

**OF THE REGULAR MONTHLY MEETING OF THE
BOARD OF DIRECTORS, SEAL BEACH MUTUAL ONE,
A COMMON INTEREST DEVELOPMENT, CC1350, 1351(c) (4), et al
November 30, 2017**

Following the open forum for shareholders to address the Board, the Regular Monthly Meeting of the Board of Directors of Seal Beach Mutual One was called to order by President Luther-Stark at 9:15 a.m. on Thursday, November 30, 2017, in Conference Room A of the Administration Building, followed by the *Pledge of Allegiance*.

ROLL CALL

Present: President Luther-Stark, Vice President Tous, Secretary St. Aubin, CFO Schweitzer, and Directors Barreras, Collazo, Gambol, Holzer, and Singer

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

Guests: Thirteen Mutual One shareholders

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

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

MINUTES

President Luther-Stark asked if there were any corrections to the October 26, 2017, Regular Meeting minutes. A correction was noted on page one: second paragraph, the second sentence should read, "St. Andrews Drive."

President Luther-Stark asked if there were any corrections to the November 14, 2017, Special (Agenda) Meeting minutes. There being none, the minutes were approved as written.

GRF REPRESENTATIVE'S REPORTS

GRF Representatives Perrotti and Stone discussed various GRF activities (attached).

BUILDING INSPECTOR'S REPORT

Inspector Antisdell presented his report (attached).

BUILDING INSPECTOR'S REPORT (continued)

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

RESOLVED, To accept the color of the door at Unit 53–E.

Following a roll call vote of the Board members, the MOTION passed, with two “no” votes (Barreras, Collazo), and two abstentions, (Schweitzer, Singer).

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

RESOLVED, To allow pergolas in Mutual One.

The MOTION passed with one “no” vote (Gambol).

Following further discussion, and at the direction of President Luther-Stark, she appointed Vice President Tous (Chair), Secretary St. Aubin, and Director Collazo as a committee to further review pergolas in the Mutual, and bring back a draft policy to the January Board Meeting.

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

RESOLVED, To go out to bid for sewer repair for Mutual One, beginning with one building, extending to twenty buildings, and possibly all 70 buildings.

The MOTION passed.

Following a discussion, it was the consensus of the Board to postpone discussion regarding metered doors until the next Regular Board Meeting.

Inspector Antisdell left the meeting at 9:53 a.m.

PRESIDENT'S REPORT

President Luther-Stark presented her report (attached).

CHIEF FINANCIAL OFFICER'S REPORT

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

DIRECTOR(S') REPORTS

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

RESOLVED, To approve the carport rental of Carport Building 15, Space 19, belonging to the shareholder of Unit 66-L, to the shareholder in Unit 66-A; Carport Building 3, Space 44, belonging to the shareholder of Unit 14-A, to the shareholder in Unit 12-A; and Carport Building 12, Space 1, belonging to the shareholder of Unit 38-F, to the shareholder in Unit 39-A.

The MOTION passed.

MUTUAL ADMINISTRATION DIRECTOR'S REPORT

Ms. Hopkins presented her report (attached).

UNFINISHED BUSINESS

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

RESOLVED, To ratify amended/posted Policy 7510.01 – Eligibility Requirements.

The MOTION passed.

NEW BUSINESS

The Board members discussed adopting Policy 7410.01 – Apartment Fire/Safety Inspection (attached). Upon a MOTION duly made by Director Gambol and seconded by Director Barreras, it was

RESOLVED, To adopt Policy 7410.01 – Apartment Fire/Safety Inspection, and rescind Policy 7410 – Apartment Fire/Safety Inspection on a preliminary basis until the 30-day posting period is completed.

The MOTION passed.

NEW BUSINESS (continued)

On September 28, 2017, Mutual One adopted Policy 7502.01.1 – Adoption of GRF Policy Parking Rules. In accordance with that Policy a Parking Review Panel must be established.

Following a discussion, the following were appointed to the Parking Review Panel President Luther-Stark, Vice President Tous, Secretary St. Aubin, and Chief Financial Officer Schweitzer, as an alternate. The Parking Review Panel will be reassigned as necessary.

Following a discussion, President Luther-Stark appointed Kathy Almeida, as the Mutual One EPIC Council Representative.

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

RESOLVED, That Mutual One grant permission to Purple Air to install their equipment to monitor the air quality at no risk to the Mutual or any shareholder.

The MOTION passed.

Following further discussion, the MOTION was withdrawn for further research.

DIRECTORS' COMMENTS

Several Directors made comments.

SHAREHOLDER(S)' COMMENTS

Several shareholders made comments.

ADJOURNMENT

There being no further business to conduct, President Luther-Stark adjourned the meeting at 10:37 a.m. and announced there would be an Executive Session following the meeting to discuss member issues.



Attest

JoAnn St. Aubin, Secretary
SEAL BEACH MUTUAL ONE
ka:12/01/17
Attachments

**NEXT REGULAR BOARD MEETING: JANUARY 25, 2018, at 9:00 a.m.
Administration Building Conference Room A**

**RESOLUTIONS IN THE REGULAR
MONTHLY MEETING November 30, 2017**

11/30/17 RESOLVED, To accept the color of the door at Unit 53–E.

RESOLVED, To allow pergolas in Mutual One.

RESOLVED, To go out to bid for sewer repair for Mutual One, beginning with one building, extending to twenty buildings, and possibly all 70 buildings.

