

**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 27, 2017**

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 27, 2017, in Conference Room A of the Administration Building, followed by the *Pledge of Allegiance*.

ROLL CALL

Present: President Luther-Stark, Vice President Collazo, Secretary Gambol, CFO Schweitzer, and Directors Barreras, Merritt, Holzer and Singer

GRF Representative(s): Mrs. Perrotti and Mr. Stone

Guests: Mr. Rosenberger, WASH Multi-Family Laundry System
19 Mutual One shareholders

Staff: Ms. Hopkins, Mutual Administration Director
Mr. Antisdell, Building Inspector
Mrs. Aquino, Recording Secretary

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

President Luther-Stark announced that due to the wrong meeting date posted on the agenda, no business can be performed at this meeting.

BUILDING INSPECTOR'S REPORT

Inspector Antisdell presented his report (attached).

Inspector Antisdell left the meeting at 10:01 a.m.

GUEST SPEAKER – Mr. Rosenberger, WASH Multi-Family Laundry Systems

Mr. Rosenberger, District Sales Manager from "WASH", discussed the services that the company can provide to the Mutual Corporation, and also answered questions from the shareholders and the Mutual Board.

CHIEF FINANCIAL OFFICER'S REPORT

CFO Schweitzer reviewed the *Financial Statement Recap* for March 31, 2017 (attached).

MUTUAL ADMINISTRATION MANAGER'S REPORT

Ms. Hopkins updated the Board on Mutual Administration activities. In addition she also passed out a flyer about the Life Options Expo being held on July 8, 2017(attached).

President Luther-Stark called a break from 10:12 a.m. to 10:28 a.m.

GRF REPRESENTATIVE REPORT

GRF Representatives Perrotti and Stone reported on various GRF activities.

COMMITTEE REPORTS

Landscape

Secretary Gambol reported on various landscaping done throughout Mutual One.

Physical Properties

Director Barreras provided a verbal report on various projects throughout the Mutual.

Town Hall Committee

Director Singer updated the Board on the Town Hall Meeting.

Welcome Wagon Committee

Director Merritt provided a report on various activities of the Welcome Wagon Committee.

OLD BUSINESS

No business was performed due to incorrect meeting date on agenda.

NEW BUSINESS

No business was performed due to incorrect meeting date on agenda.

DIRECTORS' COMMENTS

President Luther-Stark reported that the 1st Annual Mutual Party will need to be rescheduled. More information to follow.

ADJOURNMENT

There being no further business to conduct, President Luther-Stark adjourned the meeting at 11:42 a.m.



