

**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  
January 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/CFO Luther-Stark at 9:18 a.m. on Thursday, January 28, 2016, in Conference Room A of the Administration Building; the *Pledge of Allegiance* followed.

**ROLL CALL**

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

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

Guests: Eight shareholders of Mutual One

Staff: Mr. Ankeny, Executive Director  
Mrs. Weller, Mutual Administration Director  
Mr. Guerrero, Security Chief  
Mr. Antisdell, Building Inspector  
Mrs. Westphal, Recording Secretary

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

President/CFO Luther-Stark announced the resignation of Director Scott. Upon a MOTION duly made by Director Holzer and seconded by Vice President Almeida, it was

RESOLVED, To regrettfully accept the resignation of Mark Scott from the Mutual One Board of Directors, effective immediately.

The MOTION passed.

President/CFO Luther-Stark announced the resignation of Director Holdren. Upon a MOTION duly made by Director Holzer and seconded by Director Griepsma, it was

RESOLVED, To regrettfully accept the resignation of Ernie Holdren from the Mutual One Board of Directors, effective immediately.

The MOTION passed.

President/CFO Luther-Stark asked for a motion to appoint Byron Schweitzer as a Director replacing Mark Scott. Upon a MOTION duly made by Director Holzer and seconded by Director Griepsma, it was

RESOLVED, To elect Byron Schweitzer to the Mutual One Board of Directors for the remaining 2015-2016 term of office.

The MOTION passed.

**MINUTES**

President/CFO Luther-Stark asked if there were any corrections to the Mutual One Board Meeting minutes of December 3, 2015. A correction was noted on page 1: the meeting was called to order at "1:18 p.m." not 9:18 a.m. On page 4: the meeting was adjourned at "3:53 p.m." not 3:53 a.m. A correction was noted on page 2: the last resolution should read, "Carport Building 1" not Carport Building 18. Upon a MOTION duly made by Director Holzer and seconded by Director Griepsma, the minutes were approved as corrected.

There were no corrections to the Special Meeting minutes of December 8, 2015, so they were declared approved as written.

**GUEST SPEAKER – Mr. Ankeny**

Executive Director Ankeny reported that there is a Council of Aging Office now in the community located in Clubhouse Five, downstairs near the café, for further information on Medi-Cal. The office will be open Monday through Thursday, 9:00 a.m. to 12:00 p.m., and appointments are available (see attached). Also, he stated that all dogs are required to have an Orange County license, per County and City ordinance. The Long Beach Animal Control will be coming into the community in February to check that your dog is licensed. (See attached information sheet.) In addition, he discussed the drilling of wells in the community coming soon.

Mr. Ankeny left the meeting at 9:32 a.m.

**GUEST SPEAKER – Mr. Guerrero**

Security Chief Guerrero discussed the new towing company, Mr. C's Towing, that the GRF has contracted with and has updated the signage at the Main Gate, North Gate, and St. Andrews Gate. He said it is important who is authorized to sign and recommends two Board members be present when towing. In addition, Mutual policies and procedures will need to be updated to reflect the new towing company and procedures. He asked that the Board review the new contract and consider approving Mr. C's Towing for Mutual One.

Upon a MOTION duly made by Director Holzer and seconded by Director Barreras, it was

RESOLVED, To approve Mr. C's Towing agreement in place of the old towing company, Expert Towing.

The MOTION passed.

Mr. Guerrero left the meeting at 9:38 a.m.

**BUILDING INSPECTOR'S REPORT**

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

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

RESOLVED, To approve \$3,657.50 for additional concrete work by M. J. Jurado, Inc.

The MOTION passed.

Inspector Antisdell discussed the issue of carport concrete at Carport 5. Upon a MOTION duly made by Director Holzer and seconded by Vice President Almeida, it was discussed to repair Carport 5. After further discussion, it was the consensus of the Board members to postpone the vote and have the Physical Property Committee visit the site before any action is taken by the Board. This issue will be on the February agenda.

Following a discussion on water heater replacements and re-piping of buildings, and upon a MOTION duly made by Director Holzer and seconded by Director Barreras, it was

RESOLVED, To approve re-piping of Buildings 21 to 70, less Buildings 54 and 60, at a cost of \$1,769,290.

Following further discussion, the motion was amended as follows:

RESOLVED, To approve the re-piping, abatement, and touchup painting of Buildings 21 to 70, less Buildings 54 and 60, for a grand total of \$2,074,680.

Following further discussion, the motion was postponed so that Directors Holzer and Schweitzer can do an analysis of the costs and then schedule a Special Meeting to discuss their findings and vote.

Inspector Antisdell read and discussed the policy on air conditioning blinds.

Inspector Antisdell left the meeting at 10:27 a.m. but will return for the Executive Session following the Regular Board Meeting.

President/CFO Luther-Stark called a break at 10:27 a.m. to 10:38 a.m.

President/CFO Luther-Stark stated that Assistant Recreation Supervisor Fileto was unable to attend the meeting today. She stated that on February 1, Pegasus Cleaning Company will start working in the community. The new company was very receptive to problems concerning the cleaning of the carports and laundry rooms in Mutual One.

**MINUTES (continued)**

President/CFO Luther-Stark informed the Board that on page 4 and 5 of the December 3, 2015, Regular Board Meeting minutes, the resolution should have read as follows:

RESOLVED, To approve Mutual One's portion of Hazard and Liability Insurance that was approved by the GRF – Mutual One's premium: \$208,115.00/December's portion: \$68,911.50.

**PRESIDENT'S REPORT**

President/CFO Luther-Stark stated that the Finance Department has informed her of a negative balance in the Appliance Reserves due to the large number of water heaters being replaced. Upon a MOTION duly made by Director Holzer and seconded by Director Barreras, it was

RESOLVED, To transfer \$5,456.90 from the Operating Reserves to the Appliance Reserve Fund.

The MOTION passed.

President/CFO Luther-Stark presented her report (attached).

**VICE PRESIDENT'S REPORT**

Vice President Almeida presented her report (attached).

**CHIEF FINANCIAL OFFICER'S REPORT**

President/CFO Luther-Stark said she has analyzed and made a list of all the CDs coming available for anyone who would like to see the list. In addition, attached is the Financial Statements for December 31, 2015.

**SECRETARY'S REPORT**

Secretary Rahming presented her report (attached).

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

RESOLVED, To approve the carport rental of Carport Building 2, Space 8, belonging to the shareholder of Unit 12-B, to the shareholder of Unit 12-B.

The MOTION passed.

**COMMITTEE REPORTS**

Physical Property

Director Griepsma presented her report (attached).

Landscape Committee

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

Emergency Preparedness

Director Merritt presented her report (attached).

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

RESOLVED, To approve funds for lunch and flyers (\$200), with any additional monies to be placed in the Emergency Preparedness fund for quarterly educational activity.

The MOTION passed.

**GRF REPRESENTATIVE REPORT**

The GRF Representatives reported on GRF issues.

**MUTUAL ADMINISTRATION MANAGER'S REPORT**

Mrs. Weller submitted her report (attached).