RESOLVED, To approve the carport rental of Carport Building 15, Space 19, belonging to the shareholder of Unit 66–L, to the shareholder in Unit 66–A; Carport Building 3, Space 44, belonging to the shareholder of Unit 12–A, to the shareholder in Unit 14–A; and Carport Building 12, Space 1, belonging to the shareholder of Unit 38–F, to the shareholder in Unit 39–A.

RESOLVED, To ratify amended/posted Policy 7510.01 – Eligibility Requirements

RESOLVED, To adopt Policy 7410.01 – Apartment Fire/Safety Inspection, and rescind Policy 7410 – Apartment Fire/Safety Inspection on a preliminary basis until the 30–day posting period is completed.

RESOLVED, That Mutual One grant permission to Purple Air to install their equipment to monitor the air quality at no risk to the Mutual or any shareholder.

Greetings from Leah Perrotti, GRF Director
November 30, 2017

Hello Mutual One Shareholders and Members,

I hope everyone enjoyed the Thanksgiving holiday and is looking forward to the holidays in December! This communication will bring you up to date on all the meetings of the Golden Rain Foundation (GRF) Board of Directors (BOD) in November.

Physical Properties Committee

The Committee reviewed a scope of work for CCTV inspection of main sewer lines. The Committee unanimously approved to have the Facilities Director determine the ownership of pipelines and bring the issue back for review in July 2018 and move forward with the project in 2019. They discussed possible modifications to a crosswalk between the Medical Center and Clubhouse Six, including thermoplastic coating, curb rail, landscaping, and carts parking, and to concrete the planter area in the total amount not to exceed \$7000. This was approved by Finance and the BOD. The Committee discussed changing the south side of Golden Rain Road to Golden Rain Circle. The Committee decided not to proceed with the name change and will leave it as it is. The Mission Park project funding of \$300,000, plus a \$30,000 in contingencies was approved by the Finance Committee and the BOD. MJ Jurado was awarded the contract to demolish the old shuffleboard court at Clubhouse Two in an amount not to exceed \$48,000. It was approved by the Committee, Finance and the BOD. A recommendation to the Security, Bus and Traffic Committee to close off the parking lot of Clubhouse One overnight, including signage stating that overnight parking will be cited. A contract to Schlick Services to complete the landscaping and globe lighting in the amount not to exceed \$20,919 was approved by the Committee, Finance and the BOD. The replacement of the automatic doors in Clubhouse One and Three in an amount not to exceed \$37,917 was approved by the Committee, Finance and the BOD. Five electric carts will be purchased for GRF Inspectors in the total amount of \$37,800. This was approved by Finance and the BOD.

Security, Bus and Traffic Committee

The Committee approved the recommendation to the GRF BOD to adopt Policy 1927-37 which deals with Golf Carts. They also reviewed the Committee Policy Charter 1545.37. The title was changed from "Function to Charter." The Committee agreed to recommend to the GRF BOD to amend Policy 1927.01-37, consolidating all Red Zone categories on the fine schedule and adjust the fine of \$100 for the 1st offense and \$200 for the 2nd offense; and adding a \$50 fine for the 1st offense of RV or VUFR generator running between the hours of 8 pm - 8:00 am. The Committee sent a request and ultimately the BOD to approve refurbishment of 24 Cushman Utility trucks at a cost not to exceed \$35,000.

Executive Committee

The Committee recommended to the GRF BOD to accept the 2018 draft election packet and amend Policy 5025-30, Election Procedures. \$5000 was approved for the Emergency Operations Center. The Safety/Emergency Coordinator will continue to revise and resubmit the Employee Emergency Operations Plan. A holiday bonus of a \$50 gift card for all full-time and part-time employees in an amount not to exceed \$11,600 and a holiday meal in an amount not to exceed \$2,320 was approved for employees.

Architecture Review and Design Committee

The Committee approved returning the plaque acknowledging donor Jack Shilling to the wall of the exercise room. Committee members will meet to determine the number and size of photographs for Clubhouse 4. The St. Andrew street median will be addressed at the December meeting. The Committee will recommend to the BOD to approve a three-year contract with John's Landscaping for tree trimming and Landscaping of Trust properties in an amount not to exceed \$381,348. The Committee selected the color of Ultramarine Blue for the new polo shirts for the Recreation Staff and Lime Green for the Bus Drivers and Recreation event staff. The Committee approved Terra-cotta color for awnings for Clubhouse 6, Building 5 and the News Building.

Communications Committee

The Committee approved increasing the Broadband speed. They reviewed Policy 2840.02-36, Deadlines. Policy 2840.03-36, Delivery and Subscriptions was rescinded and will be forwarded to the BOD for approval. Policy 2840.09-36, Collection Point was reviewed.

Recreation Committee

A thank you letter was sent to Donna Gambol, Mutual One for suggesting a parking solution. A possible community food vendor serving Hawaiian BBQ/Korean BBQ will make a presentation to the Executive Committee on December 1st. Eight flat filing cabinets will be purchased for the Library at a cost not to exceed \$6500. Approval was given to purchase equipment to stock the events trailer in the total amount of \$4,466.66. The Golf Course landscaping maintenance contract with John's Landscaping in the amount of \$82,785.56 was approved. There will be a Christmas Tree decoration contest. Six different clubs will decorate a tree in the six different clubhouses.

Mutual Administration Committee

The Committee concurred to schedule a special meeting/work study to review the proposed Stock Transfer documents. The Committee recommended that the GRF BOD approve the New Buyer Presentation and place it on the GRF/Leisure World website.

