

A G E N D A
REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL ONE
A DAVIS-STIRLING ACT COMMON INTEREST DEVELOPMENT
ADMINISTRATION BUILDING CONFERENCE ROOM A
August 24, 2017, Meeting Begins 9:15 a.m.
(Open Forum for shareholders/residents-2 minutes 9:00 a.m. to 9:15 a.m.)

CALL TO ORDER & PLEDGE OF ALLEGIANCE	S. Luther-Stark
ROLL CALL	K. Aquino
INTRODUCTION OF GRF REPRESENTATIVE'S, GUEST(S), AND STAFF:	S. Luther-Stark
Mrs. Perrotti, GRF Representative	Mr. Stone, GRF Representative
Mr. Antisdell, Building Inspector	Ms. Hopkins, Mutual Administration Director
Mrs. Aquino, Recording Secretary	
APPROVAL OF MINUTES: Regular Meeting of July 27, 2017 Special (agenda) Meeting of August 15, 2017 (page 2)	
BUILDING INSPECTOR'S REPORT (pages 3-4)	J. Antisdell
PRESIDENT'S REPORT	S. Luther-Stark
CHIEF FINANCIAL OFFICER'S REPORT	B. Schweitzer
DIRECTOR'S REPORTS	
MUTUAL ADMINISTRATION DIRECTOR'S REPORT	Ms. Hopkins
GRF REPRESENTATIVES' REPORTS	R. Stone, L. Perrotti
COMMITTEES:	
a. Sewer Project	R. Collazo
b. No Smoking Policy Petition	R. Collazo
c. Programs and Parking	P. Singer
d. Landscape	D. Gambol
e. Emergency Information Committee	J. St. Aubin
f. Physical Property	J. Barreras

OLD BUSINESS

- a. Ratify amended/posted Policy 7407.01 – Washers and Dryers in Units (page 5)

NEW BUSINESS

- a. Bright View Landscape Representative Update
- b. Discuss Adopting Policy 7502.01.1 – Adoption of Policy 1927-37 Fines for Parked Vehicles (pages 6-18)
- c. Discuss Adopting Policy 7585.01 – Governing Document Compliance Corrective Measures and Fines (pages 19-21)
- d. Presentation – Additional Parking at Carport Ends
- e. One-Way Entrance at Carports
- f. Signage for One-way Entrance at Carports
- g. Mr. C's Towing Agreement (pages 22-26)

DIRECTORS' COMMENTS

ADJOURNMENT

EXECUTIVE SESSION IF NECESSARY (member issues; legal; approve previous minutes, if required)

STAFF WILL LEAVE THE MEETING BY 12:10 P.M.

NEXT REGULAR BOARD MEETING: SEPTEMBER 28, AT 9:00 A.M.
ADMINISTRATION BUILDING CONFERENCE ROOM A

**MINUTES OF THE SPECIAL (AGENDA) MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL ONE**

August 15, 2017

A Special Meeting of the Board of Directors of Seal Beach Mutual One was called to order by Secretary St. Aubin at 9:00 a.m. on Tuesday, August 15, 2017, in Building 5, Conference Room C.

Those members present were: Secretary St. Aubin, and Directors Holzer, Gambol, Collazo, Barreras, Singer, and Advisory Director Almeida. President Luther-Stark, Vice President Tous, and CFO Schweitzer were absent.

The purpose of the meeting was to discuss agenda items for the August 24, 2017, Regular Monthly Board Meeting.

Secretary St. Aubin adjourned the meeting at 10:30 a.m.