**NEW BUSINESS**

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

RESOLVED, To approve the placement of the Management Agreement between Mutual One and the Golden Rain Foundation, Seal Beach, under the business documents tab upon the GRF website; such approval is dependent upon the unanimous action of all Mutual Corporations of Leisure World Seal Beach.

The MOTION passed.

**DIRECTORS' COMMENTS**

Vice President Almeida said it was a very good meeting; the Board is effective because they tackle the issues.

Director Barreras said he is still learning and busy.

Director Merritt said the Board got a lot accomplished today and the GRF told her they read letters from shareholders at the meetings.

Director Schweitzer said he enjoyed the meeting and would like to meet with President Luther-Stark and go over the reserve situation concerning roofs and re-piping.

Director Holzer said he is annoyed that contractors use his hose and his nozzle is missing.

Secretary Rahming stated the Board is being transparent and gets the job done.

**EXECUTIVE SESSION**

In the Executive Session, member issues were discussed.

**ADJOURNMENT**

President/CFO Luther-Stark adjourned the meeting at 11:48 a.m. and announced there would be an Executive Session to follow to discuss member issues.



Attest, Penny Rahming, Secretary

SEAL BEACH MUTUAL ONE

cd:2/16/2016

Attachments

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

**NEXT BOARD MEETING: FEBRUARY 25, 2016**



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

- 1/28/16      RESOLVED, To regrettfully accept the resignation of Mark Scott from the Mutual One Board of Directors, effective immediately.
- RESOLVED, To regrettfully accept the resignation of Ernie Holdren from the Mutual One Board of Directors, effective immediately.
- RESOLVED, To elect Byron Schweitzer to the Mutual One Board of Directors for the remaining 2015-2016 term of office.
- RESOLVED, To approve Mr. C's Towing agreement in place of the old towing company, Expert Towing.
- RESOLVED, To approve \$3,657.50 for additional concrete work by M. J. Jurado, Inc.
- RESOLVED, To transfer \$5,456.90 from the Operating Reserves to the Appliance Reserve Fund.
- RESOLVED, To approve the carport rental of Carport Building 2, Space 8, belonging to the shareholder of Unit 12-B, to the shareholder of Unit 12-B.
- RESOLVED, To approve funds for lunch and flyers (\$200), with any additional monies to be placed in the Emergency Preparedness fund for quarterly educational activity.
- RESOLVED, To approve the placement of the Management Agreement between Mutual One and the Golden Rain Foundation, Seal Beach, under the business documents tab upon the GRF website; such approval is dependent upon the unanimous action of all Mutual Corporations of Leisure World Seal Beach.

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## Council on Aging

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- Council on Aging Office is now in Clubhouse Five, downstairs near the café for further information on Medi-Cal.
- Phone - 562-472-6275 ext. 275
- Hours - Monday – Thursday from 9:00 a.m. – 12:00 p.m.
- Website - <http://www.coaoc.org/>

### Town Hall Meeting

- January 28<sup>th</sup>, 2-3:30 in CH 2

### Programs and Services

#### Advocacy & Protection

**Health Insurance Counseling and Advocacy Program (HICAP)** – Provides unbiased, individualized counseling and group seminars to help Medicare recipients maximize benefits, understand health plan choices and resolve denial of services.

**Long-term Care Ombudsman Program** – Advocates for the rights of Orange County's older and disabled adults living in skilled nursing and residential care facilities.

**Financial Abuse Specialist Team (FAST)** – Refers individuals to appropriate community resources and educates them about fraud committed by scam artists, caregivers, friends, and family members.

#### Education & Outreach

**Education** – Provides seminars for individuals, corporations, and CEU training for professionals regarding Medicare, caregiving, long-term care, medication management, and healthy aging.

**SmileMakers Guild** – Mobilizes community support and provides holiday gifts to over 2,700 residents of skilled nursing and residential care facilities.



## Socialization

**ReConnect Program** – Reintegrates Orange County’s isolated adults (age 26+) and older adults into the community, incorporating healthy and meaningful activities into their lives.

**Friendly Visitor Program** – Provides over 4,000 hours annually of companionship and social support to isolated, frail adults.

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### *Pet Licenses*

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- All dog are required must be licensed
- Licenses expire December 31<sup>st</sup> of each year
- Long Beach Animal Control is responsible in our area - <http://www.longbeach.gov/acs/>
- License sweep to begin February
- **\*\*\*DIAL 9-1-1 IN A LIFE THREATENING EMERGENCY TO ANIMALS OR HUMANS\*\*\***
- 24 Hour Animal Service: 562-570-7387

### Pet Licensing

As a rabies control measure, all dogs over the age of four months are required, by law, to be licensed. Making sure your pet has its current license attached to its collar is also your best insurance of having your pet returned to you in case he or she becomes lost or gets out of your yard. The pet license also identifies if your pet is currently vaccinated against rabies.

*There is a \$1.59 transaction fee charged by the credit card processing company. American Express is not accepted.*

### Pet License Fees

License fees vary from city or area, please refer to the License Fee Schedule below for the appropriate license fee.

License Fee Schedule:

	<b>Long Beach</b>	<b>Cerritos</b>	<b>Seal Beach</b>	<b>Signal Hill</b>	<b>Los Alamitos</b>
Dog Altered	\$28.00	\$10.00	\$13.00	\$20.00	\$20.00
Dog Altered- Senior Residents	\$14.00	\$5.00	\$6.50	\$10.00	\$10.00
Dog Unaltered (Only Current License Renewal for LB Dogs)	\$105.00	\$20.00	\$68.00	\$95.00	\$95.00
Dog Unaltered- Senior Residents	n/a	\$10.00	\$34.00	n/a	n/a
Replacement Tag	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
Expired License Penalty	\$30.00	n/a	n/a	\$30.00	\$30.00
Cat Altered	\$10.00	n/a	n/a	n/a	n/a
Cat Altered- Senior Residents	\$5.00	n/a	n/a	n/a	n/a

[Late Penalty and Violation Citation](#)

How to Purchase

A permanent license tag is issued when a license is first purchased (Cats may be microchipped in-lieu of a permanent cat license tag). Should you need a replacement tag, there is a fee of \$10.00 and you will have to appear in person to make the request.

You may purchase a pet license in person at the Bureau of Animal Care Services located at 7700 E. Spring Street, Long Beach, CA 90815. You will be asked to provide the information at the time of purchase. A license will be issued to you at the time of purchase.

You may also purchase a pet license by mail. Send copies (this paperwork will not be returned so do not send originals) of the above information along with the pet license application to the Animal Care Services Bureau at 7700 E. Spring Street, Long Beach, CA 90815, along with a check or money order for the proper amount. The license will be processed and a license tag will be mailed to your home.