Finance Committee

The Committee approved the Financial Statements for the month of November as presented by the Director of Finance. An investment strategy will be discussed at the December meeting. The Committee will recommend to the BOD to purchase one CDAR for \$500,000 at .70% from First Foundation Bank Money Reserve account. This will be fully insured by the FDIC. The Master Insurance Policy will be sent for approval to the BOD in the amount of \$1,987,831 for one year. This was prepared by DLD Insurance Brokers. Policy 5528-31, Refund of Excess Income Fees was amended with a 30 day membership comment period.

Friends,

The holidays in December are a time of the year that we associate with joy, expectation and wonder. It brings with it a warm glow that lights up the darkness of mid-winter and makes our thoughts turn to family and friendships and holidays past. It is also a time when we say good-bye to one year, and look forward with hope to a new year. We know that the longer nights of winter will in the not too distant future turn to the brighter evenings and lengthening days of spring, reminding us that life is an ongoing process and that there always will be opportunities for new possibilities, new beginnings and new growth. This is a time of nostalgia and fond memories. It is a time when we remember loved ones no longer with us, but who are still an intangible part of all our past holidays. Our cherished memories inspire us to embrace even more fully the joy of spending time with our families, friends and loved ones. This can also be a time of great sorrow or loneliness for some people, a time when the absence of loved ones can be particularly hard to bear. We all must remember the bereaved for whom this holiday will be sad, we will remember the lonely, the ill, and the homeless, and we will remember those serving in the military who will be absent from home this holiday season performing peace-keeping duties in troubles parts of the world and we remember all the people working during the holidays including all the emergency services and medical staff in hospitals across the country. And of course, we remember our own families and friends and neighbors who are such an important part of our celebrations.

I wish each and every one of you a very happy holiday and a peaceful, prosperous and joyous New Year.

Best regards,



Leah Perrotti, GRF Director

INSPECTORS MUTUAL REPORT

MUTUAL : (01) ONE

INSPECTOR : JERRYANTISDEL

MUTUAL BOARD MEETING DATE: 11/30/2017

PERMIT ACTIVITY

UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	PERMIT ISSUE	COMP. DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR / COMMENTS
1-H	WASHER/DRYER	BOTH	08/09/17	10/31/17	NO	NONE	BERGKVIST
1-H	WASHER/DRYER	BOTH	08/09/17	10/31/17	NO	08/31/17 FRAM/PLUM/ELEC	BERGKVIST
1-H	WASHER/DRYER	BOTH	08/09/17	10/31/17	NO	11/06/17 FINAL	BERGKVIST
3-A	CARPORT CABINET	GRF	08/15/17	09/30/17	NO	NONE	HANDYMAN
4-B	FOORING	GRF	11/15/17	12/15/17	NO	NONE	KARYS CARPET
4-D	MOE STRIP AT GARDEN	GRF	10/25/17	11/25/17	NO	NONE	FRANKS GARDENING
10-H	PATIO CARPET	GRF	10/29/17	12/10/17	NO	NONE	KARYS CARPET
11-L	FLOORING	GRF	10/20/17	11/20/17	NO	11/06/17 FINAL	KARYS CARPET
12-E	HEAT PUMP	BOTH	11/07/17	12/07/17	NO	11/15/17 FINAL	ALPINE
12-H	CART PAD	GRF	10/20/17	11/20/17	NO	NONE	JOHNS LANDSCAPE
13-B	HEAT PUMP	BOTH	12/04/17	03/04/18	NO	NONE	GREENWOOD
14-F	COUNTER TOPS REMODEL	BOTH	12/06/17	01/19/18	NO	NONE	BERGKVIST
14-I	FOORING	GRF	10/30/17	11/30/17	NO	10/30/17 FINAL	NATIONWIDE PAINTING
18-E	HEAT PUMP	BOTH	11/09/17	03/10/18	NO	NONE	GREENWOOD
18-K	CART PAD	GRF	10/30/17	11/30/17	NO	NONE	FRANKS GARDEN
21-H	HEAT PUMP	BOTH	09/15/17	12/15/17	NO	NONE	GREENWOOD
21-H	KITCHEN REMODEL	BOTH	12/04/17	02/28/18	NO	NONE	GAMBOA CONSTRUCTION
22-D	SHOWER CUT DOWN	BOTH	11/03/17	12/03/17	NO	NONE	NU KOTE
22-D	FLOORING	GRF	11/05/17	12/05/17	GRF	NONE	KARYS CARPET
22-E	ROOM ADDITION	BOTH	09/30/17	12/20/17	NO	NONE	J S B HOME REMODELING
22-H	FLOORING	GRF	11/20/17	12/20/17	NO	NONE	KARYS CARPET
23-D	FLOORING	GRF	11/15/17	12/20/17	NO	NONE	L W DÉCOR
29-C	WINDOW A/C REMOVAL	GRF	10/25/17	11/25/17	NO	NONE	BODIE GLASS
29-C	HEAT PUMP	BOTH	10/23/17	11/23/17	NO	11/06/17 FINAL	ALPINE
30-I	REMODEL	BOTH	10/30/17	01/30/18	NO	NONE	LOS AL BLDRS
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
35-E	ROOM ADDITION	BOTH	04/27/17	09/30/17	YES	08/22/17 DRYWALL	BJ & COMPANY
37-D	SHOWER CUT DOWN	BOTH	10/20/17	11/20/17	NO	11/08/17 FINAL	NU KOTE
41-L	PATIO CARPET	GRF	07/24/17	10/20/17	NO	NONE	LW DÉCOR
43-B	SHOWER CUT DOWN	BOTH	10/30/17	11/30/17	NO	NONE	NU KOTE
44-E	FLOORING	GRF	10/20/17	12/20/17	NO	11/17/17 FINAL	BIXBY PLAZA CARPET
45-F	PATIO CEILING	BOTH	11/20/17	12/20/17	NO	NONE	MP CONSTRUCTION
46-J	WINDOWS	BOTH	07/26/17	08/18/17	NO	11/21/17 FINAL	BROTHERS GLASS
47-C	SHOWER CUT DOWN	BOTH	11/27/17	12/27/17	NO	NONE	NU KOTE
47-I	FLOORIN/GCOUNTERS/LIGHTS	BOTH	10/25/17	01/25/18	NO	11/08/17 ELECTRICAL	GOLDEN STATE CONTRACTORS
48-L	WINDOWS/DOORS	BOTH	10/09/17	11/09/17	NO	11/21/17	SEAPORT WINDOWS
50-G	WINDOWS	BOTH	09/26/17	10/26/17	NO	11/06/17 FINAL	SWENMAN
50-G	FLOORING	GRF	10/25/17	11/25/17	NO	11/07/17 FINAL	KARYS CARPET
52-C	ELECTRICAL	BOTH	08/31/17	11/15/17	YES	NONE	LW DÉCOR
53-A	CART PAD	GRF	12/01/17	01/01/18	NO	NONE	JOHNS LANDSCAPE
53-B	KITCHEN REMODEL	BOTH	07/20/17	11/10/17	NO	11/06/17 FINAL	LOS AL BLDRS
56-K	FLOORING	GRF	08/23/17	10/12/17	NO	NONE	BIBY PLAZA CARPET
58-C	REMODEL KITCHEN	BOTH	05/01/17	10/01/17	YES	07/14/17 FRAMING/PLUMB	LW DÉCOR
58-C	REMODEL KITCHEN	BOTH	05/01/17	10/01/17	YES	09/07/17 DRYWALL	LW DECOR
60-B	ENTRY DOOR/FLOORING/TILE	GRF	11/20/17	12/20/17	NO	11/20/17 FINAL	NATIONWIDE
63-L	REMODEL	BOTH	10/30/17	02/28/18	NO	NONE	M J JURADO
64-E	WASHER/DRYER	BOTH	10/10/17	01/10/18	NO	NONE	NATIONWIDE PAINTING
64-E	WASHER/DRYER	BOTH	10/10/17	01/10/18	NO	11/20/17 FRAM/PLUMB	NATIONWIDE PAINTING
65-H	HEAT PUMP	BOTH	11/01/17	12/01/17	NO	11/08/17 FINAL	ALPINE
67-D	SCREEN ROOM PATIO	BOTH	10/30/17	11/30/17	NO	NONE	BERGKVIST
67-F	SOLATUBE	BOTH	10/09/17	11/09/17	NO	11/06/17 FINAL	BRIGHTER CONCEPTS
69-A	PATIO CARPET	GRF	07/10/17	08/10/17	NO	NONE	CORNERSTONE FLOORS
69-I	CARPORT CABINET	GRF	10/20/17	11/20/17	NO	NONE	HANDYMAN

