit are "grandfathered" in. No new extensions are permitted after 10-23-08. At the time of sale, transfer of stock or remodel, extensions will be returned to the permissible width in conformity with the established predominant alignment in front of the building. The work will be done by Mutual One and at seller's expense or at owner's expense when a remodel.

**II. FLOWERBED AREA USE AND MAINTENANCE**

Residents are expected to maintain their flowerbed area in a manner which most people would consider to be an enhancement and aesthetically appealing to the appearance of the Mutual. If a resident does not adhere to the requirements of the landscape policy, the Mutual will advise the resident, in writing, of the problem to be corrected.

If the resident does not correct the problem, the Mutual will revoke the resident's flowerbed privilege and assume planting of the flowerbed.

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1. Residents may plant greenery of their choice from the Mutual One approved planting list (See Section IV), at their cost, subject to the restrictions set forth in Section IV.

Vines (all varieties) are not permitted. Vines provide ready habitat for rats and other small animals; they also increase humidity against all surfaces, causing dry rot.

All parts of all plantings must be at least 6" from the building/porch and remain 18" below the eaves.

All non-conforming plantings will be cut back by the Mutual at resident's expense.

All plants in flowerbed areas with a trunk diameter of 4" or more will be removed by the Mutual at resident's expense.

2. All fertilization and plant pest control within the flowerbed area are the responsibility of residents at their expense. Pesticide application requires careful attention to prevent endangerment to others as well as useful insects.
3. Flowerbed areas are cultivated, weeded, and trimmed by contracted garden staff. Residents who desire to do that work themselves may alert contracted garden staff by placing red flags within the flowerbed areas. Flags are available from Directors.
4. The staff members of the contracted garden service are instructed to remove weeds from all flowerbed areas, including Baby's Tears, wild mint, and plants of the spiderwort family. All these plants are capable of spreading onto the lawns or invading neighboring gardens.
5. In no instance are plants of any sort permitted to become entwined, lay upon, or in any manner touch a roof, an exposed beam, or any portion of a structure as these conditions tend to invite termites, rats, and mice.

Any plant materials in the flowerbed areas whose roots are damaging the building structure, walkways, lawn area, or retaining wall must be removed at the expense of the resident and the damages repaired at the expense of the resident.

Plants not already trimmed to acceptable standards will be cut back, at resident's expense, when the structure is painted or repaired.

6. Entrance walkways, from the sidewalk to the structure/porch, must be kept at all times



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clear of potted plants and all other impediments, including electric carts. Nothing that will in any way impede the full use of the 36-inch-wide walkway and entry from the sidewalk to the entrance onto the porch is permitted to remain on the walkway. Plant materials must not extend outside the flowerbed limits over scallop borders, walkways, turf areas, or into neighboring flowerbed areas.

7. Plants are not permitted on top of the Padmount transformers, hung or placed on Padmount enclosures (per Policy 7492), nor on telephone vaults, telephone poles, or adjacent areas.
8. Residents of apartments A, L, F, and G, upon prior written Board approval, may be allowed to plant in the areas adjacent to the ends or sides (triangles in A & L) of their units. If the resident has permission to use this area, the resident must follow the rules as to what plants are permitted and care for the planting so as to keep them aesthetically appealing. Approval for these special areas may be revoked by the Board and the plants removed at any time without reimbursement to the resident for the items removed. A 36" unencumbered aisle or dirt walkway will be maintained from the sidewalk to the front window of the 2<sup>nd</sup> bedroom to ensure unobstructed access for emergency personnel. Violation of this requirement is not protected by a "grandfather" clause and any such plantings will be removed at resident's expense without compensation.
9. Watering garden areas is the resident's responsibility. Slow watering of plants all day or all night is not permitted. Watering plants without attendance is not permitted; this is to prevent flooding and over watering of the area. Hoses may not be left unattended, if the water is on, and soaker hoses are not permitted.
10. Care must be exercised to avoid over-planting flowerbed areas. Patio furniture is not permitted in the flowerbed area. The Mutual is responsible for the maintenance of the turf area.
11. A maximum of six (6) hanging items is permitted, which includes flower baskets, wind chimes or other artifacts. Plants must be kept trimmed, healthy and on non-rusting hangers.
12. Any potted plants placed in the flowerbed areas must be in decorative pots – they may not be left in the nursery containers. Potted plants are to be kept trimmed and in a healthy state. The flowerbeds are to be kept in an attractive state to avoid an overabundance of plants that can be an eyesore and attract black widow spiders, other spiders, bugs and rodents.