To purchase a pet license, you will need to provide the following:

- History of prior licenses.
- Your name, address and phone number.
- A current rabies inoculation certificate, good for the entire licensing period. If your pet received their rabies vaccination from an out-of-state veterinarian, click for the California Department of Public Health approved rabies vaccine list. If your pet's vaccine is not listed, you will have to revaccinate your pet.
- A certificate of sterility if your pet has been spayed or neutered (altered). This will reduce your dog license fee. The certificate must be shown at the time of purchase to receive the reduced rate.

- Microchip information (if applicable)
- Pet license fee.

## MUTUAL 1 PHYSICAL PROPERTY REPORT

January 28, 2016

### #1 MUTUAL ESCROW ACTIVITY

- PRELISTING INSPECTIONS – 61-I/68-F/68-G/16-H/29-C
- NEW RESIDENT INSPECTIONS – 70-F/24-H
- NEW BUYER ORIENTATIONS – 48-K/54-K/25-D/62-I/68-G/9-H/57-F/20-L/68-F/61-I
- CLOSE OF ESCROW – 51-F/66-H/58-E/18-H/48-K/62-I/54-K/68-G/57-F/69-B/20-L

### #2 MUTUAL PERMITS

UNIT	TYPE OF WORK	/	CONTRACTOR	/	INSPECTION	/	INSPECTION DATE
• 51-J	A/C		GREENWOOD		FINAL		12-08-15
• 32-L	COUNTER TOPS		LOS AL BLDRS		FRAMING/ELECT.		12-08-15
• 23-G	REMODEL		BORN AGAIN CONST.		SOUND PROOFING		12-10-15
• 32-L	COUNTER TOPS		LOS AL BLDRS		DRYWALL		12-10-15
• 54-J	SHOWER		NU KOTE		FINAL		12-14-15
• 63-E	SHOWER		NU KOTE		FINAL		12-14-15
• 32-H	REMODEL		BERGKVIST		FINAL		01-08-16
• 3-A	DISHWASHER		BERGKVIST		FINAL		01-11-16
• 1-G	REMODEL		NATIONWIDE		FOOTINGS		01-14-16
• 57-G	REMODEL		LOS AL BLDRS		PLUMBING		01-14-16
• 66-L	A/C		ALPINE		FINAL		01-21-16
• 56-I	SKYLIGHTS		M&M		NONE		
• 56-G	A/C		GREENWOOD		NONE		
• 24-F	REMODEL		FRED ELLROT CONST.		NONE		
• 45-C	SHOWER		NU KOTE		NONE		
• 16-X	BRICK WORK		LOS AL BLDRS		NONE		
• 63-G	REMODEL		ALPHA MASTER BLDRS		NONE		

### #3 MUTUAL PROJECTS/CONTRACTS

- TERMITE/DRYROT IS MOVING ALONG GREAT
- PAINTING OF TERMITE/DRYROT REPAIRS/ROOF METALS IS MOVING ALONG GREAT
- ROOFING IS MOVING ALONG GREAT ROOFING STANDARDS HAS COMPLETED 54 BUILDINGS
- DRYWALL CUT OUTS FOR REPIPE IS MOVING ALONG GREAT ERC HAS COMPLETED 19 BUILDINGS
- TURF REMOVAL AT ENDS OF CARPORTS IS ALL DONE AND YOUR REBATE IS ON ITS WAY
- SIDEWALK REPLACEMENTS AT BUILDINGS 55 AND 19 ARE DONE WITH ADDED AREAS THAT HAD TO BE DONE FOR DRAINAGE REASONS. EXTRA COST AT BLDG 19 IS \$ 2,166.00 AND EXTRA COST

AT BLDG 55 IS \$ 741.00. ADDED SIDEWALK AT BLDG 54 EXTRA COST IS \$451.00. ADDED SIDEWALK AT BLDG 17 EXTRA COST IS \$ 332.50 TOTAL ON ALL EXTRAS \$3,657.50

- CARPORT CONCRETE REPLACEMENT AT CARPORT 5
- SCALLOPS AT GARDENS
- REPIPE OF BUILDINGS WE WILL HAVE FINISHED 18 BUILDINGS BY FRIDAY 02-01-2016
- REPIPE OF BILDINGS 21 THROUGH 40
- ABATEMENT OF BUILDINGS 21 THROUGH 40
- PAINTING OF PATCH WORK FROM REPIPE 21 THROUGH 40
- POLICY ON A/C BLINDS

#### #4 MUTUAL AND SHAREHOLDER REQUEST

- CALLS AND VISITS TO UNITS 67





Mutual One Board of Directors Meeting  
January 25, 2016  
Vice-President Report  
Kathy Almeida

This week at the GRF Board Meeting President Rhonde Winkler spoke of the upcoming Mutual Board elections in May and June this year. Her point was to remind us all of the need to have enough shareholders volunteering to run for these boards. She reminded us also of the consequences if there are not enough for a quorum.

The consequence is that a Mutual would go into receivership forcing a court appointed administrator to run Mutual business in the absence of a Board of Directors. Gone would be the benefit of having volunteers donating their free time because an administrator must be paid. Our monthly assessments are low in part because of shareholders who volunteer to serve on the Board.

There are Directors in Mutuals who continue to serve multiple terms because there not enough who are willing or available. These positions carry tremendous responsibility. Mutuals are corporations making it is so much more than just attending a monthly meeting. Overseeing policy compliance is challenging enough but making sound informed budget decisions on spending is critical.

All Mutuals and the Golden Rain Foundation are dealing with an aged infrastructure that cannot afford to postpone badly needed maintenance. Roofs, painting, plumbing, sewers, irrigation systems are big significant expenses. We must continue to have shareholders serving on our Mutual One Board who recognize priorities in saving and necessary expenditures.

As we move closer to our own election I hope we have many who are willing to volunteer two years of their valuable time to serve in the best interest of Mutual One.

Respectfully submitted.

P.O. Box 2069  
 Seal Beach CA 90740

Description			
<b>Current Assets</b>			
	Cash & Cash Equivalents	20,995.04	
	Total Cash & Unrestricted Deposits	<u>1,187,320.05</u>	
	<b>Cash in Bank &amp; Unrestricted Deposits</b>		<b>1,208,315.09</b>
<b>Receivables</b>			
1130500	Account Receivable - Customer	29,485.13	
1134000	Accrued Interest	<u>19,337.10</u>	
	<b>Total Receivables</b>		<b>48,822.23</b>
<b>Other Current Assets</b>			
1151000	Prepaid Prop. & Liab. Ins.	84,378.55	
1170000	Undivided Interest In Trust Funds	<u>89,227.10</u>	
	<b>Total Other Current Assets</b>		<b>173,605.65</b>
<b>Impound Account</b>			
1181000	Impounds - Property Taxes	<u>199,482.37</u>	
	<b>Total Impound Account</b>		<b>199,482.37</b>
	<b>Total Current Assets</b>		<b>1,630,225.34</b>
<b>Restricted Deposits &amp; Investments</b>			
1330000	Painting Reserve Fund	364,963.63	
1365000	Operating Reserve Fund	403,258.14	
1375000	Roofing Reserve Fund	1,713,287.21	
1376000	Emergency Reserve Fund	490,599.29	
1377000	Infrastructure Reserve Fund	<u>2,899,109.55</u>	
	<b>Total Restricted Deposits &amp; Investments</b>		<b>5,871,217.82</b>
<b>Fixed Assets</b>			
	Land & Improvements	1,063,940.00	
	Buildings & Improvements	6,721,592.91	
1505000	Furniture & Equipment	24,417.36	
1518000	Community Facilities - Trust	3,668,695.88	
	Accumulated Depreciation	<u>(9,034,297.76)</u>	
	<b>Net Fixed Assets</b>		<b>2,444,348.39</b>
<b>Other Assets</b>			
1601500	Bond Premium	16,394.00	
1602000	Bond Premium Amortization	(11,484.89)	
1650000	Repair & Tax Deposits	<u>53,937.90</u>	
	<b>Net Other Assets</b>		<b>58,847.01</b>
	<b>Total Assets</b>		<b>10,004,638.56</b>