ALL SHADED AREAS HAVE BEEN SIGNED OFF

INSPECTORS MUTUAL REPORT

MUTUAL : (01) ONE

INSPECTOR : JERRYANTISDEL

MUTUAL BOARD MEETING DATE: 11/30/2017

ESCROW ACTIVITY

1-J		10/09/17					
1-F		10/02/17					
5-B		09/07/17	09/18/17	09/25/17	10/09/17		
5-D		11/08/17					
10-D		10/02/17					
10-H		10/02/17	10/18/17	10/23/17	11/06/17	11/15/17	
11-L		08/29/17	09/22/17	09/28/17	10/12/17	11/14/17	
14-I		10/04/17	10/30/17	10/30/17	11/13/17		
16-I		11/16/17					
16-W		11/17/17					
22-D		09/14/17	10/13/17	10/13/17	10/27/17	11/21/17	
28-L		09/07/16					
25-K		11/17/17					
32-H		11/16/17					
33-F		11/17/17					
34-J		06/29/17	09/18/17	09/22/17	10/06/17	11/01/17	
46-D		08/31/16	10/05/16	10/05/16	10/19/16	10/26/16	
36-G		10/23/17	11/13/17	11/16/17	12/01/17		
38-C		10/320/17					
42-K		09/12/17	10/09/17	10/09/17	10/23/17	11/14/17	
52-E		09/28/16	10/24/16	10/24/16	11/07/16	12/12/16	
44-F		06/21/17					
58-K		11/15/17					
59-B		09/14/17					
61-L		07/24/17					
65-E		10/331/17					
65-H		08/29/17					
66-K		11/02/17					
67-K		10/31/17					

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

CONTRACT/PROJECTS

EXTERIOR DOOR COLORS OTHER THEN WHITE OR COCO CANDY
 QUOTE FOR CONCRETE AT THE ENDS OF 5 CARPORTS \$33,000.00
 PERGOLA IN FRONT OF UNITS AND ENDS OF BUILDINGS
 CALLS AND VISITS TO UNITS 83

PRESIDENT'S REPORT for November 30th, 2017

Dear Board Members, Grf Reps, Shareholders and staff:

I assume everyone by now, knows of the improvements taking place on St Andrews, and Seal Beach Blvd. Yes there maybe delays, but once completed our roads should be good for 30 years.

From the President Council Meeting of November 2nd there was a presentation by Raymond Gray CEO of A-1 Total Service Plumbing. I believe Director Collazo will have more information in his report. I found it interesting that they take photos before and after their sewer relining. Also- they do not use the same equipment that is used by many sewer cleaners... as the process may damage the sewers. I learned that tree roots keep growing up to 10 years after the tree has been removed. Being from Kentucky one would think I would have known that fact.