Attest

JoAnn St. Aubin, Secretary
SEAL BEACH MUTUAL ONE

ka:8/16/17

INSPECTORS MUTUAL REPORT

MUTUAL : (01) ONE

INSPECTOR : JERRY ANTISDEL

MUTUAL BOARD MEETING DATE: 08/24/17

PERMIT ACTIVITY

UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	PERMIT ISSUE	COMP. DATE	CHANGE	RECENT INSPECTION	CONTRACTOR / COMMENTS
1-H	FLOORING	GRF	09/30/17	10/30/17	NO	NONE	KARYS CARPET
1-H	WASHER/DRYER	BOTH	08/09/17	10/31/17	NO	NONE	BERGKVIST
3-A	FLOORING	GRF	07/17/17	08/18/17	NO	07/20/17 FINAL	KARYS CARPET
3-A	CARPORT CABINET	GRF	08/15/17	09/30/17	NO	NONE	HANDYMAN
3-I	HEAT PUMP	BOTH	08/16/17	11/16/17	NO	NONE	GREENWOOD
7-C	PATIO CARPET	GRF	07/20/17	08/18/17	NO	08/01/17 FINAL	KARYS CARPET
11-E	SHOWER CUT DOWN	BOTH	09/11/17	10/11/17	NO	NONE	NNU KOTE
22-J	WINDOWS	BOTH	07/21/16	08/16/16	NO	09/09/16 FINAL	OGAN
14-J	FLOORING	GRF	07/10/17	08/10/17	NO	NONE	BIXBY PLAZA CARPET
18-D	WINDOWS	BOTH	07/31/17	08/30/17	NO	NONE	REPUBLIC COMPANY
21-B	WINDOW/SLIDING GLASS	BOTH	07/15/17	08/30/17	NO	NONE	CALIFORNIA ENERGY
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	02/02/17 FOOTING	NATIONWIDE PAINTING
23-F	REMODEL/ADDITION	BOTH	10/15/16	04/15/17	NO	05/24/17 ROUGH ELEC	NATIONWIDE PAINTING
23-F	REMODEL/ADDITION	BOTH	10/15/16	04/15/17	NO	05/31/17 FRAMING	NATIONWIDE PAINTING
23-F	REMODEL/ADDITION	BOTH	10/15/16	04/15/17	YES	06/02/17 INSULAT/LATH	NATIONWIDE PAINTING
23-F	REMODEL/ADDITION	BOTH	10/15/16	04/15/17	YES	08/17/17 FINAL	NATIONWIDE PAINTING
25-L	WINDOWS	BOTH	06/30/17	08/21/17	NO	NONE	LW DÉCOR
28-D	DECO BLOCKS	GRF	08/20/17	09/20/17	NO	NONE	PENA
35-E	ROOM ADDITION	BOTH	04/27/17	09/30/17	NO	06/23/17 ROUGH PLUMBING	BJ & COMPANY
35-E	ROOM ADDITION	BOTH	04/27/17	09/30/17	NO	08/01/17 FRAM/ELECT	BJ & COMPANY
35-E	ROOM ADDITION	BOTH	04/27/17	09/30/17	NO	08/07/17 WOOD TREATMEN	BJ & COMPANY
41-I	ELECTRICAL CLOSET PATIO	BOTH	08/16/17	09/16/17	NO	NONE	OGAN
41-L	PATIO CARPET	GRF	07/24/17	10/20/17	NO	NONE	LW DÉCOR
42-K	FLOORING	GRF	07/24/17	08/24/17	NO	NONE	CORNERSTONE FLOORING
43-I	FLOORING	GRF	07/30/17	08/30/17	NO	NONE	KARYS CARPET
46-J	WINDOWS	BOTH	07/28/17	08/18/17	NO	08/04/17 FINAL	BROTHERS GLASS
46-J	FLOORING	GRF	06/25/17	07/25/17	NO	08/03/17 FINAL	NATIONWIDE PAINTING
47-A	WINDOWS	BOTH	07/24/17	08/24/17	NO	NONE	SEAPORT WINDOWS
53-B	KITCHEN REMODEL	BOTH	07/20/17	11/10/17	NO	NONE	LOS AL BLDRS
53-J	SHOWER CUT DOWN	BOTH	08/03/17	09/03/17	NO	NONE	NU KOTE
56-C	BEDROOM SLIDER	BOTH	07/20/17	08/22/17	NO	NONE	SWENMAN
56-I	CARPORT CABINET	GRF	08/02/17	09/02/17	NO	NONE	HANDYMAN
59-B	FLOORING	BOTH	08/21/17	09/21/17	NO	NONE	KARYS CARPET
58-C	REMODEL KITCHEN	BOTH	05/01/17	10/01/17	YES	06/29/17 UNDERGROUND	LW DÉCOR
58-C	REMODEL KITCHEN	BOTH	05/01/17	10/01/17	YES	07/14/17 FRAMING/PLUMB	LW DÉCOR
58-H	HEAT PUMP	BOTH	06/15/17	07/15/17	NO	6/14/2017 FINAL	ALPINE
58-H	FLOORING	GRF	07/10/17	08/10/17	NO	08/01/17 FINAL	KARYS CARPET
59-J	FLOORING	GRF	08/20/17	09/20/17	NO	NONE	KARYS CARPET
60-L	WINDOWS	BOTH	12/21/16	02/10/17	YES	05/26/17 FINAL	LW DECR
62-C	PATIO RESURFACE	GRF	07/10/17	09/10/17	NO	07/24/17 FINAL	STONEWAYS
63-K	HEAT PUMP	BOTH	08/21/17	11/21/17	NO	NONE	GREENWOOD
64-E	FLOORING	GRF	03/10/17	04/10/17	NO	03/23/17 FINAL	KARYS CARPET
64-F	A/C WORK	GRF	08/14/17	09/14/17	NO	NONE	YES
67-D	FLOORING	GRF	08/14/17	09/30/17	NO	NONE	GUNDERSON CARPET
69-A	PATIO CARPET	GRFF	07/10/17	08/10/17	NO	NONE	CORNERSTONE FLOORS
69-I	KITCHEN REMODEL	BOTH	06/12/17	07/25/17	NO	NONE	PEEK
69-I	KITCHEN REMODEL	BOTH	06/12/17	07/25/17	NO	06/26/17 UNDER GROUND	PEEK
69-I	KITCHEN REMODEL	BOTH	06/12/17	07/25/17	YES	FRAM/ELEC/PLUMB	PEEK

ALL SHADED AREAS HAVE BEEN SIGNED OFF

INSPECTORS MUTUAL REPORT

MUTUAL : (01) ONE

INSPECTOR : **JERRYANTISDEL**

MUTUAL BOARD MEETING DATE: **08/24/17**

ESCROW ACTIVITY						
3-A		05/25/17				
5-H		08/02/17				
7-C		06/15/17				
9-J		08/07/17				
12-H		06/05/17				
18-H	7/7/2017					
20-D		01/18/14				
25-L	7/22/2016					
21-H		07/12/17				
28-F		05/02/16	05/25/16	05/31/16	06/14/16	07/27/16
23-C		06/21/17				
23-D		06/06/17				
29-A		03/29/16	06/27/16	06/28/16	07/13/16	
30-C	8/16/2017					
30-H		07/12/17				
31-B		05/22/17				
33-K	5/31/2017					
34-H		06/29/17				
34-J		06/29/17				
34-I		07/26/17				
41-A		11/14/16				
42-H		07/13/16				
44-H		08/09/17				
44-F		06/21/17				
46-J		04/15/17	05/10/17	05/23/17	06/07/17	08/01/17
47-I		07/25/17				
50-I		07/24/17				
52-K		06/06/17				
54-H		04/19/17	05/09/17	05/30/17	06/13/17	08/01/17
60-B		07/27/17				
64-C						
64-F		05/03/17	05/26/17	05/26/17	06/12/17	07/27/17

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 2017

NOTHING NEW SINCE LAST MEETING

ALL SHADED AREAS HAVE BEEN COMPLETED

MUTUAL AND SHAREHOLDER REQUEST

CONCRETE BY CARPORTS 3 AND 4 COST IS \$16,000.00 BY MJ JURADO
 CALLS AND VISITS TO UNITS 87

MUTUAL OPERATIONS**PHYSICAL PROPERTY****AMENDED DRAFT****Washers and Dryers in Units – Mutual One Only**

A washer and dryer in a shareholder's unit of any make or model, whether side by side or stackable, shall be cleaned on an annual basis; i.e., to have all dryer vent areas thoroughly cleaned and free of lint for clear passage of air flow from inception of machine to roof top areas. A sticker with the date of cleaning must be affixed to the cleanout cover every time a cleaning is performed by Service Maintenance or an outside vendor.

In addition, all washing machine hoses and fittings must be checked for any leakage and replaced as needed on a yearly basis, not to exceed two years, upon inspection and recommendation, without a complete change of all fittings and hoses. In all close of escrow and changes of stock, all fittings must be changed prior to closing.