P.O. Box 2069  
 Seal Beach CA 90740

Description			
<b>Liabilities &amp; Stockholders' Equity</b>			
<b>Liabilities</b>			
2111000	Payable to Golden Rain Foundation	81,336.79	
2111700	Project Commitments- Reserves	1,663,411.18	
	Prepaid Monthly Dues	31,565.77	
2131000	Homeowner Exemption Withholding	1,368.58	
2132100	Accounts Payable - Other	44,304.93	
2141000	Provision For Income Tax	2,702.04	
2153500	Accrued Property Taxes	2,055.98	
2180000	Repair & Tax Deposits	<u>50,379.96</u>	
<b>Total Liabilites</b>			<b>1,877,125.23</b>
<b>Stockholders' Equity</b>			
<b>Capital Stock</b>			
3120000	Capital Stock - Common	271,470.00	
3510000	Additional Paid-in-Capital	<u>8,364,906.00</u>	
<b>Total Capital Stock</b>			<b>8,636,376.00</b>
<b>Appropriated Additional PIC</b>			
	Painting Reserve Equity	364,963.63	
3365000	Operating Reserve Equity	403,258.14	
	Roofing Reserve Equity	274,702.03	
3376000	Emergency Reserve Equity	490,599.29	
	Infrastructure Reserve Equity	<u>2,674,283.55</u>	
<b>Total Appropriated Additional PIC</b>			<b>4,207,806.64</b>
3448000	Other Additions	2,772,454.66	
3449000	Additional Bldg Improvements	<u>115,099.00</u>	
<b>Total Equity in Additions</b>			<b>2,887,553.66</b>
<b>Excess Income</b>			
3515000	Excess Inc / Exp - Prior Years Mutual	1,560,065.73	
	Current Year	<u>17,747.81</u>	
<b>Total Excess Income</b>			<b>1,577,813.54</b>
<b>Dep'n &amp; Amortizaation</b>			<b><u>9,182,036.51</u></b>
<b>Net Stockholders' Equity</b>			<b><u>8,127,513.33</u></b>
<b>Total Liabilities &amp; Stockholders' Equity</b>			<b><u><u>10,004,638.56</u></u></b>



1001 Seal Beach Mutual No. One  
Budget Comparison - Mutuals  
12/31/2015

P.O. Box 2069  
Seal Beach CA 90740

Dec Actuals	Dec Budget	Budget Variance	Acct #	Description	Y-T-D Actual	Y-T-D Budget	Budget Variance	Annual Budget	Unused Budget
117,789	117,790	1	7210000	Trust Maintenance Costs	1,416,126	1,416,127	1	1,416,127	1
117,789	117,790	1		GRF Trust Maintenance Fee	1,416,126	1,416,127	1	1,416,127	1
				Total Trust Maintenance Costs					
5,170	7,158	1,988	6420000	Utilities	62,936	85,885	22,949	85,885	22,949
9	16	7	6421000	Electricity	114	203	89	203	89
9,097	11,863	2,766	6423000	Telephone	126,463	142,400	15,937	142,400	15,937
6,642	6,663	21	6424000	Water	79,294	80,011	717	80,011	717
				Trash					
20,919	25,700	4,781		Total Utilities	268,808	308,499	39,691	308,499	39,691
472	469	(3)	6430000	Professional Fees	5,664	5,672	8	5,672	8
10,820	1,659	(9,161)	6434000	GRF Management Fee	23,953	19,952	(4,001)	19,952	(4,001)
0	198	198	6435000	Legal Fees	1,584	2,431	847	2,431	847
				Bank Service Fees					
11,292	2,326	(8,966)		Total Professional Fees	31,201	28,055	(3,146)	28,055	(3,146)
385	0	(385)	6474000	Outside Services	770	0	(770)	0	(770)
11,485	11,485	0	6475000	Janitorial Services	137,820	137,842	22	137,842	22
26,691	3,076	(23,615)	6475500	Landscape Maint. - Contract	60,549	36,967	(23,582)	36,967	(23,582)
264	318	54	6477100	Landscape Maint. - Extras	4,472	3,849	(623)	3,849	(623)
664	1,539	875	6477200	Painting	20,255	18,534	(1,721)	18,534	(1,721)
8,774	2,923	(5,851)	6477300	Pest Control	31,797	35,043	3,246	35,043	3,246
302	107	(195)	6477400	Structural Repair	3,695	1,317	(2,378)	1,317	(2,378)
0	0	0	6512000	Miscellaneous Services	286	0	(286)	0	(286)
0	0	0	6812100	Escrow Expense - W/O	243	0	(243)	0	(243)
33,488	14,588	(18,900)	7552000	Office Supplies	171,263	175,012	3,749	175,012	3,749
16,083	0	(16,083)	7552200	Service Maintenance-Standard	106,722	0	(106,722)	0	(106,722)
(16,083)	0	16,083	5394000	Maintenance Replacements	(106,722)	0	106,722	0	106,722
				Transfers from Funded Resvs					
82,054	34,036	(48,018)		Total Outside Services	431,151	408,564	(22,587)	408,564	(22,587)

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1001 Seal Beach Mutual No. One  
 Budget Comparison - Mutuals  
 12/31/2015

P.O. Box 2069  
 Seal Beach CA 90740

Dec Actuals	Dec Budget	Budget Variance	Acct #	Description	Y-T-D Actual	Y-T-D Budget	Budget Variance	Annual Budget	Annual Unused Budget
907	797	(110)	6720000	Taxes & Insurance	12,939	9,520	(3,419)	9,520	(3,419)
4,820	15,132	10,312	6730000	State & Federal Taxes	175,109	181,595	6,486	181,595	6,486
5,727	15,929	10,202		Property & Liability Insurance	188,048	191,115	3,067	191,115	3,067
119,992	77,991	(42,001)		Total Taxes & Insurance	919,207	936,233	17,026	936,233	17,026
6,968	6,969	1	7620000	Total Operating Expense	83,617	83,617	0	83,617	0
5,402	5,398	(4)	7630000	Contributions to Capital	64,820	64,820	0	64,820	0
417	413	(4)	7665000	Appliance Reserve From Assessments	5,000	5,000	0	5,000	0
42,847	42,847	0	7675000	Painting Reserve From Assessments	514,164	514,164	0	514,164	0
36,067	36,068	1	7677000	Operating Reserve From Assessments	432,805	432,805	0	432,805	0
91,701	91,695	(6)		Roofing Reserve From Assessments	1,100,406	1,100,406	0	1,100,406	0
329,481	287,476	(42,005)		Infrastructure Reserve From Assessments	3,435,739	3,452,766	17,027	3,452,766	17,027
				Total Contributions to Capital	1,100,406	1,100,406	0	1,100,406	0
				Total Expenses	3,435,739	3,452,766	17,027	3,452,766	17,027