The Pet Policy 7501 that GRF was working on- returned to Presidents Council with this statement: It is a Mutual Issue- as GRF does not have any pets. True, So back to square one.

Mutual Administration's report shows Collections for Mutual One so far this year \$82,444.36 was recovered. Stock Transfer Escrow report had 10 closed in Oct- but 59 total for the year. The inspection reports differ as does my New Buyer Orientations. In Sept, Oct and Nov we held 13 ea= 39 total. In all of 2016 Mu One had 73. The reason for all of this? Many new buyers have commented that they have viewed the web site and chose Mu One because of our accomplishments- roofing an repiping. Anyway, we have been very busy with those moving out and those moving in.

Remember we will not be having a meeting in December to allow everyone extra time for family and friends.

Merry Christmas,

Respectfully Submitted, Sandra Luther Stark

Mutual Administration
October 2017 - Monthly Reports

COLLECTIONS (Delinquent Accounts, Legal Fees)

MUTUAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
One	\$6,418.68	\$418.68	\$890.00	\$2,896.00	\$1,471.00	\$15,010.00	\$1,114.00	\$11,491.00	\$17,553.00	\$25,182.00			\$82,444.36
Two	\$2,124.95	\$900.00	\$1,800.00	\$4,021.00	\$800.00	\$11,535.00	\$5,008.00	\$21,239.00	\$1,433.00	\$0.00			\$48,860.95
Three	\$6,881.25	\$0.00	\$8,163.00	\$10,347.00	\$1,940.00	\$11,475.00	\$5,700.00	\$1,124.00	\$2,257.00	\$1,800.00			\$49,687.25
Four	\$100.00	\$4,450.00	\$100.00	\$6,100.00	\$0.00	\$2,776.00	\$0.00	\$0.00	\$500.00	\$100.00			\$14,126.00
Five	\$560.00	\$0.00	\$396.00	\$0.00	\$3,870.00	\$813.00	\$0.00	\$3,392.00	\$955.00	\$1,090.00			\$11,076.00
Six	\$0.00	\$509.15	\$1,754.00	\$465.00	\$1,300.00	\$2,148.00	\$0.00	\$7,093.00	\$76.00	\$3,687.00			\$17,032.15
Seven	\$0.00	\$0.00	\$0.00	\$1,300.00	\$0.00	\$4,783.00	\$0.00	\$0.00	\$0.00	\$3,955.00			\$10,038.00
Eight	\$0.00	\$0.00	\$160.00	\$662.00	\$160.00	\$662.00	\$502.00	\$1,164.00	\$160.00	\$3,343.00			\$6,813.00
Nine	\$0.00	\$3,072.70	\$3,181.00	\$2,196.00	\$4,723.00	\$4,534.00	\$8,508.00	\$4,140.00	\$503.00	\$1,803.00			\$32,660.70
Ten	\$0.00	\$527.74	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$527.74
Eleven	\$0.00	\$0.00	\$834.00	\$4,593.00	\$508.00	\$5,717.00	\$0.00	\$3,006.00	\$480.00	\$487.00			\$15,625.00
Twelve	\$1,184.81	\$2,886.33	\$910.00	\$456.00	\$825.00	\$0.00	\$2,340.00	\$0.00	\$0.00	\$143.00			\$8,745.14
Fourteen	\$2,965.98	\$3,379.22	\$1,655.00	\$1,645.00	\$1,721.00	\$3,095.00	\$2,351.00	\$1,296.00	\$3,393.00	\$2,054.00			\$23,555.20
Fifteen	\$0.00	\$2,622.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,833.00	\$1,634.00	\$8,939.00	\$12,221.00			\$27,249.00
Sixteen	\$0.00	\$921.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$921.28
Seventeen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
TOTALS:	\$20,235.67	\$19,687.10	\$19,843.00	\$34,681.00	\$17,318.00	\$62,548.00	\$27,356.00	\$55,579.00	\$36,249.00	\$55,865.00	\$0.00	\$0.00	\$349,361.77

Collections through June 2017:		\$349,361.77	250%
Collections through June 2016:		\$139,891.00	