Further, during the fire inspections conducted every two years, the Physical Property Inspector(s) will compile a list of all units containing a washer and dryer. Shareholders who have a washer and dryer shall have the washer and dryer cleaned and any hoses replaced, as needed, by the Service Maintenance Department or an outside vendor, as stated above. The maintenance fee for this work, which is an estimated cost of less than \$100, shall be arranged and borne by the shareholder.

Mutual One does not allow portable washers in Units.**MUTUAL ADOPTION****AMENDMENTS**

ONE: 05-24-07

(draft created on 4-21-17 ka)

Page 1 of 1

MUTUAL OPERATIONS**RESIDENT REGULATIONS****Adoption of GRF Policy 1927-37 Fines for Parked Vehicles****VEHICLE PARKING POLICY PARKING RULES FOR MUTUAL ONE PROPERTY**

The following Parking Rules are applicable to all persons controlling or operating vehicles on any MUTUAL ONE PROPERTY.

Shareholder/Members are solely responsible for the actions of their guests and employees, therefore they are solely responsible for the fines and penalties incurred by their guests or employees.

GRF vehicles are exempted from these rules when appropriate, such as maintenance or security vehicles assisting first responders or providing services to a shareholder/member unit.

1 PREFACE

- 1.1** In order to promote safety, all drivers and pedestrians shall follow the same parking rules as are required on public streets, unless otherwise specified herein.

2 DEFINITIONS . Words appearing in ALL CAPITAL LETTERS are defined in this section.**2.1 ALTERNATIVE DISPUTE RESOLUTIONS (ADR)**

- 2.1.1** A method of resolving disputes other than by litigation involving a neutral third party pursuant to Civil Code Sections 5925-5965.

2.2 ASSIGNED PARKING

- 2.2.1** A defined parking location that has been designated for the use of a specific individual.

2.3 BICYCLE/TRICYCLE

- 2.3.1** A device with 2 or 3 wheels, respectively, upon which any person can ride propelled exclusively by human power through a belt, chain or gears.

MUTUAL OPERATIONS**RESIDENT REGULATIONS****Adoption of GRF Policy 1927-37 Fines for Parked Vehicles****2.4 CAREGIVER**

2.4.1 A non-shareholder/member hired or identified by a Shareholder/Member as providing part-time or full-time care. This person must be registered with Stock Transfer.

2.5 COMMERCIAL VEHICLES. A motor vehicle of a type required to be registered and used or maintained for the transportation of persons for hire, compensation, or profit or designed, used, or maintained primarily for the transportation of property. A COMMERCIAL VEHICLE shall also mean any type of vehicle, which includes without limitation, a truck, van or trailer that has one or more of the following traits:

2.5.1 Larger than one (1) ton carry weight;

2.5.2 Bares a prominent business name or advertisement. If the graphic medium is removable, such as a magnetically attached sign, this element does not apply when all such signage is removed and stored out of view;

2.5.3 Normally employed or designed for commercial business use, whether or not a business name or advertisement is displayed.

2.5.4 Racks, materials, ladders, tool boxes and/or tools are visible on the exterior of the vehicle;

2.5.5 Used to haul any hazardous materials;

2.5.6 Designed to carry more than 15 passengers.

2.6 DUE PROCESS

2.6.1 An established course for judicial proceedings or other governmental activities designed to safeguard the legal rights of the individual.

MUTUAL OPERATIONS**RESIDENT REGULATIONS****Adoption of GRF Policy 1927-37 Fines for Parked Vehicles****2.7 ELECTRIC BICYCLE**

- 2.7.1 Two-wheeled vehicle supplemented with an electric motor having a maximum speed capability of 20 mph.

2.8 GOLF CART

- 2.8.1 A motor vehicle having not less than three wheels in contact with the ground, having an unladed weight of less than 1,300 pounds, which is designated to be and is operated at no more than 20 mph, and has a maximum width of 48".

2.9 INTERNAL DISPUTE RESOLUTION (IDR)

- 2.9.1 An internal due process procedure offering an opportunity for both sides to meet and confer in good faith in an effort to resolve a dispute and reach a resolution of alleged violations of community rules.

2.10 LOW SPEED VEHICLE

- 2.10.1 A motor vehicle which is designed to travel in excess of 20 MPH with a maximum speed of 25 MPH. LSV's less than 48" in width shall be driven in accordance with the rules and regulations established for Golf Carts. LSV's that are more than 48" in width are prohibited from all walkways and sidewalks.

2.11 MOBILITY SCOOTER

- 2.11.1 A vehicle that is propelled by an electric motor with a battery pack on the vehicle. This vehicle is self-propelled.

2.12 MOTORCYCLE

- 2.12.1 A motorcycle has more than a 150cc engine size, and no more than three wheels and has to be registered with the Department of Motor Vehicles (DMV).

2.13 MOTOR-DRIVEN CYCLE

- 2.13.1 A motor-driven cycle has 149cc or less engine size (CVC §405) and has to be registered with the Department of Motor Vehicles (DMV).

(draft created on 8-14-17ka)

MUTUAL OPERATIONS**RESIDENT REGULATIONS****Adoption of GRF Policy 1927-37 Fines for Parked Vehicles****2.14 NON-RESIDENT**

2.14.1 A person without the right under the governing documents and applicable law to occupy a dwelling within a Mutual.

2.15 PARKING PERMIT BINDER

2.15.1 A register maintained by the Security Department to document vehicles granted a limited exception to certain parking rules. Examples: Extended RESIDENT'S absence, overnight RV parking, late night calls for overnight guests without a parking permit.

2.16 PARKING RULES VIOLATION PANEL (PRV) PEDESTRIAN

2.16.1 Any person who is afoot or who is using a means of conveyance propelled by human power other than a bicycle. This also includes any person operating a self-propelled wheelchair, motorized scooter, tricycle or quadricycle.