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1001 Seal Beach Mutual No. One  
Budget Comparison - Mutuals  
12/31/2015

P.O. Box 2069  
Seal Beach CA 90740

Dec Actuals	Dec Budget	Budget Variance	Acct #	Description	Y-T-D Actual	Y-T-D Budget	Budget Variance	Annual Budget	Annual Unused Budget
<b>OPERATING INCOME</b>									
				Income From Services					
				Refrigerator Resales	105	203	(98)	203	98
3,283	3,498	(215)	5110000	Laundry Machine Income	41,809	42,031	(222)	42,031	222
3,283	3,514	(231)		Total Income From Services	41,914	42,234	(320)	42,234	320
				Financial Income					
2,905	2,742	163	5397000	Taxable Interest Income - Mutual	39,993	32,871	7,122	32,871	(7,122)
701	1,069	(368)	5397500	Tax Exempt Interest Income	13,569	12,806	763	12,806	(763)
3,606	3,811	(205)		Total Financial Income	53,562	45,677	7,885	45,677	(7,885)
				Other Income					
232	62	170	5610000	Late Charges	2,121	810	1,311	810	(1,311)
3,500	2,501	999	5921000	Inspection Fees	26,750	29,979	(3,229)	29,979	3,229
13	16	(3)	5980000	Miscellaneous Income	2,939	203	2,736	203	(2,736)
3,745	2,579	1,166		Total Other Income	31,809	30,992	817	30,992	(817)
10,634	9,904	730		Total Operating Income	127,285	118,903	8,382	118,903	(8,382)
				Contributions To Capital					
6,968	6,969	(1)	5120000	Appliance Reserve Contributions	83,617	83,617	0	83,617	0
5,402	5,398	4	5130000	Painting Reserve Contributions	64,820	64,820	0	64,820	0
417	413	4	5165000	Operating Reserve Contributions	5,000	5,000	0	5,000	0
42,847	42,847	0	5175000	Roofing Reserve Contributions	514,164	514,164	0	514,164	0
36,067	36,068	(1)	5177000	Infrastructure Reserve Contributions	432,805	432,805	0	432,805	0
91,701	91,695	6		Total Contributions To Capital	1,100,406	1,100,406	0	1,100,406	0
185,906	185,899	7	5111000	Regular Assessments	2,233,469	2,233,457	12	2,233,457	(12)
185,906	185,899	7		Carrying Charges	2,233,469	2,233,457	12	2,233,457	(12)
288,241	287,498	743		Total Regular Assessments	3,461,160	3,452,766	8,394	3,452,766	(8,394)
(41,241)	22	(41,263)		Total Income and Contributions to Capit.	25,421	0	25,421	0	(25,421)
639	0	(639)	8100000	Off-Budget Items	7,673	0	(7,673)	0	(7,673)
				Depreciation Expense					

U

1001 Seal Beach Mutual No. One  
 Budget Comparison - Mutuals  
 12/31/2015

P.O. Box 2069  
 Seal Beach CA 90740

Dec Actuals	Dec Budget	Budget Variance	Acct #	Description	Y-T-D Actual	Y-T-D Budget	Budget Variance	Annual Budget	Unused Budget
639	0	(639)		Total Off-Budget Items	7,673	0	(7,673)	0	(7,673)
(41,880)	22	(41,902)		Excess Inc.Exp. After Off-Budget Items	17,748	0	17,748	0	(17,748)

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P.O. Box 2069  
 Seal Beach CA 90740

Dec Actual	Dec Budget		2015 Y-T-D Actual	2015 Y-T-D Budget
185,906	185,899	Carrying Charges	2,233,469	2,233,457
91,701	91,695	Reserve Funding	1,100,406	1,100,406
<b>277,606</b>	<b>277,594</b>	<b>Total Regular Assessments</b>	<b>3,333,875</b>	<b>3,333,863</b>
3,283	3,514	Service Income	41,914	42,234
3,606	3,811	Financial Income	53,562	45,677
3,745	2,579	Other Income	31,809	30,992
<b>10,634</b>	<b>9,904</b>	<b>Total Other Income</b>	<b>127,285</b>	<b>118,903</b>
<b>288,241</b>	<b>287,498</b>	<b>Total Mutual Income</b>	<b>3,461,160</b>	<b>3,452,766</b>
117,789	117,790	GRF Trust Maintenance Fee	1,416,126	1,416,127
20,919	25,700	Utilities	268,808	308,499
11,292	2,326	Professional Fees	31,201	28,055
0	0	Office Supplies	243	0
82,054	34,036	Outside Services	430,908	408,564
5,727	15,929	Taxes & Insurance	188,048	191,115
91,701	91,695	Contributions to Reserves	1,100,406	1,100,406
<b>329,481</b>	<b>287,476</b>	<b>Total Expenses Before Off-Budget</b>	<b>3,435,739</b>	<b>3,452,766</b>
<b>(41,241)</b>	<b>22</b>	<b>Excess Inc/(Exp) Before Off-Budget</b>	<b>25,421</b>	<b>0</b>
639	0	Depreciation Expense	7,673	0
<b>(41,880)</b>	<b>22</b>	<b>Excess Inc/(Exp) After Off-Budget</b>	<b>17,748</b>	<b>0</b>
		<b>Restricted Reserves</b>		
(3,659)	0	Appliance Reserve Equity	0	0
5,402	0	Painting Reserve	364,964	0
(5,040)	0	Operating Reserve Equity	403,258	0
24,241	0	Roofing Reserve	274,702	0
(1,737)	0	Emergency Reserve Equity	490,599	0
17,936	0	Infrastructure Reserve	2,674,284	0
<b>37,143</b>	<b>0</b>	<b>Total Restricted Reserves</b>	<b>4,207,807</b>	<b>0</b>

## Secretary's Report

The Mutual is getting ready for the yearly fire inspection. I will be putting up the notifications on the apartments that will be inspected. Please have you HO6 insurance available.

Just a reminder - besure to get your pet registered with the stockholders office. So the Mutual's Ambassadors will see the sticker on your window and know there is a pet inside the apartment. This sticker protects your pet if there is an emergency. Long Beach Animal <sup>Center</sup> Shelter will be going from door to door in Leisure World checking to see if your dog is licensed.