Stock Transfer

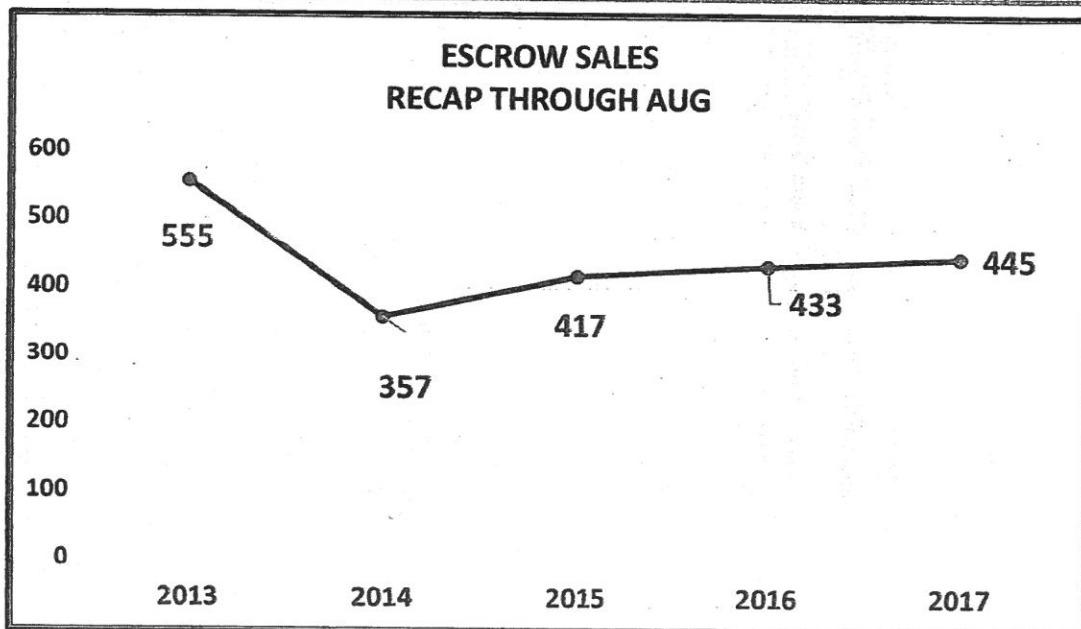
October 2017 - Monthly Reports

ESCROW

MUTUAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
1 One	5	7	6	1	2	9	6	6	7	10			59
2 Two	3	5	9	6	6	7	7	9	4	4			60
3 Three	1	2	5	8	6	1	1	1	5	3			33
4 Four	4	2	3	0	4	4	2	2	3	2			26
5 Five	3	0	4	4	3	4	6	3	2	2			31
6 Six	1	3	5	2	3	1	2	8	1	3			29
7 Seven	4	1	1	7	2	2	0	4	4	1			26
8 Eight	1	1	1	2	5	2	4	1	1	2			20
9 Nine	2	2	4	1	4	3	2	3	5	0			26
10 Ten	1	0	1	0	0	1	2	3	4	3			15
11 Eleven	1	1	2	6	1	3	2	4	3	4			27
12 Twelve	3	1	5	2	3	4	2	4	0	6			30
14 Fourteen	1	3	0	6	3	3	1	1	3	2			23
15 Fifteen	5	1	6	1	3	3	4	5	2	1			31
16 Sixteen	0	0	0	0	0	1	0	0	0	0			1
17 Seventeen	0	0	4	0	1	0	0	2	0	1			8
TOTALS:	35	29	56	46	46	48	41	56	44	44	0	0	445

MLS Active Listings at time of report	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
	68	59	58	86	79	71	91	55	54	52			

ESCROW RECAP	SALES		Percentage Comparisons	
	Sales	Prices	Sales	Prices
Total through Oct 2017	445	\$ 105,193,137.00	2017	2012 - 2016
Total through Oct 2016	433	\$ 94,127,918.00	2016	3%
Total through Oct 2015	417	\$ 85,470,837.00	2015	4%
Total through Oct 2014	357	\$ 69,846,638.00	2014	17%
Total through Oct 2013	555	\$ 81,280,326.00	2013	-36%



Escrow

P.O. Box 2069
Seal Beach CA 90740

Oct Actual	Oct Budget		2017 Y-T-D Actual	2017 Y-T-D Budget
198,694	198,694	Carrying Charges	1,986,949	1,986,940
89,641	89,642	Reserve Funding	896,413	896,420
288,336	288,336	Total Regular Assessments	2,883,362	2,883,360
3,243	3,334	Service Income	40,466	33,340
2,924	3,334	Financial Income	24,778	33,340
4,763	3,165	Other Income	47,851	31,650
10,930	9,833	Total Other Income	113,095	98,330
299,266	298,169	Total Mutual Income	2,996,457	2,981,690
122,118	122,118	GRF Trust Maintenance Fee	1,221,180	1,221,180
26,283	22,274	Utilities	223,483	222,740
4,019	1,806	Professional Fees	49,221	18,060
0	42	Office Supplies	128	420
48,265	44,723	Outside Services	314,756	447,230
5,421	17,564	Taxes & Insurance	186,364	175,640
89,641	89,642	Contributions to Reserves	896,413	896,420
295,747	298,169	Total Expenses Before Off-Budget	2,891,545	2,981,690
3,519	0	Excess Inc/(Exp) Before Off-Budget	104,913	0
18,160	0	Depreciation Expense	194,293	0
(14,641)	0	Excess Inc/(Exp) After Off-Budget	(89,380)	0
		Restricted Reserves		
(754)	0	Appliance Reserve Equity	45,119	0
6,667	0	Painting Reserve	449,164	0
0	0	Contingency Operating Equity	343,258	0
4,167	0	Roofing Reserve	260,421	0
0	0	Emergency Reserve Equity	469,105	0
56,468	0	Infrastructure Reserve	1,998,621	0
66,548	0	Total Restricted Reserves	3,565,688	0



Landscaping update for Mutual One

Shareholder's Small Lawn Areas:

Now that the irrigation system has been repaired, attention can be given to the small lawn areas outside each shareholder's door. These are most visible to our shareholders and many of these have been neglected for sometime. BrightView will be aerating, seeding, and top dressing these areas where needed. In some cases they will address infiltration of crabgrass and other weeds. They will administer fertilizer as needed to encourage new growth.

Large Turf Areas

With improved irrigation, it is evident that the large lawn areas are recovering well. BrightView is cutting back mowing to every other week during the winter months. They will drop the mower height clipping the turf areas to a shorter length, simultaneously will also slow the mowers down to ensure a good cut and recovery of the grass blades to the mower's cycles. This should also make some of our shareholders happy as there is great concern with the speed of the operators.

In addition, BrightView will employ directional change rotation on the turf areas. That is each mowing will be from a different direction than the previous week's. Alternating directions with each mowing will decrease the individual grass blades developing a mow pattern, it will further reduce wear, tear, and compaction of the lawns.

