

MUTUAL ONE

BOARD OF DIRECTORS
MONTHLY REPORTS FOR

DECEMBER 2016

(See information attached.)

Welcome to the last Mutual One Board Meeting of 2016.

When Mutual One started the year we were nearing completion of our Roofing Project. Standard Roofing and its crew were professional & efficient to complete all 70 bldgs, 20 carports & 18 laundry rooms on schedule. During the recent rains there was not one complaint.

As of January last year, we were a few months into replacing our plumbing with copper pipes by John Nelson's crew. As of Jan 3rd they will be on Building 58. As we share during orientation of new buyers: You chose Mu One and you should be thankful that you did. Two huge projects are almost done and our sewer project may start by summer. Once again having our reserves funded was extremely important. As few mutuals' are able to do as we have done.

The next huge change coming will be parking. I must remind you that only vehicles with valid Leisure World stickers can park in our carports. GRF will be allowing only vehicles with LW stickers to park on our streets overnight. So I urge you to reregister your cars with security. This means your DMV tags too. We must be compliant with State and local laws just like everyone else in California. **Remember no parking** in Clubhouse One from 11pm to 6am or you may be towed.

There are three current things going on now in Mu One may cause a disruption in your life.

One] Andre Landscape crew are scraping our lawns, replacing all sprinkler heads, and reseeding.

Two] Empire Pipe will be digging up around six different laundry rooms as they repair our sewer clean outs. Currently they are between Bldg 68 & 69. From Laundry Room all the way to the main sewer lines.

Three] Schlick company has been removing our lamp posts & placing a temporary post until they repowder and repair them. All shareholders should be aware that the sidewalk lamp post belongs to the mutual. Those of you that decorate them have been upset, as your decorations were removed for this work to be completed. These post are repaired or replaced every 20 years.

Most Mutual Boards are not approving any additional passes. The four passes each unit receives will be for relatives and friends that visit frequently. All other guests will have to be called in to Security. This can be called in up to 30 days in advance. Just give your mutual, unit #, the names of your guest & when they will arrive. That is it!

I want to thank the board members for doing your respected duties and taking responsibility of them.

Everyone have a Very Merry Christmas, or to be politically correct Happy Holidays!

May you also have a Healthy and Happy New Year!

Respectfully submitted, Saundra Luther Stark

The Mutual Administration Director's Report

December, 2016

The Holidays are here!

Happy Holidays to All
From Mutual Administration:

Jodi Hopkins
Cathy Dailey
Jason Lee
Carol Day
Kheara Aquino
Stephanie Louison
Cindy Tostado

Pet Registration Reminder

January 2017 will be here very quick.

Your pet must be registered annually within the month of January of each year and every year.

Please contact the Stock Transfer Office at (562) 431-6586 extension 346, for assistance in registering a new pet or re-registering your current pet. Remember you must provide proof of personal liability insurance covering your pet.

Year-end mail out information

The 2017 guest passes, and property tax and assessment information will be mailed to addresses on file beginning December 29, 2016.

- Payment coupons will be mailed under separate cover.
- If you pay your monthly assessment via direct debit, the money will automatically be withdrawn from your account.
- As a reminder, guest passes are intended for your trusted family and friends, and are NOT to be given to contractors, caregivers, neighbors or people you've hired to work in your home.
- If you have not received your guest passes or payment coupons by January 16, 2017, call the Stock Transfer Office at (562) 431-6586 extensions 347 or 348.

Estates will not receive guest passes but will receive financial information.

As a reminder, the 2017 caregiver registration begins in late December. Make sure your caregiver is currently registered with a special photo pass.

Emergency Preparedness

1. Name change to EPIC
2. Meetings to be scheduled March, June, and October
 - a. March meeting to embrace Good Neighbor Ambassador program and prepare welcome packets
 - b. June meeting open to group decision
 - c. October meeting to address ShakeOut
3. Scheduled pre meetings 1 month prior to each quarter meeting
 - a. Will have an additional meeting mid January as well as regular pre meeting in February
4. Meetings will be emailed to group and posted as soon as confirmed
5. CERT meetings will be posted
 - a. Will discuss assisting with purchased backpack as suggested by board representative similar to other mutual at next meeting (agenda item)

Eileen Merritt

December 19, 2016

Dear Mutual One Shareholder/Members,

We finally got some much needed rain...with some pretty cold weather. Hope you are keeping warm and staying well. There is a nasty cold going around and I hope it does not find you!!

Here is a summary of this month's GRF meetings:

1. **Community Access Ad Hoc Committee**

The Committee will discuss renewable Leisure World Identification cards at a future meeting. The Committee is reviewing who will get service passes and who will issue them.

2. **Architectural Design & Review Committee**

The Committee approved the proposals from John's Landscape Service for the Amphitheater, South-Side Hill Project in an amount not to exceed \$3,300; the Yucca Plant Project in an amount not to exceed \$2000; the Admin. Planter Project in an amount not to exceed \$1000; and the Admin. Front Palm Island Project in an amount not to exceed \$1000.