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13. If a flowerbed is deemed to be an eyesore by the Landscape Committee and provides hiding places for spiders and rodents, then the resident will be asked, in writing, to clean it out. If the resident does not clean out the “overgrown” flowerbed and/or overabundance of potted plants, then the Mutual will do it, and thereby revoke the resident’s privilege of planting in the flowerbed. In this case, the resident will not be reimbursed for any plants, pottery, containers or non-authorized “items” in the flowerbed.

**III. TURF AREAS**

1. Turf areas are described as the ground areas located outside the apartment’s flowerbed area. The Mutual is responsible for the maintenance of the turf area. Laundry room planters are a part of the Mutual’s landscape/lawn property – they are not for residents’ use. If a resident infringes upon this area, the Mutual will ask the resident to remove such infringements. If resident doesn’t remove them, the Mutual will have the infringements removed with no compensation to the resident.
2. Residents are not permitted to install, maintain, remove, or relocate plants or any other landscaping materials, in the turf areas, around trees, irrigation corners on green belts, or around light poles. Any plants or other landscaping material that is placed in a turf area by a resident may be removed at resident’s expense. Directors have the authority to authorize such removal. Subsequently, the plants may or may not be replaced.
3. Residents are not permitted to install, relocate, or adjust turf area sprinklers. Residents are not permitted to hand-water turf areas except for areas inadequately irrigated by the sprinkler systems.
4. The Mutual will not plant or replace trees in turf areas that have less than an eight-foot clearance from planting to sidewalk and/or entrance walkway.
5. Temporary use of turf areas by residents requires prior written approval by a Director (examples could include a picnic, party, moving, construction material storage, etc.).
6. Lampposts may not be decorated or have anything attached to them.

**IV. APPROVED AND PROHIBITED PLANTS**

1. The list of approved plants is shown below (no other plants are to be placed in the flowerbeds). If a resident has a question about a plant that does not appear on the approved list, the resident needs to contact a Mutual One Director for clarification and

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obtain written approval from the Director prior to planting. If planted without prior written approval, the Mutual will remove, at its discretion, the offending plant(s) at the resident's expense.

**Approved Plants List:***Sun Areas:*

- a) Day Lily – Yellow
- b) Hidcote Lavendula Angustifolia
- c) Salvia Leucantha – Santa Barbara Sage
- d) Nandina – Gulfstream
- e) Duranta Repens
- f) Raphiolepis – Pink Lady

*Shade Areas:*

- g) Mandevilla Splendens
- h) Camelia
- i) Azalea
- j) Pittosportum – M. Channon
- k) Nandina – Gulfstream
- l) Hidcote Lavendula Angustifolia

*Small Flowering Shrubs:*

Azalea  
Camelia  
Gardenia  
Heather  
Hydrangea

*Drought-tolerant Plants:*

Heavenly Bamboo  
Star Jasmine  
Dwarf Hibiscus  
Mandevilles

3. The following plants are prohibited and may not be planted in the flowerbed areas: Asparagus fern (all variations), Ivy, Baby Tears, Poinsettia, Bird of Paradise, Spiderwort family, trees, fruit trees of any kind, citrus trees, cedar-type bushes, Boston ferns, cactus (large), palm trees (if too large), Ficus trees, Jade plant/trees, and Wild Mint.

NOTE: Any tree or plant will be removed if deemed by the gardener or Physical Property Inspectors to have roots that will cause damage to the sewers or infrastructure.

~~Fruits and vegetables are not permitted in flowerbed areas (land is set aside in Leisure World for vegetable planting. Please see a Director for the location and process required for obtaining an assigned gardening plot).~~

**FRUITS AND VEGETABLES**

**Growing vegetables and fruit in flower bed areas is strongly discouraged. Land in the 1.8-acre Mini Farms is set aside in Leisure World for vegetable planting. Call Community Facilities (ext. 398) for information.**

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**All vegetables and fruit may be grown in pots within the shareholder's designated flower bed area. Pots may not be placed on walkways, sidewalks, or anywhere that will impede emergency access.**

**Proper maintenance of flower bed gardens is required. Ripe produce must be removed in a timely manner so as not to attract vermin and rodents.**

**Vegetables, fruit plants, and trellises must be at least eight inches away from the building façade, patio and walkway and must be at least 18 inches below overhang.**

**Shareholders will have 10 days to correct violations of this policy, or plants will be removed by the Mutual at the shareholder's expense.**

**When notice of intent to withdraw, sell or transfer a unit has been completed, the garden area must be brought back in compliance with the Mutual's policy, at the seller's expense, prior to listing the unit for sale. Existing garden may be removed by seller or purchasing party per their purchase agreement.**

Some prohibited plants may be permitted if planted in special containers that do not allow plant roots to touch the ground outside of the container. Clarify with the Mutual Board before planting and obtain written approval. Otherwise, the plant(s) will be removed by the Mutual at the resident's expense.