Gutter Clean Out

BrightView will monitor the trees and clean out the gutters at those units that are affected. They will use a two-man team with an A-frame ladder to accomplish the task. They will inspect the gutters using a mirror to seek out any blockages, and will monitor the units throughout the Fall and Winter months as different trees drop their leaves at different times. The deciduous trees are dropping their leaves now but many of the native species do not drop their leaves until later in the winter months, so it is impossible to create a specific date line for these activities, rather gutters will be cleaned "as needed."

Tree Replacement

Now is an ideal time to replace some of the trees that were removed in 2015. The landscape crew, working in collaboration with BrightView Arbor service will make recommendations regarding the best species and placements. We will be reviewing the various areas that lost trees in 2015 and select trees that will provide shade, color, and beauty to Mutual One. Trees will be selected based on their potential canopy, root growth and maintenance needs with attention being paid to sidewalks, overhead wires and visibility.

BrightView Arbor services will also make recommendations regarding tree species replacement for some of the small lawn areas. Certain species of trees are slight in stature yet colorful, provide oxygen, provide shade and cooling and help clear the air. According to the ThoughtCo website, on average, one tree produces nearly 260 pounds of oxygen each year, a mature leafy tree produces as much oxygen in a season as 10 people inhale in a year; that same tree absorbs carbon dioxide at the rate of 48 pounds per year, a far greater contribution that pardons the offense of “lifting the sidewalks” in a 50 year cycle that seemed to be the main criticism of those that were taken out a few years back.

All of the current crepe myrtles that are still standing will be preserved. Their roots are not intrusive and they do not present the problems of the ficus or camphor trees. It is with hope that we can add to their number and make many of our shareholder’s happy by being near a tree again. Even the small trees help improve air quality, provide shade to units reducing air conditioner use, and make an overall enhanced esthetic to our landscape.

Maintenance Shed:

BrightView will be installing a 16 x 20 foot shed wherein they will be able to store their equipment, some landscaping supplies, and a gator to have on site. The area will be prepared with a road base gravel surface and the shed placed on top. BrightView will landscape the shed so that it is appealing and blends into the grounds. This will all be accomplished at their cost.



Mutual Administration Director's Report November 2017

2017 COMPARATIVE MONTHLY REGULAR ASSESSMENT

	2018	2017	Change 2017 to 2018	2018 Rank (Assessment)	2017 Rank (Change)
Seal Beach Mutual No. 01	353.69	341.63	12.06	11	14
Seal Beach Mutual No. 02	405.03	375.54	29.49	1	1
Seal Beach Mutual No. 03	340.22	322.52	17.70	14	9
Seal Beach Mutual No. 04	357.74	344.71	13.03	10	12
Seal Beach Mutual No. 05	341.28	324.02	17.26	13	10
Seal Beach Mutual No. 06	305.56	296.40	9.16	16	16
Seal Beach Mutual No. 07	387.51	371.04	16.47	3	11
Seal Beach Mutual No. 08	337.91	314.33	23.58	15	6
Seal Beach Mutual No. 09	367.60	347.67	19.93	6	7
Seal Beach Mutual No. 10	367.45	339.62	27.83	7	3
Seal Beach Mutual No. 11	370.27	346.48	23.79	5	5
Seal Beach Mutual No. 12	380.83	368.21	12.62	4	13
Seal Beach Mutual No. 14	366.16	336.68	29.48	8	2
Seal Beach Mutual No. 15	364.01	345.05	18.96	9	8
Seal Beach Mutual No. 16	402.15	377.47	24.68	2	4
Seal Beach Mutual No. 17	345.00	335.00	10.00	12	15



From all of us in the Mutual Administration Department.

Reminder that Cindy Tostado, our Member Resource and Assistance Liaison is available for linkages to community resources and support.

Grieving the loss of a loved one, caring for an ill or aging relative, coping with a life changing diagnosis, making long-term care arrangements, or feeling overwhelmed and stressed, you can stop by her office located on the 2nd Floor of the Administration Building or give her a call at (562) 431-6586 extension 317.



MUTUAL OPERATIONS**RESCIND MUTUAL ONE****PHYSICAL PROPERTY****Apartment Fire/Safety Inspection****Annual Inspection:**

WHEREAS, The Board of Directors of this Corporation is bound by the terms of a Regulatory Agreement with FHA/HUD to maintain the physical structure of the apartment building in the Mutual in good repair and in such condition as will preserve the health and safety of its occupants,

WHEREAS, The Occupancy Agreement between each Stockholder and the Corporation provides that the Board may make an inspection of the dwelling unit at any reasonable hour of the day, and

WHEREAS, It is the desire of this Board that such situations be discovered and rectified before harm can come to residents or to the structure; now, therefore, be it

RESOLVED, That the Golden Rain Foundation Community Facilities Manager is authorized and instructed to institute an annual Fire/Safety Inspection of the dwelling units of this Corporation, using appropriate City and County Health, Fire and Building Codes as a basis for developing a checklist of possible violations, and assigning staff members from Physical Property, Security and/or other appropriate departments to work with members of this Board in conducting such an inspection.

RESOLVED FURTHER, that violations of City or County Codes shall be reported by the Golden Rain Foundation Community Facilities Manager to the appropriate City or County agency for such remedial action as is provided under the Code.

Biennial Inspection:

RESOLVED, That the resolution adopted by this Mutual on (see below) authorizing the institution of an Annual Fire/Safety Inspection of Mutual apartments be amended to read "...the Golden Rain Foundation Community Facilities Manager is authorized and instructed to institute a biennial Fire/Safety Inspection of the dwelling units of this Corporation..."