## Physical Property Report

### Mutual 1

We had the property meeting and Anco Solar gave a presentation. Mark also reported that a Company will be working on Injection & Monitoring Well Construction in January. The construction is being done to strengthen the barrier infrastructure that protects the Orange County Groundwater Basin from seawater intrusion along the Los Angeles County-Orange County line

The piping is moving along very well the guy's are very polite and clean up after themselves's, you would not know that they did anything in your unit, looks like it did before they repiped it. Great job.

The property committee have been checking on the unit's that need the air conditioning walls around it on 2 sides or more to hide them and keep the noise down, also any unit that didn't have their address on their building. I'll turn in the list for letters to be sent out to Suandra.

I can't agree on changing the garden policy. After Saundra read the letter from our lawyer, said the the new law does not apply to us, because we don't have a front or back yards. Back a few years ago I think 2013 the board at that time had the whole mutual vote on removing all the fruit tree's and vegetables about 70 % voted to have them removed per the Garden Policy. Since that time we haven't had the rat problem that we were having when the garden vegetables and fruit trees were planted. I seen on T.V. that you can buy an Aero Garden from Amazon and it is grown inside your house,for those that want a garden they can try that.So for that reason and the reason that the policy is in all the mutuals. I think it's not a good idea because of a few people in our mutual wanting them that we should do this. It will bring back the rat's and that is not a healthy thing for the folk's that live here. I think it is our duty to protect them.

Mutual One Board of Directors Meeting

January 28, 2016

Landscape Report

Co-Chairs Kathy Almeida and John Barreras

Although we have prepared for the worst rains projected from El Nino it has yet to appear. Gutter cleaning was done and the GRF has assured us that drains would be cleared so we continue to wait and see what happens.

Although the sprinklers were turned off when rain did fall for a short period of time, they have been turned back on for 5 minute intervals on our designated days of Monday, Wednesday and Saturday.

Lawn mowing days have switched to Thursday Friday alternating every other week. This will leave more time for flowerbed work and straightening out the scallop bricks.

Turf Removal Details:

29 of 40 Carport ends with grass

14,721 square ft of grass removed

\$29,442 total cost included removal, drip irrigation installation and plants

\$14,721 estimated rebate and savings

Although some questioned why we did not select any cactus or succulents it was our intention to provide color and contrast with the mix chosen of drought tolerant plants. Input from shareholders was requested and a few gave their opinion. It will take a while for the plants to look like their pictures but we hope in time it will be well received. Removal of poles must be re- evaluated in light of the vehicle that seriously damaged carport 13 totally missing the poles in place.

We wish to thank our Inspector Jerry Antesdel for all his help with processing the paperwork with the Orange County Metropolitan Water District in getting us qualified for the rebate. Great work!

Respectfully submitted.

## Emergency Preparedness Committee

*Focus: GOOD NEIGHBOR AMBASSADORS (GNA)*

1. Initial goal – event planning for current and new GNA
  - a. List compiled
  - b. Event scheduled for February 17, 2016 11 am – 1 pm in Clubhouse #1
    - Meet and greet
    - Lunch provided
    - Available to answer questions, not a formal meeting
  - c. Flyers
2. Requesting approval of funds for lunch and flyers (\$200) with any additional monies to be placed in EP fund for quarterly educational activity.

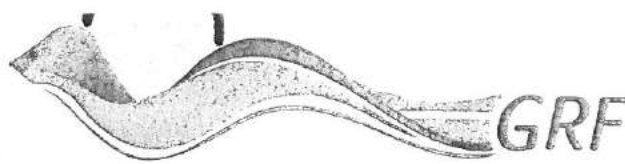
*Purchasing Dept.*

# 10 DAY™ Duro Lantern

*\$30 approx cost*



- Bright, clean light – up to 250 lumens
- Runs 10 days continuously on "Low"
- Runs 26 hours continuously on "High"
- Lifetime LED is unbreakable and never needs to be replaced
- Rubberized housing enhances impact-resistance
- Water-resistant IPX4
- Removable globe provides forward-area light
- Built-in recessed hook at lantern base for hanging as a downlight
- HIGH (250 Lumens)>LOW (21 Lumens)>SOS FLASHING>OFF
- BULB TYPE: 2 x 1W Nichia, white LEDs
- MATERIALS: High-impact ABS plastic
- BATTERIES: 6 1.5V Alkaline batteries (not included)



Dear Mutual One Shareholders,

Mr. Stone and I continue to be a voice and advocate for all of the Shareholders in Mutual One and Leisure World respectively. We welcome your suggestions and will submit those suggestions and recommendations to the appropriate GRF committees for consideration. All of us working together as a team will not only protect our investments, but improve our quality of life in our beloved community of Leisure World Seal Beach.

As you know, the Golden Rain Foundation (GRF) is very busy maintaining and improving our community. This month at our regularly scheduled Board meeting the following items were discussed and voted upon:

—The Board unanimously approved to eliminate a staff position; the Information Technology Security Manager. GRF approved the motion to hire an Information Service Provider instead. By doing so, we will not be relying on the knowledge of just one person, but GRF would benefit from the collective experience of an IT team. This would protect our network while consistently keeping up with technology. The IT team typically knows what is needed to keep up on industry best practices. The IT team will be provided with ongoing training by the Service Provider. This will insure that all IT service individuals are qualified. An IT team will see related problems multiple times amongst their clients, where an in-house IT employee leads an isolated existence no matter how much they train. Finally, a quality IT Service organization will have the resources to start new projects right away and will bring years of experience in the beginning, saving time and money.

—GRF conducted a SANS audit and it was determined that network security would be enhanced through the establishment of a new broadband provider and associated equipment. Obtaining a new provider would also enhance performance and speed. The speed throughout Leisure World on Trust Property would be increased 50 Mbps - an increase of 45 Mbps in Clubhouse 1 alone! GRF unanimously approved cancelation of the agreement between GRF and Verizon, Time Warner and Superwire at a cost of \$1983.00 per month and enter into a three (3) year agreement with TelePacific at a cost of \$2249.00 per month. This agreement and service only pertains to Trust Property, not shareholders and their individual contracts with the aforementioned companies. GRF voted unanimously to approve movement of the GRF website from AtHomeNet and DiscountASP to WordPress. The proposed cost of WordPress is an annual cost of \$678. GRF unanimously approved the cancelation of agreements with AtHomeNet and DiscountASP for an annual savings of \$8,252. In addition, the Executive Director will initiate the required actions to transition the [www.goldenrainfoundationsealbeach.org](http://www.goldenrainfoundationsealbeach.org) website into the web address of [www.lwsb](http://www.lwsb).



—The Board unanimously approved a contract to complete Security Restroom upgrades with John Bergkvist General Contractors for a total cost not to exceed \$45,000. The President was authorized to sign the contract. The funds for this project will come from the reserve account.