2.17 PROHIBITED VEHICLES

2.17.1 **Aircraft:**

2.17.2 Boats, personal watercraft, and their trailers except as allowed in Section 3.10 – Recreational Vehicles Restricted;

2.17.3 **INOPERABLE VEHICLE:** a vehicle that lacks a functioning engine or transmission, or non-functioning wheels, tires, doors, windshield, or any other major part or equipment necessary to operate safely on the highways;

2.17.4 Off-road vehicle (not street licensed) other than GOLF CART or GOLF CAR;

2.17.5 **UNAUTHORIZED VEHICLE:** Use or parking of a motor vehicle without consent of MUTUAL ONE or GRF;

2.17.6 **UNREGISTERED VEHICLE:** no current valid State registration; or

2.17.7 Vehicle designed to carry 12 or more passengers. **EXCEPTION:** Buses or limousines to load or offload passengers with approval from the Security Department or Recreation Departments.

(draft created on 8-14-17ka)

MUTUAL OPERATIONS**RESIDENT REGULATIONS****Adoption of GRF Policy 1927-37 Fines for Parked Vehicles****2.18 RECREATIONAL VEHICLE (RV)**

2.18.1 A motor vehicle or trailer for recreational dwelling purposes; a motor home or other vehicle with a motor home body style which has its own motor power or is towed by another vehicle. EXCEPTION: Van camper conversions.

2.19 RESERVED PARKING

2.19.1 A parking location that is marked as such by a sign, or curb or pavement marking is set-aside for use only by the designated user(s).

2.20 RULES VIOLATION NOTICE (CITATION)

2.20.1 A written notification of a violation of MUTUAL ONE parking policies placed on the violating vehicle. This information is forwarded to the mutual president.

2.21 TRUST PROPERTY

2.21.1 All land operated by the GRF on behalf of the Mutuals

2.22 TRUST STREETS

2.22.1 Streets with names.

2.23 UNASSIGNED PARKING

2.23.1 Not an ASSIGNED PARKING space.

2.24 UNAUTHORIZED VEHICLE.

2.24.1 A vehicle not permitted to be on MUTUAL ONE PROPERTY.

2.25 VEHICLE USED FOR RECREATION (VUFR)

2.25.1 Boats, boat trailers, all-terrain vehicles (ATVs), trailers used to transport ATVs.

3 RULES FOR PARKING**3.1 PROHIBITED VEHICLES**

(draft created on 8-14-17ka)

MUTUAL OPERATIONS**RESIDENT REGULATIONS****Adoption of GRF Policy 1927-37 Fines for Parked Vehicles**

- 3.1.1 No PROHIBITED VEHICLE shall be parked on MUTUAL ONE PROPERTY.
- 3.1.2 At no time, shall any vehicle be parked on MUTUAL ONE PROPERTY if it is leaking any fluids. EXCEPTION: Clear Water
- 3.1.3 Any of these types of vehicles are subject to immediate towing at the owner's expense. See MUTUAL ONE – 7582 Towing Policy.

3.2 TEMPORARY PARKING PERMITS

- 3.2.1 The following Parking Permits are issued by Security Department
- 3.2.2 All Parking Permits must be displayed on the dashboard of the vehicle or on the king pin of a fifth wheel or the tongue of a trailer:
 - 3.2.2.1 Shareholder/member for use on rental or new vehicle;
 - 3.2.2.2 Guest or employee of Shareholder/Member;
 - 3.2.2.3 Overnight Parking Permit at request of Shareholder/Member for Guest.

3.3 GENERAL PARKING RULES

- 3.3.1 Park safely – At no time may a vehicle be parked in a manner creating a traffic hazard.
- 3.3.2 No animal or child is allowed to be left alone in any parked vehicle on MUTUAL ONE PROPERTY. Animal Control or Seal Beach Police will be called immediately in either circumstance.
- 3.3.3 Fire Hydrant – At no time may a vehicle be parked within 15 feet of a fire hydrant. Vehicles in violation are subject to immediate tow-away at owner's expense. See MUTUAL ONE – 7582 Towing Policy.
- 3.3.4 Sidewalk – No vehicle may be parked with any portion of it on a sidewalk.
- 3.3.5 Off Pavement – At no time may a vehicle be parked with any portion of it off pavement.

(draft created on 8-14-17ka)

MUTUAL OPERATIONS**RESIDENT REGULATIONS****Adoption of GRF Policy 1927-37 Fines for Parked Vehicles**

- 3.3.6** Curb or Parking Stall – Vehicles may park in a designated parking stall or along a curb or sidewalk, unless otherwise provided herein. Vehicles on a two-way travel roadway must be parked with the passenger side wheels within 18 inches of the curb or sidewalk.
- 3.3.6.1** Vehicle must be parked completely within the marked boundaries of a parking space
- 3.3.6.2** A vehicle may be parked in a location that is not a marked stall; however, at no time may it be parked in a manner that creates a traffic hazard, interferes with other vehicle access, PEDESTRIAN traffic, or access to facilities or equipment.
- 3.3.6.3** Any vehicle without proof of current valid State registration may not be parked on MUTUAL ONE PROPERTY at any time.
- 3.3.6.4** Any vehicles without a Seal Beach Leisure World decal on windshield or a pass may not be parked on MUTUAL ONE PROPERTY.
- 3.3.6.5** Trailers not connected to a vehicle are not permitted to be parked on MUTUAL ONE PROPERTY. Such trailers may be parked in the Permit section at Clubhouse 4 only with a permit issued by the Security Department.
- 3.3.6.6** Pods, moving trailers or similar portable storage units are not permitted on MUTUAL ONE PROPERTY without Security Department authorization.
- 3.3.6.7** Vehicles in violation are subject to immediate tow away at owner's expense. See MUTUAL ONE – 7582 Towing Policy.

3.4 PARKING ZONES

- 3.4.1** Red Zones – Vehicles in violation are subject to immediate tow away at owner's expense. See MUTUAL ONE – 7582 Towing Policy.
- 3.4.1.1** Fire Hydrant or Fire Lane: No person shall park or leave standing any vehicle within 15 feet of a fire hydrant even if the curb is unpainted.

(draft created on 8-14-17ka)

MUTUAL OPERATIONS**RESIDENT REGULATIONS****Adoption of GRF Policy 1927-37 Fines for Parked Vehicles**

3.4.1.2 Non-Fire Lanes: A vehicle may not be left unattended.

3.4.1.3 Bus Stops: No person shall park or leave standing any vehicle within the red zone marked to provide for loading and unloading of buses.

3.4.1.4 Drive-up Mail Boxes: No person shall park or leave unattended any vehicle within 15 feet of the mail box. (not applicable to MUTUAL ONE)

3.4.2 Blue Zone (Handicapped): Vehicles must display a valid, government-issued disabled (handicapped) license plate or placard.