3. **Recreation Committee**

A letter was received from a Shareholder regarding some Shareholder/Members abusing the use of the swimming pool showers. There are people that are using them for their personal showers instead of just rinsing off before and after pool use. This is a violation of GRF policy. It is planned in the future to remove the present showers and have outside, rinse off showers installed to take care of the problem. There was a discussion about adding more rock 'n roll bands to the community calendar in place of Saturday night dances with its decreasing attendance statistics. The Committee approved the proposal for installation of the Air Wall in Clubhouse Six by Kali Space Solutions in an amount not to exceed \$20,000. Physical Properties will determine if a permit is needed before it is sent to the Finance Committee for approval. A request by the Drone Club to make an exemption to Policy 1485-50 to allow them to use the Shuffleboard Pavilion in Clubhouse Two was denied. The Committee discussed various activities within the community and agreed on determining ways to encourage shareholders' involvement, and further participation by non-residents. A

motion was made and passed to have the Information and Technology Services Committee determine the capability of our software capabilities in making room reservations online. The committee approved the use of the lawn area between Clubhouse Three and the Library for a Bocce Ball Court for a trial period of two months. The Committee was informed that the Leisure World Library was awarded the best library in Seal Beach for the 3rd year in a row.

4. **Publications Committee**

The Publications Manager provided several LW Directory Cover options for the Committee to review. The Committee selected a new picture of the globe as the cover for the LW Directory. The Publications Manager presented options for a new mast head for the LW Newspaper. After a brief discussion the Committee selected the name "LW Weekly".

5. **Mutual Administration Committee**

The Committee moved to establish a Policy Reorganization Sub-Committee. The Committee is gathering source material to move forward with the production of a New Buyer video.

6. **Physical Properties Committee**

The Committee stated that the speed radar trailer has been installed. The Committee approved the presented Paving Project Plan, Year One including Cedar Crest, Knollwood, Fairfield/Prestwick, Shawnee, Sunningdale, McKinney, Homewood and Weeburn to be done by Nelson in the amount of \$550,817.52 and forward this project to the Board of Directors for approval. The Committee motioned to approve a contract to MJ Jurado to remove and replace the concrete at the south end of Building Five, remove two trees in the total amount of \$14,500 and issue work orders to Johns Landscape Maintenance to install two trees, irrigation, and ground cover in an amount not to exceed \$2000. The total cost of the job is not to exceed \$16,500. The Committee approved the quote in the amount of \$9720 to map out the red curb painting throughout the community and forward this item to the Finance Committee for approval. The Committee approved the Northwood Pedestrian Gate option located between Northwood and Del Monte on Trust property in the amount of \$28,143. and forwarded this item to the Finance Committee for approval. The Committee reviewed MJ

Jurado's proposal presented by the Facilities Director to upgrade the 1.8 acres area for the Rolling Thunder Club in the amount not to exceed \$9200, including a 15'x20' paved area with a 10'x20' shade cover. This will be decided at the next scheduled meeting. The Committee gave approval to the Physical Properties Department to add South Korea to the globe by making a cut out in an amount not to exceed \$1000. The Committee approved the removal of the three "No Parking" signs on Golden Rain, adjacent to the Sales Office in an amount not to exceed \$300.

7. **Strategic Planning Ad Hoc Committee**

It was the consensus of the Committee to dismiss the Re-branding, Community Marketing topic. In addition, the Committee will submit a request to the Board of Directors to approve the funding of the Multipurpose Court project in the amount of \$250,000 and provide Mission Landscape Architecture with the initial budget of \$200,000 to work on this project.

8. **Executive Committee**

It was the consensus of the Committee that all GRF Committees should review their individual charters at the beginning of the year. It was the consensus of the Committee to present a preliminary report in January 2017, regarding job descriptions for several positions in the Security Department. The Executive Director will draft a job description for the Parking Specialist position and present it to the community at the next scheduled meeting. The Committee will interview three law firms in an effort to seek out counsel that may be qualified to provide required services as a Trust Attorney. Stock Transfer will schedule the interviews. The Committee approved the Workers' Compensation renewal as presented by DLD Insurance Brokers and forward this item to the Board of Director's for final approval. The Committee approved the purchase of \$50 gift cards for GRF employees in the total amount of \$11,400. This will be forwarded to the Board of Directors for final approval. The Committee approved GRF Employees Departmental Luncheons at \$10 per employee in an amount not to exceed \$2280.

9. **Security, Bus & Traffic** The Committee approved a one day only special holiday shopping shuttle on Friday, December 23, 2016 from 9:00 am to 3:00

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pm. to travel to the Westminster Mall and the 99-Cents Only store. The Transportation Department will be hosting the 5th Annual LW Holiday Light Tour. The tour will begin at the Health Care Center from December 19th to December 23rd.

The GRF is negotiating with the LW Trailer Club to lease the 4.67 acres of the RV Storage lot. It is hoped this lease will be finalized by next month.

Many Shareholder/Members are asking for assistance with creating Non-Smoking areas in LW. GRF adopted a policy for all Trust properties this past summer.... "No Smoking" within 20 feet of any Trust building, windows or doors. Shareholders are asking about smoking and their homes. The issue of smoking/no smoking in or near your homes is a Mutual issue and this subject has been discussed at the LW Mutual Presidents' Council. If you have concerns or suggestions, please put them in writing and send them to the Mutual One Board, so your comments can be discussed. You are also welcome to come to the Mutual One Board meeting and speak in person about this issue or any other issue that interests you.

I would like to take this opportunity to wish all of you a very Happy Holiday and a joyous, healthy, prosperous New Year.

Best regards,



Leah Perrotti
GRF Director Mutual One