—Exterior Wall replacement along Westminster Blvd. has been under review since 2002. The present condition of the wall presents a security risk not only to Mutual 2, but the entire community of Leisure World. GRF unanimously approved the replacement of wall section L & M in its current location and instruct the Physical Properties Committee to bring to the Board at the earliest possible opportunity, a recommendation of costs to replace the wall by a qualified contractor through a competitive bidding process. Our Mutual 2 neighbors are extremely relieved and grateful that the security breach in our community will finally be repaired.

—GRF unanimously approved a variance to Policy 1403-50 to allow members of the City of Seal Beach Chamber of Commerce to sell wares, goods and merchandise at the annual GRF City Expo event this spring. The Executive Director will present to the Recreation Committee a list of all participating Chamber Merchants and note which Chamber Members will be possibly selling their wares, goods and merchandise.

—The GRF Board gave approval for the President to sign a written request to the Seal Beach Police Department, requesting enforcement of California Vehicle Code Section 22500.1: Fire Lane Violations on GRF Trust Property. This written request will allow Seal Beach Police to issue citations to those individuals violating Section 22500.1 within Leisure World. These citations carry monetary, insurance, and vehicle registration and/or license penalties. The vote was 14 Yes and 1 No.

—The City of Seal Beach will send Animal Control Officers to Leisure World during the month of February. These officers will be going to every household to insure that dogs are properly licensed and vaccinated. All dog owners are subject to compliance—including service animals and emotional support animals. Citations will be issued to those owners that are not compliant. In addition, ALL animals must be registered with Leisure World to remain in Leisure World. The registration form can be obtained in the Stock Transfer Office.

Dick Stone and I would like to take this opportunity to wish each and every shareholder a happy, healthy and prosperous New Year! We look forward to seeing you at Mutual and GRF Board meetings.

Respectfully submitted,

Leah Perrotti, GRF Director Mutual One





California is still in a drought  
Please Continue to Conserve Water

*It's Winter in Our Hometown*  
The Mutual Administration Director's Report  
January, 2016

## 911

**A very important number during an emergency.**

Some important facts you need to know about (911):

1. Due to the close proximity to the adjacent freeway system, when you dial (911) from your cell phone in Leisure World, you may be routed to the California Highway Patrol instead of the Seal Beach Police Department; or your call may be routed to Seal Beach Police Department.
2. If you dial (911) from a landline telephone inside your unit, the call will always be routed to the Seal Beach Police Department.
3. The Seal Beach Police Department has an emergency response telephone number which goes directly to them if you use a cell phone or a land line. That number is: (562 594-7232).
4. Put the emergency response telephone number on your auto-dial so it can be reached with a push of a button.



January 2016: It's that time again....Your pet must be registered annually in January of each year. Please see the Stock Transfer Office for assistance in registering a new pet or re-registering your current pet. Remember you must provide proof of personal liability insurance.

Long Beach Animal Control, contracted through the City of Seal Beach, will be canvassing door-to-door in Leisure World to assure all Leisure World dogs are licensed. There may be a fine issued if you fail to provide proof of your dog's registration. Be proactive.....Register your dog with the City of Long Beach on behalf of the City of Seal Beach and register any pet you have in your unit with the Stock Transfer Office. Fish are exempt.

**HAPPY NEW YEAR – 2016**

# 2016 Mutual Election and Annual Meeting Schedule

Mu.	No. of Units	Quorum	No. of Directors Being Elected	Candidate Application Begins (90 days before election)	Candidate Application Deadline (60 days before election)*	Ballots Mailed (30 days before election)**	Meeting Day	Meeting Date	Meeting Time	Notes
<b>MAY</b>										
10	276	92	8	Thurs. 2/18	Sat. 3/19	Mon. 4/18	3 <sup>rd</sup> Wed.	5/18	10 a.m.	Annual Meeting only; election in odd-numbered years
14	328	110	7	Fri. 2/19	Sun. 3/20	Tues. 4/19	3 <sup>rd</sup> Thurs.	5/19	10 a.m.	No more cumulative voting; directors reduced from 9 to 7
7	384	128	6	Sat. 2/20	Mon. 3/21	Wed. 4/20	3 <sup>rd</sup> Fri.	5/20	10 a.m.	
8	348	116	5	Tues. 2/23	Thurs. 3/24	Sat. 4/23	4 <sup>th</sup> Mon.	5/23	10 a.m.	No conflict with Memorial Day
4	396	132	7	Thurs. 2/25	Sat. 3/26	Mon. 4/25	4 <sup>th</sup> Wed.	5/25	10 a.m.	
16	60	20	5	Thurs. 2/25	Sat. 3/26	Mon. 4/25	4 <sup>th</sup> Wed.	5/25	2 p.m.	
11	312	104	6	Fri. 2/26	Sun. 3/27	Tues. 4/26	4 <sup>th</sup> Thurs.	5/26	10 a.m.	
9	384	128	7	Sat. 2/27	Mon. 3/28	Wed. 4/27	4 <sup>th</sup> Fri.	5/27	10 a.m.	
<b>JUNE</b>										
3	432	144	7	Thurs. 3/10	Sat. 4/9	Mon. 5/9	2 <sup>nd</sup> Wed.	6/8	10 a.m.	
12	452	151	7	Fri. 3/11	Sun. 4/10	Tues. 5/10	2 <sup>nd</sup> Thurs.	6/9	10 a.m.	
2	864	288	9	Sat. 3/12	Mon. 4/11	Wed. 5/11	2 <sup>nd</sup> Fri.	6/10	10 a.m.	Nine directors will be elected but terms will be staggered.
1	844	282	9	Tues. 3/15	Thurs. 4/14	Sat. 5/14	2 <sup>nd</sup> Mon.	6/13	10 a.m.	Nine directors will be elected but terms will be staggered.
5	492	164	8	Wed. 3/16	Fri. 4/15	Sun. 5/15	2 <sup>nd</sup> Tues.	6/14	10 a.m.	
15	502	168	7	Sat. 3/19	Mon. 4/18	Wed. 5/18	3 <sup>rd</sup> Fri.	6/17	10 a.m.	
6	408	136	7	Sat. 3/26	Mon. 4/25	Wed. 5/25	4 <sup>th</sup> Fri.	6/24	10 a.m.	
17	126	42	3	Wed. 3/30	Fri. 4/29	Sun. 5/29	4 <sup>th</sup> Tues.	6/28	10 a.m.	Staggered Elections

**NOTE:**

\* = On deadlines that fall on a Saturday or Sunday, applications will be accepted the following Monday. Candidate applications must be received in the Stock Transfer Office by no later than 4:30 p.m. on the deadline day.

\*\* = If the date to mail ballots (30 days before the election) falls on a Friday, Saturday or Sunday, the ballots will be mailed the previous Thursday.