3.4.3 Green Zone: Parking may not exceed time limit posted by sign or curb marking. EXCEPTION: Unlimited time parking in a Green Zone is permitted only when the vehicle is displaying a valid government-issued disabled (handicapped) license or placard.

3.4.4 White Zone: Passenger loading and unloading only. Time limit: 30 minutes.

3.4.5 Yellow Zone: Commercial vehicle loading and unloading only: 30 minutes.

3.4.6 Unpainted: Parking is permitted up to 96 hours, unless otherwise restricted.

3.5 RESIDENT'S PARKING

3.5.1 A RESIDENT'S vehicle (not RV or VUFR) may be parked for no more than 96 hours in one location without first notifying the Security Department.

3.6 NON-RESIDENT PARKING. NON-RESIDENT vehicles are not eligible for extended parking privileges without permit issued by the Security Department.

3.6.1 Any violation of this section may result in vehicle being towed at the owner's expense. (See MUTUAL ONE – 7582 Towing Policy)

MUTUAL OPERATIONS**RESIDENT REGULATIONS****Adoption of GRF Policy 1927-37 Fines for Parked Vehicles****3.7 CAREGIVER PARKING**

- 3.7.1** A CAREGIVER may park on MUTUAL ONE PROPERTY only when a copy of the CAREGIVER parking pass is displayed on the dashboard of the vehicle.
- 3.7.2** For Caregiver parking rights, the person must be registered with the GRF Stock Transfer office.

3.8 CONTRACTOR AND SERVICE VEHICLE PARKING

- 3.8.1** Contractors' vehicles must comply with all rules set forth herein and must not obstruct or park on the sidewalk or grass.
- 3.8.2** Contractor and service vehicles, shall not be parked on MUTUAL ONE PROPERTY overnight without a permit. Personal vehicles driven by workers are not eligible for overnight passes.

3.9 OVERNIGHT PARKING PERMITS

- 3.9.1** RESIDENT overnight parking is prohibited without a Security Department issued vehicle decal. An Overnight Parking Permit for a resident may be issued only when decal issue is pending.
- 3.9.2** Overnight parking of COMMERCIAL VEHICLES, equipment, and materials utilized in authorized activities conducted for the Mutual, or its residents, are not permitted without an Overnight Parking Permit issued by the Security Department.
- 3.9.3** The Overnight Parking Permit must be displayed face-up on the driver side dashboard of the MOTOR VEHICLE, or prominently affixed to the front of trailers or equipment.
- 3.9.4** The following vehicles and equipment are prohibited from parking on MUTUAL ONE PROPERTY at any time between the hours of 11:00 p.m. and 6:00 a.m. unless otherwise addressed in this policy:
- 3.9.4.1** Vehicle not displaying a valid GRF decal or Overnight Parking Permit.
- 3.9.4.2** Recreational Vehicle – except as provided below in Section 3.10 – “Recreational Vehicles Restrictions.”

MUTUAL OPERATIONS**RESIDENT REGULATIONS****Adoption of GRF Policy 1927-37 Fines for Parked Vehicles**

3.9.4.3 COMMERCIAL VEHICLE, construction/ maintenance equipment, storage and disposal units, building materials.

3.10 **RECREATIONAL VEHICLES (RV) or VEHICLE USED FOR RECREATION (VUFR) RESTRICTIONS.** An RV or VUFR may be parked on MUTUAL ONE PROPERTY only when meeting all of the following conditions:

3.10.1 RV parked on MUTUAL ONE PROPERTY MUST have Security Department issued decal or a Parking Permit.

3.10.2 RV or VUFR is parked up to 48 hours for the purpose of loading or unloading.

3.10.3 Other activities, such as sleeping or resting in the RV or VUFR, and vehicle maintenance are not allowed.

3.10.4 RV or VUFR must be parked with engine and accessory equipment (e.g. exterior lights, air conditioner, audio and video equipment) shut off. The generator may ONLY be used between the hours of 8:00 a.m. and 8:00 p.m. while loading or unloading the vehicle.

3.10.5 Extensions such as slide-outs, tilt-outs, and awnings must be closed. Steps must not block the sidewalk.

3.10.6 RV or VUFR may not be attached to any external power supply.

3.10.7 Leveling jacks, if used, must include a base plate sufficient to prevent damage to pavement.

3.10.8 No animals or children are to be left unattended on or within any RV or VUFR at any time.

3.11 "FOR SALE" SIGNS

3.11.1 "For Sale" signage shall not be displayed on any vehicle on MUTUAL ONE PROPERTY.

3.12 REPAIRS

3.12.1 Vehicles may not be rebuilt or rehabilitated, major service may not be performed, and fluids may not be changed on any MUTUAL ONE PROPERTY.

MUTUAL OPERATIONS**RESIDENT REGULATIONS****Adoption of GRF Policy 1927-37 Fines for Parked Vehicles****3.13 WASHING**

3.13.1 All washing of vehicles must be done at the car and RV washing areas behind Clubhouse 2. Vehicles must have a GRF decal.

3.13.2 EXCEPTION. NON-RESIDENTS shall not be permitted to wash their vehicle anywhere on MUTUAL ONE or TRUST PROPERTY.

4 TRUST PROPERTY PARKING AREAS**5 BICYCLES/TRICYCLES**

5.1 BICYCLES or TRICYCLES may not be parked in any manner interfering with foot or vehicle traffic. MUTUAL ONE is not liable for damaged, lost or stolen property.