Attest

Donna Gambol, Secretary
SEAL BEACH MUTUAL ONE
ka:5/2/17
Attachments

**NEXT BOARD MEETING: May 25, 2017 at 9:15 a.m.
Administration Building Conference Room A**

**RESOLUTIONS IN THE REGULAR
MONTHLY MEETING APRIL 27, 2017**

4/27/17 NONE

INSPECTORS MUTUAL REPORT

MUTUAL : (01) ONE

INSPECTOR : JERRYANTISDEL

MUTUAL BOARD MEETING DATE: 04/27/2017

PERMIT ACTIVITY

UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	PERMIT ISSUE	COMP. DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR / COMMENTS
5-D	WINDOWS/DOORS	BOTH	04/11/17	05/11/17	NO	NONE	SWENMAN
11-E	FLOORING	GRF	03/20/17	04/20/17	NO	03/30/17 FINAL	KARYS CARPET
12-G	COUNTER TOP/TUB	BOTH	02/27/17	05/12/17	NO	NONE	LOS AL BLDRS
14-I	HEAT PUMP	BOTH	03/27/17	07/02/17	NO	04/14/17 FINAL	GREENWOOD
18-D	DECO BLOCKS / GATE	GRF	03/25/17	03/30/17	NO	NONE	OGAN
20-I	TILE AT PATIO	GRF	04/24/17	05/24/17	NO	NONE	LOS AL BLDRS
22-G	HEAT PUMP	BOTH	05/03/17	08/03/17	NO	NONE	GREENWOOD
23-F	REMODEL/ADDITION	BOTH	10/15/16	04/15/17	NO	NONE	NATIONWIDE PAINTING
23-F	REMODEL/ADDITION	BOTH	10/15/16	04/15/17	NO	01/26/17 UNDERGROUND	NATIONWIDE PAINTING
23-R	FLOORING	GRF	02/20/17	03/30/17	NO	NONE	KARYS CARPET
29-L	COUNTER TOPS	BOTH	02/07/17	02/28/17	NO	NONE	KONRAD
31-G	REMODEL/ADDITION	BOTH	10/12/16	03/30/17	NO	NONE	KRESS
31-G	REMODEL/ADDITION	BOTH	10/12/16	03/30/17	NO	11/10/16 UNDERGROUND	KRESS
46-G	HEAT PUMP	BOTH	09/01/16	12/01/17	NO	NONE	YES
47-B	WINDOWS DECO BLOCKS	BOTH	03/07/17	05/25/17	NO	NONE	LW DÉCOR
52-B	HEAT PUMP	BOTH	04/27/17	05/27/17	NO	NONE	ALPINE
52-C	MICROWAVE	BOTH	04/24/17	05/01/17	NO	NONE	OGAN
53-A	SHOWER CUT DOWN	BOTH	04/03/17	05/03/17	NO	NONE	NU KOTE
53-B	HEAT PUMP	BOTH	03/29/17	06/29/17	NO	NONE	GREENWOOD
62-C	COUNTER TOPS KIT/BATH	BOTH	02/03/17	02/28/17	NO	NONE	LW DÉCOR
64-C	FLOORING/WINDOWS	BOTH	02/15/17	03/20/17	NO	04/18/17 FINAL	LW DÉCOR
64-E	FLOORING	GRF	03/10/17	04/10/17	NO	03/23/17 FINAL	KARYS CARPET
65-G	REMODEL	BOTH	02/20/17	04/28/17	NO	UNDERGROUND 03/14/17	BERGKVIST
65-G	REMODEL	BOTH	02/20/17	04/28/17	NO	FRAM/INSLUT/SHEAR	BERGKVIST
65-I	WASHER/DRYER	BOTH	05/05/17	06/02/17	NO	NONE	BERGKVIST
66-F	SIDEWALK	GRF	04/27/17	06/01/17	NO	NONE	M J JURADO

ALL SHADED AREAS HAVE BEEN SIGNED OFF

ESCROW ACTIVITY

UNIT #	NMI	PLI	NBO	FI	FCOEI	ROF	DOCUMENTS/COMMENTS
1-E		02/23/17	03/13/17	03/13/17	03/24/17	03/31/17	
1-F		07/02/16					
6-D		09/27/16					
6-G		04/17/15	03/16/16	03/18/16	04/01/16		
6-L		12/30/13					
7-E		11/13/15					
9-A		04/12/17					
10-E		03/03/15					
10-F		12/18/13					
11-C		02/18/16					
11-E		09/27/16	01/20/17				
14-J		08/31/16					
18-J	12/9/2016						
20-F		05/02/16					
22-E		04/10/17					
28-L		09/07/16					
29-C		01/11/16					
35-E		02/16/17					

INSPECTORS MUTUAL REPORT

MUTUAL : (01) ONE

INSPECTOR : **JERRYANTISDEL**

MUTUAL BOARD MEETING DATE: **04/27/2017**

41-A		11/14/16					
42-H		07/13/16					
53-B		09/06/16	01/13/17				
54-H		04/19/17					
58-C		02/28/17	03/10/17	03/13/17	03/27/17	04/10/17	
60-I		08/16/16					
62-C		11/22/16	01/11/17	01/13/17	01/27/17	03/31/17	
64-C		06/30/16					
64-E		04/10/17					
67-D		02/02/17					
68-H		03/25/16					
69-G		06/22/16					

ALL SHADE AREAS HAVE BEEN SIGNED OFF

NMI = New Member Inspection PLI = Pre-Listing Inspection NBO = New Buyer Orientation
 FI = Final Inspection FCOEI = Final COE Inspection ROF = Release of Funds