# Mutual Administration Director's Report

## Inclusive Through December, 2015

January 1, 2016

R e c a p 2015		
Mutuals 1 Through 17		
• Registered Caregivers	338	
• Open Social Services Cases	162	
• Total Legal Cases 2015	17	
• Pets Registered	932	
• ID Cards & Passes sold	\$ 22,86200	
• Membership fees Collected	\$ 1,070,089.00	
• Trust Reviews sent to attorney	326	
• Trust Review Fees collected	\$ 1,875.00	↑ 15.5% Reviews (2015/326) (2014/279)
• Rules Compliance Letters	1822	↑ 43.3% over 2014 @ (1173 letters)
• Aging receivables Collected	\$ 230,622.00	↑ 14.2% over 2014 @ (\$200,000.00)

Escrow Recap 2015	Sales	Sales Prices	
Totals through Dec. 2015	485	\$99,325,212	Comparisons over:
Totals through Dec. 2014	419	\$81,437,968.	2014: Sales↑14.6% - Prices↑19.7%
Totals through Dec. 2013	629	\$95,240,826.	2013: Sales↓25.8% - Prices↑ 4.1%
Totals through Dec. 2012	513	\$60,704,606.	2012: Sales↓ 5.6% - Prices↑ 48.2%

Recap by Mutual for 2015							
Mutuals 1-17	Rules Letters	Trust Review	Pets Registered	Care Givers	Resource Assist.	Aging Receivables	Escrows Closed
Mutual 1	286	29	112	38	21	\$23,494.00	49
Mutual 2	399	36	106	23	20	\$33,425.00	65
Mutual 3	40	15	67	29	9	\$ 8,371.00	30
Mutual 4	66	29	61	20	7	\$14,226.00	28
Mutual 5	137	24	61	27	15	\$17,759.00	38
Mutual 6	133	21	64	15	4	\$ 9,798.00	32
Mutual 7	37	12	49	21	19	\$21,898.00	23
Mutual 8	178	23	45	12	7	\$ 7,607.00	29
Mutual 9	128	21	75	21	7	\$11,786.00	35
Mutual 10	118	8	48	26	14	\$-----	11
Mutual 11	19	6	39	9	7	\$ 6,995.00	14
Mutual 12	57	23	50	30	6	\$14,285.00	30
Mutual 14	48	24	58	33	8	\$ 1,242.00	29
Mutual 15	92	38	77	29	14	\$56,216.00	55
Mutual 16	16	1	5	2	2	\$-----	3
Mutual 17	68	16	15	3	2	\$ 2,520.00	14
	<b>1822</b>	<b>326</b>	<b>932</b>	<b>338</b>	<b>162</b>	<b>\$230,622</b>	<b>485</b>

**ESCROW – SALES COMPARISON  
1997 THROUGH 2015**

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
<b>MUTUALS</b>										
1	74	91	55	76	84	79	63	82	61	55
2	67	89	51	69	98	58	61	73	58	49
3	43	37	39	31	35	31	21	48	29	26
4	49	31	27	24	42	41	19	23	22	20
5	45	40	27	38	34	40	29	36	43	30
6	36	31	21	28	33	44	26	26	26	12
7	33	28	23	23	24	30	23	36	26	13
8	32	28	25	26	34	27	24	27	11	19
9	33	38	16	31	41	30	20	25	30	29
10	20	17	21	21	28	19	28	23	25	11
11	29	30	20	27	17	25	20	21	23	11
12	50	35	35	36	37	26	24	31	36	24
14	20	31	25	19	35	26	16	24	25	16
15	13	5	2	4	4	3	30	36	26	27
16	5	4	4	5	3	4	4	3	5	2
17	1	0	1	2	0	1	9	9	11	7
<b>TOTALS</b>	<b>550</b>	<b>535</b>	<b>392</b>	<b>460</b>	<b>549</b>	<b>484</b>	<b>414</b>	<b>523</b>	<b>457</b>	<b>351</b>

	2007	2008	2009	2010	2011	2012	2013	2014	2015
<b>MUTUALS</b>									
1	47	52	51	50	59	82	94	54	49
2	54	35	55	60	39	58	72	66	65
3	13	20	33	33	42	27	50	30	30
4	36	19	26	25	26	24	43	25	28
5	30	26	28	29	34	46	33	30	38
6	24	20	20	18	32	32	37	30	32
7	10	15	19	22	24	30	39	21	23
8	21	15	28	30	23	36	41	22	29
9	14	12	27	27	23	26	51	21	35
10	24	13	15	19	14	21	31	13	11
11	21	10	19	16	29	26	30	22	14
12	24	16	28	31	21	26	43	26	30
14	26	15	15	18	20	25	19	21	29
15	27	21	26	24	35	42	32	29	55
16	4	3	5	6	6	7	9	2	3
17	5	6	3	7	9	5	5	7	14
<b>TOTALS</b>	<b>369</b>	<b>298</b>	<b>398</b>	<b>415</b>	<b>436</b>	<b>513</b>	<b>629</b>	<b>419</b>	<b>485</b>

# SIGN-IN SHEET

## BOARD OF DIRECTORS MEETING

MUTUAL NO. ONE

DATE: JANUARY 28, 2016

	<b>SHAREHOLDER/GUEST NAME</b>
1.	D. Geisler
2.	Leah Perrotti
3.	Mario Michaelides
4.	Kathy Elliott
5.	Mark Scott
6.	Donna Gambol
7.	Irene Strobel
8.	Denise Taylor
9.	
10.	
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**MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS  
SEAL BEACH MUTUAL ONE  
December 8, 2015**

In accordance with the Corporation Bylaws, and pursuant to due notice to the Directors, a Special Meeting of the Board of Directors of Seal Beach Mutual One on Tuesday, December 8, 2015, was called to order by President Luther-Stark at 10:00 a.m. in the Clubhouse 3, Room 9.

Those Directors present were: President/CFO Luther-Stark, Vice President Almeida, Secretary Rahming, and Directors Griepsma, Barreras, and Scott. Absent Directors were Holzer, Holdren, and Merritt. Also present was Mr. Rudge, Project Coordinator/Building Inspector.

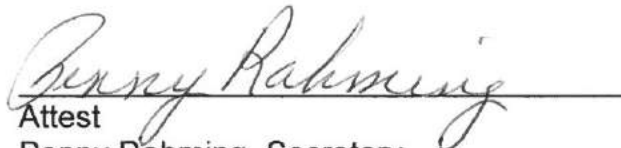
The purpose of the meeting was to count the ballots from a special election to consider an amendment to Article V, Section 3 of the Corporation's Bylaws to transition from all Directors being elected every other year to staggered two-year terms.

844 ballots mailed  
15 known estates  
301 ballots returned  
36% participation  
250 votes to approve amendment  
50 votes not to approve amendment  
1 abstention

The amendment **passed** and the Inspectors of Election Report is attached.

Per attorney instructions, "at the first election of Directors following the date of adoption of the amendment, the members shall elect nine (9) Directors. The five (5) candidates receiving the highest number of votes shall serve for two (2) years from the date they assume office. The four (4) candidates receiving the next highest number of votes shall serve for a period of one (1) year from the time such person assumes office. Thereafter, all subsequent elections for Director shall be for terms of two (2) years."

President Luther-Stark adjourned the meeting at 11:00 a.m.

  
Attest  
Penny Rahming, Secretary  
SEAL BEACH MUTUAL ONE