5.2 Attended BICYCLES or TRICYCLES may be parked off pavement, but only in such a manner as not to damage landscaping.

5.3 Parking on a sidewalk is prohibited.

6 TOWING. See MUTUAL ONE policy 7582 TOWING VEHICLES.

7 DUE PROCESS. See MUTUAL ONE policy 7585.01 GOVERNING DOCUMENT COMPLIANCE CORRECTIVE MEASURES AND FINES.

MUTUAL OPERATIONS**RESIDENT REGULATIONS****Adoption of GRF Policy 1927-37 Fines for Parked Vehicles****FINES FOR GRF PARKING RULES VIOLATIONS ON MUTUAL PROPERTY**

Violation	1st	2nd and Subsequent
1. Assigned Parking Space	Warning	20.00
2. Blocking Crosswalk (not applicable to MUTUAL ONE)	20.00	25.00
3. Expired or Invalid State Vehicle Registration	Fix-It	50.00
4. Flat Tires	Fix-It	25.00
5. "For Sale" sign on Vehicle	Warning	20.00
6. Handicapped Parking without Placard or Handicap I.D. Displayed	100.00*	200.00
7. Hazardous Materials Leaking	50.00	50.00
8. Limited Time Parking	Warning	20.00
9. Maintenance or Repair	Warning	25.00
10. No Valid GRF Vehicle Decal or Parking Permit Displayed	Warning	20.00
11. Parked on Sidewalk or Grass (EXCEPTION: Day guests' bikes, trikes, golf carts and scooters may park on the grass during the day except on mow day or when other turf maintenance is performed.)	20.00	25.00
12. RED ZONE: Bus Stop	20.00	25.00
13. RED ZONE: Fire Hydrant	Towed	Towed
14. RED ZONE: Mail Box (not applicable to MUTUAL ONE)	20.00	25.00
15. RV or VUFR - Generator Running 8pm – 8am	Warning	50.00
16. RV or VUFR - Jack Support: None or Inadequate	50.00	50.00
17. RV or VUFR Parked Over 48 Hours in Mutual	Warning	40.00
18. Washing any vehicle on Mutual Property (use GRF Car Wash areas)	Warning	20.00
19. Washing a Non-resident Vehicle at Car Wash (not applicable to	Warning	20.00

(draft created on 8-14-17ka)

MUTUAL OPERATIONS**RESIDENT REGULATIONS****Adoption of GRF Policy 1927-37 Fines for Parked Vehicles**

* Fine will be waived on first offense if placard and paperwork is presented that was current at time of Citation.

Fines will be imposed by the Golden Rain Foundation with proceeds going to MUTUAL ONE.

To request a hearing for GRF NOTICE OF PARKING VIOLATION on MUTUAL ONE property that includes a fine, contact Mutual Administration (562) 431-6586 Ext. 374. Hearings will be scheduled and conducted per MUTUAL ONE Policy 7585.01 Governing Documents Compliance, Corrective Measures and Fines.

Should a shareholder fined per Policy 7585.01 have a GRF fine citation placed on that vehicle for the same offense on the same day, the Mutual fine will be waived for that day only.

Any violation of MUTUAL ONE Policy 7502.01 Carport Regulations and Common Area Traffic Policy-MUTUAL ONE not covered by this policy will be handled by MUTUAL ONE according to Policy 7585.01 with notification assistance from Mutual Administration. Resident shareholders, including Directors may report violations to Security, Mutual Administration or the Board.

MUTUAL ADOPTION

ONE

(draft created on 8-14-17ka)

MUTUAL OPERATIONS**RESIDENT REGULATIONS****GOVERNING DOCUMENT COMPLIANCE**
CORRECTIVE MEASURES AND FINES – MUTUAL ONE ONLY**Basic Compliance Policy:**

The objective of this Compliance Policy shall be to promote and seek voluntary compliance of shareholders for themselves, those qualified to reside with them and the shareholders' visitors including, but not limited to guests, employees and delivery personnel with the Seal Beach Mutual No. One Occupancy Agreement, Bylaws, 7000 Series Policies, and Rules and Regulations, all as amended and supplemented (collectively, "Governing Documents").

Reporting Violations:

Any resident shareholder, including any shareholder serving on the Board, may report violations. Contact Security, Community Administration, or the Board of Directors.

Such reports shall constitute a complaint and will be documented in writing to include the time, date, nature of violation, circumstances, and location and address of person or persons responsible. The complaint will be provided to the Mutual for review and, if necessary, enforcement action.

Enforcement Procedures:

The Mutual may, in the Board's discretion, enforce any violation of the "Governing Documents" by pursuing, without limitation any one, or combination of, the remedies described below in paragraphs, One, Two, or Three (1, 2, or 3). Notices described in One and Two below shall include a statement inviting the shareholder to a hearing or their right to request a hearing.

1. Send an initial notice of violation letter to the resident shareholder stating the nature of the alleged violation. In the event that the shareholder does not take corrective action and continues to be non-compliant, the notice will include a reasonable date within which to voluntarily comply.
2. Send a notice of violation and intent to impose a fine. Fines will be imposed in accordance with the Mutual's Violation Fine Schedule.
3. An action in law or in equity to recover the sums due for damages injunctive relief or any other appropriate legal or equitable relief that may be available to the Mutual.

(draft created on 8-11-17)

MUTUAL OPERATIONS

RESIDENT REGULATIONS

GOVERNING DOCUMENT COMPLIANCE
CORRECTIVE MEASURES AND FINES – MUTUAL ONE ONLY

FINE SCHEDULE:

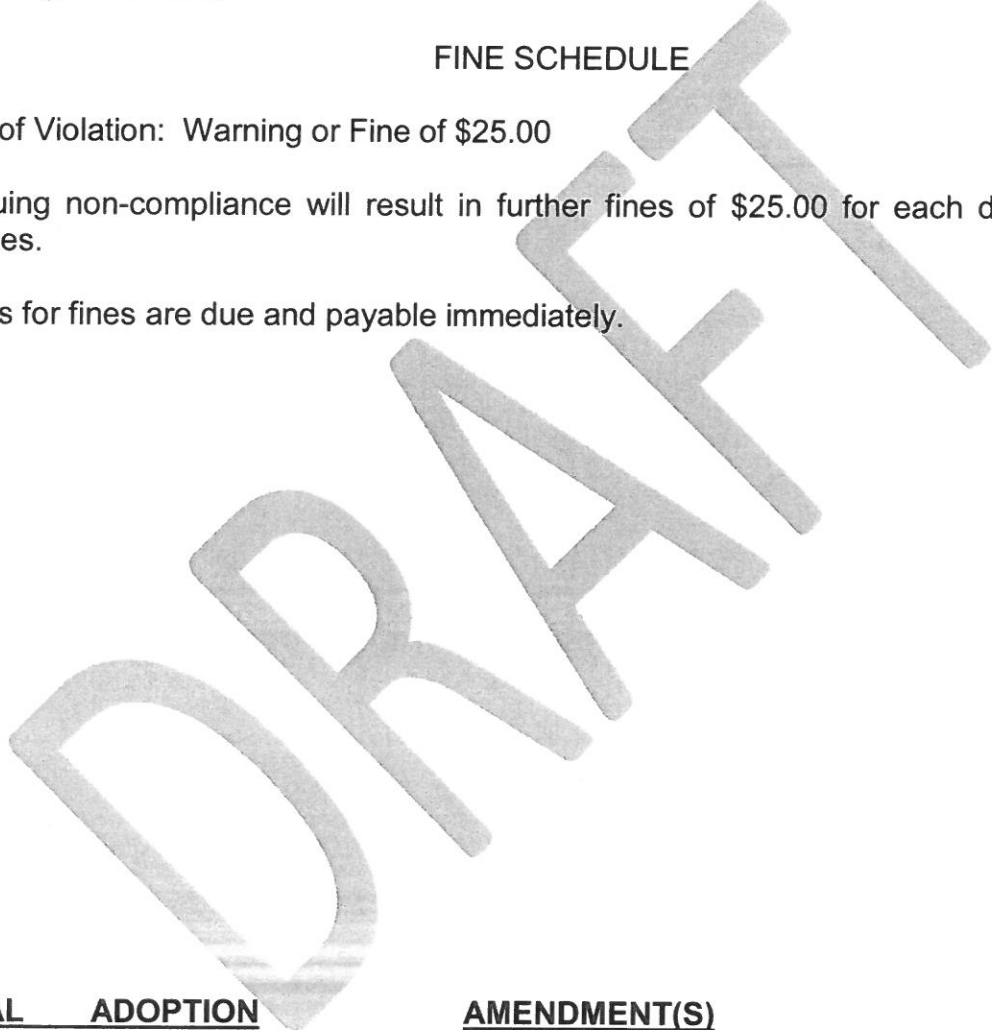
The Fine Schedule may be imposed after or concurrent with notice and opportunity for hearing, and the Board of Directors, or committee appointed by the Board, in its discretion, has determined that a resident shareholder is non-compliant with or has violated the "Governing Documents".

FINE SCHEDULE

Notice of Violation: Warning or Fine of \$25.00

Continuing non-compliance will result in further fines of \$25.00 for each day the violation continues.

Invoices for fines are due and payable immediately.



MUTUAL ADOPTION

AMENDMENT(S)

ONE:

(draft created on 8-11-17)

MUTUAL OPERATIONS**RESIDENT REGULATIONS****GOVERNING DOCUMENT COMPLIANCE****CORRECTIVE MEASURES AND FINES – MUTUAL ONE ONLY****FINE SCHEDULE**

	1st Offense	2nd and each subsequent and/or continuation of offense
Residency/Occupancy Violations:(e.g. unauthorized occupants, guests residing longer than permitted)	Notice to Comply in 48 hours	\$25.00
Violation of Mutual Occupancy Agreement & all other Policies	Written warning	\$25.00
Carport Driveway	\$25.00	\$25.00
Walls by Trash Area	\$25.00	\$25.00
Laundry Room Area	\$25.00	\$25.00

(draft created on 8-11-17)



PRIVATE PROPERTY TOW SERVICES AGREEMENT

AGREEMENT DATE:		EFFECTIVE DATE:	
CUSTOMER:	Mutual One Corporation		
PROPERTY:	Mutual One		
TYPE OF PROPERTY:	<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Retail
	<input type="checkbox"/> HOA		

This agreement by and between the Towing Company (named below) and Customer (named above) shall serve as authorization to serve the Property named above in accordance with the requirements of California Vehicle Code Section 22658 (CVC 22658) "Removal From Private Property" upon the specific written authorization of Customer, except for Section 22658(1)(1)(E), for which this agreement may serve as the general authorization.

The Towing Company agrees to respond to the Property within a reasonable period of time when requested by Customer for the purposes of removing any vehicle(s) that are not in compliance with the property or business regulations as determined by Customer and communicated to the Towing Company in the written authorization provided by Customer under CVC 22658(1).

The Towing Company will, as prescribed by law, promptly report all impounded vehicles to the appropriate law enforcement agency and will perform all operations within the guidelines set forth in CVC 22658.

The Towing Company agrees that their employees will act and conduct themselves in a professional, workman-like manner on and off the above Property. This agreement is for a period of one (1) year commencing on the Effective Date noted above and shall automatically renew annually, unless terminated in writing upon 30-days written notice by either party.

ACCEPTED

Customer:	Mutual One Corporation	Tow Company:	Mr. C's Towing
Signed:		Signed:	
Print Name:	Saundra Luther-Stark	Print Name:	
Title:	Mutual Once Board President	Title:	
Date:		Date:	

ACCOUNT INFORMATION

Original Updated _____

Property/Complex Name:	Mutual One Corporation
Property Address:	13531 St. Andrews Drive
City/Zip:	Seal Beach/ 90740
Cross Streets:	
Mailing Address:	PO Box 2069, Seal Beach, CA 90740
Property Management Co.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, Name, Address & Phone:	Golden Rain Foundation, PO Box 2069, Seal Beach, CA 90740 (562) 431-6586, Ext. 377

MANAGER	ASSISTANT MANAGER	ON-SITE CONTACT
Executive Director	Mutual Administration Manager	Security Services Director
Phone: 562-431-6586	Phone: 562-431-6586	Phone: 562-594-4754
Fax: 714-851-1251	Fax: 714-851-1253	Fax: 562-431-8206
Security Company:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, Name, Address & Phone:	Internal Department of Property Management Company (562) 431-6586, Ext. 377	
Persons Authorized to Sign for Vehicle Removals (Two Board Members Must be Present)	1.	Title: President
	2.	Title: Vice President
	3.	Title: Physical Property
	4.	Title: Secretary
	5.	Title: Director at Large

PLEASE CHECK APPROPRIATE BOXES

<input checked="" type="checkbox"/> Fire Lane Removals	<input type="checkbox"/> Visitor Only Parking	<input type="checkbox"/> Posted "Tow-Away Zone"
<input type="checkbox"/> Ingress/Egress Interference	<input type="checkbox"/> Manager Parking Only	<input type="checkbox"/> Parking Permits
<input checked="" type="checkbox"/> Within 15' of Fire Hydrant	<input type="checkbox"/> Expired Tags	<input type="checkbox"/> Handicap Parking
<input type="checkbox"/> No Street Parking	<input type="checkbox"/> Tenants authorized to tow	<input type="checkbox"/> Blocking Carports
<input type="checkbox"/> Time Limit Parking	<input type="checkbox"/> Blocking Dumpster	<input type="checkbox"/> Double Parked
<input checked="" type="checkbox"/> Violation of Mutual One Policies on Mutual One Property, when directed by authorized Board Member		
<input type="checkbox"/> Proof of residence required. Describe: Carport spaces assigned and vehicle is to display decal of registration with Security. Non-resident parking by permission of Mutual ____ on a case-by-case basis.		