CONTRACTS 2016/2017

DIRT AT SEWER CLEAN OUTS IS COMPLETE
M J JURADO IS MOVING ALONG GREAT AT SIDEWALKS AND BLOCK WALLS

ALL SHADED AREAS HAVE BEEN COMPLETED

MUTUAL AND SHAREHOLDER REQUEST

CALLS AND VISITS TO UNITS 68
MIRRORS AT CARPORTS ON STREET SIDES WILL NEED 57 MIRRORS INSTALLED COST NOT TO EXCEED \$8,000.00
METER DOOR REPLACEMENT I CALLED 3 CONTRACTORS WITH NO RESPONSE

P.O. Box 2069
 Seal Beach CA 90740

Mar Actual	Mar Budget		2017 Y-T-D Actual	2017 Y-T-D Budget
198,696	198,694	Carrying Charges	596,085	596,082
89,641	89,642	Reserve Funding	268,924	268,926
288,338	288,336	Total Regular Assessments	865,009	865,008
3,805	3,334	Service Income	10,611	10,002
2,490	3,334	Financial Income	7,403	10,002
3,184	3,165	Other Income	9,896	9,495
9,479	9,833	Total Other Income	27,910	29,499
297,817	298,169	Total Mutual Income	892,919	894,507
122,118	122,118	GRF Trust Maintenance Fee	366,354	366,354
16,048	22,274	Utilities	49,046	66,822
19,243	1,806	Professional Fees	27,857	5,418
0	42	Office Supplies	93	126
32,363	44,723	Outside Services	76,769	134,169
20,448	17,564	Taxes & Insurance	61,345	52,692
89,641	89,642	Contributions to Reserves	268,924	268,926
299,862	298,169	Total Expenses Before Off-Budget	850,388	894,507
(2,045)	0	Excess Inc/(Exp) Before Off-Budget	42,532	0
55,741	0	Depreciation Expense	55,741	0
(57,787)	0	Excess Inc/(Exp) After Off-Budget	(13,210)	0
		Restricted Reserves		
(10,312)	0	Appliance Reserve Equity	22,891	0
6,667	0	Painting Reserve	402,498	0
0	0	Contingency Operating Equity	343,258	0
4,167	0	Roofing Reserve	207,877	0
(770)	0	Emergency Reserve Equity	472,946	0
49,046	0	Infrastructure Reserve	1,580,520	0
48,797	0	Total Restricted Reserves	3,029,991	0

Live *Your* Life On *Your* Terms



Come find opportunities to enhance your quality of life at
The Life Options Expo

Presented by
The Golden Rain Foundation, Leisure World, Seal Beach

Saturday, July 8, 2017
9:00 a.m. - 12:00 p.m.
Clubhouse 2

The community-based expo will provide residents of Leisure World, Seal Beach, with an opportunity to learn about options that are available to enhance your quality of life. Come meet and speak with participating businesses and agencies who operate Assisted Living Facilities, Board and Care Operators, Home Care Agencies, Placement Specialists, Elder Care Agencies, Long Term Planning and County Organizations.

For information about The Life Options Expo, please contact Cynthia Tostado, LCSW at 562-431-6586 x317.



"As we grow older, we must discipline ourselves to continue expanding, broadening, learning, keeping our minds active and open." — Clint Eastwood

Mutual Administration Director's Report

April 2017

Leisure World Library

The Leisure World Library is located next to the North Gate.

Open Monday through Saturday from 9:30 a.m. to 3:30 p.m.

Telephone number is 562-598-2431.

In 1995, Orange County declared bankruptcy and decided to close public branches of libraries. At that time, Seal Beach had three branches, including the Leisure World branch. When hearing that the Leisure World branch would be closed, the residents came together and decided to purchase the branch and convert it into a private library for resident use.

The Leisure World Library has an average of 300 residents who visit every day, which is roughly 6,000 people a month. The Library has over 36,000 titles and 8 patron computers. It has a staff of nine and over a dozen volunteers to run the daily operation.

The Leisure World Library's collection consists of fiction, non-fiction, audio books, magazines, newspapers, DMV study guides, braille, large print, music, DVDs and Blu-rays.

On-line access can be achieved at www.lwsb.com, click on Library under Directory, and then click on Online-Catalog.

The due date for new books is 1 week/no renewal, regular books is 3 weeks/1 renewal, new media is 3 days/no renewal, and regular media is 1 week/1 renewal.