**V. ADMONITIONS**

1. Use of leaf blowers by residents is strictly prohibited.
2. Legally, shopping carts brought into Leisure World are considered stolen property. TAKE THEM BACK.
3. Residents with a four-legged pet must clean up after their pet if it relieves itself in any area of the Mutual. Defecated material destroys grass and is a costly hazard to the gardeners.
4. Easily transported trash or other small items for disposal should be placed into the trash bins provided. Trash or other items may NOT be left on the ground, on the cover of a trash bin, or on a wall of the trash enclosure.

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ANY and all electronic waste (computers, toasters, televisions, household batteries, etc.) must be taken to the Maintenance Yard (located at the very end of Golden Rain Road) and disposed of properly.

5. Large, heavy items not destined for donation and pick-up by some organization must not be placed into a dumpster, or left on the ground adjacent to a dumpster. These types of items must be taken to a special dumpster located on the street opposite the Mini-farm. If that is inconvenient, contact a Director who will arrange for the item(s) to be transported to the Mini-farm area (resident will be charged a fee for this service).

If large, heavy trash items are abandoned at or near a dumpster in the Mutual, the cost to properly dispose of these items will be charged to the owner, if the owner of the items is identified.

6. Be careful with hanging baskets, pots, hummingbird feeders (no other type of bird feeders are permitted), and any other items that hang from the eaves. If the item is too heavy, it may damage the eaves. If not well-fastened, it may be blown off by a strong wind and break a window or injure someone.

**VI. RECOMMENDATIONS**

All residents are urged to discuss plantings with the Board of Directors or a member of the Landscape Committee before making major changes in their flowerbed areas.

Necessary approvals as noted above must be applied for, in writing, and left with a Director or a member of the Landscape Committee. Required action will commence promptly, and the request will be handled in a timely manner.

**VII. RESOLVED**

WHEREAS, at such times it is necessary to paint and/or make repairs to the exterior portions of the buildings of this Mutual, shrubs, trees, plants, vines and other growth that is entwined, laying upon or otherwise touching the roofs, exposed patio beams, or other parts of the building, must necessarily be removed, pruned, or trimmed back so as not to interfere with the repairs or the proper application and drying of paint; and

WHEREAS, between painting or repairs, such plant growth, if allowed to grow unchecked, can cause damage to the structure and/or the paint finish by rubbing, retaining moisture and/or attaching root mechanisms to the buildings' surfaces; and

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WHEREAS, it is the intent of the Board of Directors to clean up, spruce up and maintain the Mutual's grounds and flowerbeds in a pleasantly appealing look of conformity and continuity in an effort to preserve shareholders' property values; to present Mutual One in a fashion so that ALL residents and visitors can be pleased to look at it, and ALL residents can be proud to live in Mutual One;

NOW, THEREFORE, BE IT RESOLVED, that the Mutual Corporation will trim, prune, or remove, as necessary, all such aforementioned plant growth, determining at the time whether it is a resident or Mutual Corporation responsibility.

BE IT FURTHER RESOLVED, that, in the future, plant growth will not be permitted to grow back to a condition of untidiness or so as to interfere with the building repairs or painting and, in order to accomplish these policies, the Mutual will trim, prune, and remove such growth from time to time as necessary.

**MUTUAL ADOPTION**

ONE: 06-24-02

**AMENDMENTS**

10-24-02  
 04-22-04 (effective 07-01-04)  
 09-25-08  
 10-23-08  
 07-22-10



# SIGN-IN SHEET

## BOARD OF DIRECTORS MEETING

MUTUAL NO. ONE

DATE: APRIL 28, 2016

	<b>SHAREHOLDER/GUEST NAME</b>
1.	Nobou Otake
2.	Mark Scott
3.	Betty Hacke
4.	Ursula Wehage
5.	Betty Scharf
6.	D. Geisler
7.	Joan Eisenhart