Local Rate Jurisdiction:	
Tow Rate:	\$195.00
Storage Rate/Day:	\$62.00
Other:	Gate Fee: \$97.50 Drop Fee: \$97.50

Mr. C's Towing
10821 Bloomfield Street
Los Alamitos, CA 90720
(562) 594-9521

PRIVATE PROPERTY TOW SERVICES AGREEMENT

Agreement Date:

Effective Date:

Mutual One Corporation (Customer)

Mutual One (Property)

TYPE OF PRIVATE PROPERTY (Check One)

Residential Commercial Retail HOA/Common Interest Development

This agreement by and between Mr. C's Towing and Customer named above shall serve as authorization to service the Property named above in accordance with the requirements of California Vehicle Code Section 22658 (CVC 22658) "Removal From Private Property" upon the specific written authorization of Customer, except for Section 22658 (I) (1) (E), for which this agreement may serve as the general authorization.

Mr. C's Towing agrees to respond to the Property within a reasonable period of time when requested by Customer for the purposes of removing any vehicles that are not in compliance with the property or business regulations as determined by Customer and communicated to Mr. C's Towing in the written authorization provided by Customer under CVC 22658(I).

Mr. C's Towing will, as prescribed by law, promptly report all impounded vehicles to the appropriate law enforcement agency and will perform all operations within the guidelines set forth in CVC 22658.

Mr. C's Towing agrees that their employees will act and conduct themselves in a professional workmanlike manner on and off the above Property. This agreement is for a period of one (1) year commencing on the Effective Date noted above and shall automatically renew annually unless terminated in writing upon 30 days written notice by either party.

Accepted:

Customer: Mutual One Corporation	Mr. C's Towing
Signed: <i>Sandra Luther Stark</i>	Signed: <i>[Signature]</i>
Print Name: Sandra Luther-Stark	Print Name: Cole Dahlstrom
Title: Mutual One Board President	Title: Account Manager
Date: <i>Aug 2, 2016</i>	Date: <i>9/30/16</i>

PRIVATE PROPERTY TOW SERVICES AGREEMENT

ACCOUNT INFORMATION FORM:

Original Updated

Property/Complex Name: Mutual One Corporation			
Property Address: 13531 St. Andrews Drive			
City: Seal Beach, CA		Zip: 90740	
TG Map Grid:		Cross Streets:	
Mailing Address (if different than above): P.O. Box 2069 Seal Beach, CA 90740			
Property Management Company <input type="checkbox"/> Yes <input type="checkbox"/> No			
If Yes, Name, Address & Phone: Golden Rain Foundation, P.O. Box 2069, Seal Beach, CA 90740			
Manager Name	Asst Manager Name	On-Site Contact Name	
Executive Director	Mutual Administration Manager	Security Chief	
Phone: 562-431-6586	Phone: 562-431-6586	Phone: 562-431-6586	
Fax:	Fax:	Fax:	
Email:	Email:	Email:	
Security Company <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
If Yes, Name, Address & Phone: Internal Department of Property Management Company (562) 431-6586 Ext# 377			
Persons Authorized To Sign for Vehicle Removals	1	Two Board Directors	Title: President
	2	must be present	Title: Vice-President
	3		Title: CFO Phys. Prop
	4		Title: Secretary
	5		Title: Director at Large

Please Check Appropriate Boxes:

<input checked="" type="checkbox"/> Fire Lane Removals	<input type="checkbox"/> Visitor Only Parking	<input type="checkbox"/> Posted "Tow-Away Zone"
<input type="checkbox"/> Ingress/Egress Interference	<input type="checkbox"/> Mgr Only Parking	<input checked="" type="checkbox"/> Violation of Mutual One Policies on Mutual One
<input checked="" type="checkbox"/> Within 15' of Fire Hydrant	<input type="checkbox"/> Expired Tags	Property when directed by
<input type="checkbox"/> Parking Permits	<input type="checkbox"/> No Street Parking	authorized Board Members
<input type="checkbox"/> Handicap Parking	<input type="checkbox"/> Tenants authorized to tow	
<input type="checkbox"/> Blocking Garages	<input type="checkbox"/> Time Limit Parking	<input type="checkbox"/>
<input type="checkbox"/> Blocking Dumpster	<input type="checkbox"/> Proof of residence required - Describe:	
<input type="checkbox"/> Double Parked		

Local Rate Jurisdiction:	
Tow Rate:	\$185
Storage Rate / Day:	\$55
Other:	Gate Fee: \$92.50 Drop Fee: \$60

BOARD OF DIRECTORS
MUTUAL ONE

August 2, 2016

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

RESOLVED, To amend Policy 7525 – Withdrawal Inspection Process Fee, on a preliminary basis until the 30-day posting period is completed.

The MOTION passed

Following a discussion, and upon a MOTION duly made by Vice President Collazo and seconded by Director Singer, it was

RESOLVED, To amend Policy 7545.1 – Inspection Fee, Inheriting Share of Stock, on a preliminary basis until the 30 day posting period is completed.

The MOTION passed.

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

RESOLVED, To amend Policy 7545.2.1 - Procedure for Membership When There is No Escrow, on a preliminary basis until the 30-day posting is completed.

The MOTION passed.

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

RESOLVED, To appoint Kathy Almeida and Young Pyon as Advisory Directors to the Mutual One Board for the remaining 2016/2017 term of office.

The MOTION passed.

NEW BUSINESS (continued)

Following a discussion and upon a MOTION duly made by Director Rahming and seconded by Director Singer, it was

RESOLVED, To approve the new Mr. C's Towing Agreement.

The MOTION passed.