Services include the use of patron computers Monday through Saturday from 9:30 a.m. to 3:00 p.m., copy machine with a charge of \$.10 per copy, and fax machine (sending and receiving) with various fees. The copy machine and fax machine hours are Monday through Saturday from 9:30 a.m. to 3:15 p.m.

The Friends of the Library is located directly across from the Library. Hours are Monday through Saturday from 9:30 a.m. to 3:30 p.m. Their telephone number is 562-596-7735.

The Friends of the Library is a non-profit organization. All donations are tax deductible and the proceeds benefit the Leisure World Library. They invite all shareholders to come down and check out their used book selection.

Town Hall Meeting Report

Our second town hall meeting was held on April 2nd.

There were seven board members present and one GRF rep.

There were 134 shareholders present who challenged us

With a multitude of questions. The board did their best to

Address the concerns and grievances of their fellow shareholders.

The afternoon was a success as everyone who wished to speak had their opportunity.

The town hall committee will meet after the elections to discuss

The next town hall meeting.

Respectfully submitted,

Phil Singer

Leah J. Perrotti
GRF Director, Mutual One

April 27, 2017

Dear Mutual One Shareholders/Members,

This past month was very busy...but as I get around Mutual One, I see all of your gardens that are beautiful with gorgeous flowers and shrubs. We are so fortunate to live in such a beautiful Mutual. It will be even more spectacular when the landscapers finish working on our lawns and greens. The following will give you a birds-eye-view of what has transpired at the GRF meetings this past month:

Strategic Planning Ad Hoc Committee

The Committee discussed and made some corrections to the 2017 Projects Plan. A work study meeting was held on April 17th to update and discuss future projects. The Committee discussed Mission and Vision statements for the Golden Rain Foundation. The Committee came to consensus on the following:

GRF Mission Statement

"We provide active, independent seniors with an exceptional retirement lifestyle by creating a wide variety of social, educational, and recreational opportunities."

GRF Vision Statement

"We protect and preserve community assets through sound fiscal management, and identify and prepare creative solutions for the future, while promoting a sense of a friendly, small-town community."

Security, Bus & Traffic

The Committee authorized the Interim Security Chief to rebrand a security vehicle with the word "Parking" on its doors and purchase a magnetic sign with the word "Security" which is to be used when the vehicle is not used by the Parking Enforcement Officer at an estimated cost of \$150. Amendments to Policy 1927-37, Parking Rules for Trust Property were approved and forwarded to the BOD for approval. Amendments to Policies 5537-38, Minibus Service and 5538-38, Bus Safety Rules and forward to the BOD for approval.

Physical Property Committee

After discussion it was the consensus of the Committee to allow the Executive Director to obtain the cost of engineering and installation of fiber optic poles and to get it done in conjunction with the streets replacement. The Committee reviewed the Golden Rain Road and St. Andrews intersection drawing, as presented. It is the consensus of the Committee to have the project Coordinator and Urban Crossroads to explore moving the median as far as possible, without moving the street light, to allow more room for a left-hand turn. It was the consensus of the Committee to bid on this project as drawn. The Committee reviewed the drawing of St. Andrews and the Triangle, as presented. After discussion, it was the consensus of the Committee to implement yellow Botts Dots into the drawing to allow people to stay within the lane while making a right-hand turn. The Committee also

directed the Project Coordinator to make an adjustment to the drawing that shows diagonal parking outside the gate at St. Andrews by allocating the first two spaces for bicycle parking. The drawing will be sent out for bids as presented. The Committee approved all traffic controls, pavement markings, and signage throughout the community, in compliance with CAMUTCD, in the amount not to exceed \$272,800 and forward this project to the Finance Committee for funding approval and then on to the BOD for approval. It was the consensus of the Committee to postpone the Amphitheater parking lot project until next year. The Clubhouse Six parking lot striping will be completed when the Amphitheater project is done next year. The Committee discussed sewer cleaning bids as presented and came to the consensus of postponing the selection of a contractor at a future meeting. The Committee approved to replace the traffic light pole in the amount not to exceed \$8795 and purchase an additional three poles in the total amount not to exceed \$36,000 for all poles. Policy 1350-70, Community Grounds and Maintenance was rescinded. Policy 5130-70, Physical Property Committee will be sent to the Policy Rewrite Committee to review and make amendments.

Architectural Design & Review Committee

The Committee approved a request to Finance to transfer \$20,000 from the excess Globe budget to the ADR Committee for the lighting and landscaping project at the Main Gate. Mrs. Damoci mentioned that next year is the 100th anniversary of World War I and that the Historical Society has a plaque of Veteran Shareholders. She would like to see the Committee decide upon a prominent place for the display of this plaque. The Committee accepted the proposed amendments to the ADR Committee Charter, Policy 5160-ADR and forward to the BOD for approval.

Mutual Administration Committee

The Committee approved to recommend the GRF BOD amend Policy 1201.33, Photo Identification Cards.

Publications Committee

The Publications Manager spoke of the website and home page updates. The Committee reviewed the LW Weekly survey. The Publications Manager provided the Committee with updates on Easter and Mother's Day Marketplaces. She also gave an update on the Spotlight project, ID Cards article and telephone books printing and distribution.

Information Technology Systems Committee

Mr. Lazear, the FFT Representative provided the Committee with updates on overall IT services transition, spam control, and a possible future shift towards digital transmission. The Committee approved the request for an additional \$50,000 for completion of Axxerion transition in Accounting and Purchasing Departments and forward to Finance and then to the BOD for approval.

Recreation Committee

The Mission Landscape Representative, Mr. Campanozzi, spoke of the Multipurpose Court drawing as presented and asked for the Committee's responses. After discussion, the Committee agreed on the following: take out the fire pit, and incorporate a seating area in

place of it; allocate the area for a bocce ball court, show the overlay for basketball free throw lanes, add more portable BBQ grills with at least one built-in counter (4 BBQs altogether); show overlay of the badminton area over the pickleball court; add a golf cart parking area; relocate the existing shed to improve access; show an estimate layout for the croquet court; add a drinking fountain and keep the landscaping material consistent with the front gate. The service and repair of pool tables at Clubhouse One and Two by Mission Billiards and Barstools in the total amount of \$5575 was approved. All of the swimming pool deck furniture will be reconditioned in an amount not to exceed \$8500. Two sneeze guards for the food counter at Clubhouse Six will be purchased. Policies were reviewed and will be discussed at the next meeting. The Committee agreed on charging those selling items at the Outdoor Swap-meet in July, a \$10 fee to have a table. The Library Supervisor gave an update on the upcoming trip to the Bowers Museum.

Executive Committee Meeting

The Committee voted to approve a student intern from California State University, Long Beach reporting to the Member Resource and Assistance Liaison from June 2017 through May 2018. The Committee approved to support staff's action to redesign employee parking passes for use by Golden Rain Foundation and Health Care Center employees, to be created by the Security Department. The Committee approved a motion to forward a non-budgeted request to the Finance Committee to fund two full time dedicated parking enforcement staff, effective May 1, 2017 in an amount not to exceed \$56,770.77. Policies were reviewed.

Enjoy what is left of Spring. Summer is just around the corner. I look forward to seeing you and speaking to you as I ride around our mutual...and would love to see you at our Mutual One Board meetings.

Best regards,



Leah Perrotti

P.S.

Dick Stone and I are your candidates for the upcoming GRF election to select Mutual One Directors to represent our Mutual on the GRF Board. We would appreciate and thank you your votes.

SIGN-IN SHEET

BOARD OF DIRECTORS MEETING MUTUAL NO. ONE DATE: April 27, 2017

	GUEST NAME
1.	Sheila Singer
2.	Penny Mazman
3.	Kathy Lingle
4.	David Julian
5.	Jim Blankenship
6.	Lorraine Blankenship
7.	Cheu Kwon
8.	Samuel Calderon
9.	William Hultquist
10.	Carole Sims
11.	Ken Lancaster
12.	Mavis Lancaster
13.	Mark Scott
14.	Herta Parsons
15.	Donna Mitchell
16.	Randy Mitchell
17.	Betty Sharf
18.	Betty Hacke
19.	Dorothy Geisler
20.	Robert Garretson
21.	Jill Brennan