(Oct 17)

MUTUAL OPERATIONS**RESCIND MUTUAL ONE****PHYSICAL PROPERTY**Apartment Fire/Safety Inspection

<u>Mutual</u>	<u>Annual Inspection</u>	<u>Biennial Inspection</u>
ONE	01-22-87, 04-23-15***	
TWO	05-15-75, 04-19-79	
THREE	02-20-73, 11-14-86, 08-11-17****	
FOUR	12-04-72, 12-01-86	
FIVE	12-20-72, 02-19-75 (See Policy 7410.05 – Feb 17)	
SIX	12-08-72, 12-05-86	
SEVEN	01-19-73, 10-19-07**	02-21-75
EIGHT	12-11-72, 11-24-86	
NINE	01-08-73, 02-10-75 (See Policy 7410.09 – June 2016)	
TEN	11-20-72, 02-27-75	
ELEVEN	12-21-72, 03-20-75	
TWELVE	(See Policy 7410.12)	
FOURTEEN	12-08-72, 11-21-86	03-31-89
FIFTEEN	01-15-73, 02-03-75	
SIXTEEN	1972, 09-18-00*	02-13-75
SEVENTEEN	(See Policy 7410.17)	

*In 1972, Mutual Sixteen had annual Inspections; in 1975, the Mutual changed to biennial inspections and, in 2000, the Mutual reverted back to annual inspections.

**On 10-19-07, Mutual Seven reverted back to annual inspections. (Nov. 24, 2014)

***Mutual One will have the fire/safety inspections in Buildings 1 through 35 every odd year and in Buildings 36 through 70 every even year, to begin in 2015.

****In 1974, Mutual Three had annual Inspections, in 1986, the Mutual changed to biennial inspections and, on August 11, 2017, the Mutual reverted to annual inspections.****

(Oct 17)

MUTUAL OPERATIONS**ADOPT DRAFT****PHYSICAL PROPERTY****Apartment Fire/Safety Inspection - Mutual One****Annual Fire/Safety Inspection:**

- 1) The Board of Directors of the Mutual Corporation is required to maintain the physical structure of each apartment building and carport in good repair.
- 2) The Occupancy Agreement between the shareholder and the Mutual Corporation provides that an apartment or carport may be inspected at any reasonable hour of the day. The inspection shall be conducted by one Mutual Director and a Golden Rain Foundation Physical Property Inspector.
- 3) The Physical Property Supervisor shall prepare an annual inspection schedule every year which lists the assigned inspector's name, start date, year, items to be inspected, estimated days needed, the number of buildings and carports to be inspected, and any other pertinent information.
 - a) Shareholders will be notified in writing at least three (3) days prior to the date their apartment and carport will be inspected.
- 4) The Physical Property Inspector shall prepare an Inspection Report for each apartment and carport to be inspected and the Mutual President shall assign a Director to accompany the Physical Property Inspector to inspect each apartment and carport.
 - a) If the Inspection Report is clean, meaning there are no City or County violations that need to be corrected, the report shall be returned to the Physical Property Department and filed.
 - b) If the Inspection Report contains violations of City or County codes that are the shareholder's responsibility, the Physical Property Inspector will advise the shareholder, in writing, of the violation(s) to be corrected and establish a re-inspection date.
 - b) If the Inspection Report contains violations of City or County codes that are the Mutual's responsibility, the Mutual Director will generate a work order to correct the violations.
- 5) On the established re-inspection date, the Physical Property Inspector and Mutual Director shall re-inspect the apartment or carport. If the shareholder has not corrected the violation(s) as listed on the report, the Physical Property Inspector will advise the Mutual Board which, in turn, may take the following suggested action(s):
 - a) Take immediate action to eliminate the fire/safety violation(s) in the apartment or carport at the shareholder's expense. If the shareholder refuses to proceed or pay to have the violation(s) corrected, the President shall proceed with the actions listed under paragraph (5) (b).

(draft created on 11-20-17 ka)

MUTUAL OPERATIONS**ADOPT DRAFT****PHYSICAL PROPERTY****Apartment Fire/Safety Inspection - Mutual One**

1. The alleged violation(s) in the apartment or carport may be photographed or videotaped by the Physical Property Inspector or Safety/Emergency Coordinator, if necessary.
 - b) After informing the Mutual Administration Manager in writing of the violation(s), and the shareholder's refusal to correct the violation(s), the Mutual Administration Manager will write a letter to the shareholder advising them that they have thirty (30) days to eliminate the safety/fire hazard, and that a 2nd re-inspection will occur on the thirtieth (30th) day.
- 6) On the 2nd re-inspection, the Physical Property Inspector and Mutual Director will advise the Mutual Administration Manager and Physical Property Department if the violation(s) have been corrected.
- a) If the violation(s) are not corrected after the 2nd re-inspection, the Mutual Administration Manager will advise the Mutual Board and the Mutual Board may proceed to follow the actions of *Regulation 7590.2, Notice to Quit, Of Default and Termination of Occupancy Agreement*.

MUTUAL
ONE**ADOPTION**

SIGN-IN SHEET

BOARD OF DIRECTORS MEETING MUTUAL NO. ONE DATE: November 30, 2017

	GUEST NAME
1.	Laura Wilson
2.	Kathy Almeida
3.	Mark Scott
4.	Susan O'Brien
5.	Susan Mitchell
6.	Marilyn McCoskey
7.	Sharon Jacobs
8.	C.U. Turkowiak
9.	Betty Scharf
10.	Dena Frank
11.	Dorothy Geisler
12.	Betty Hacke
13.	Jill Brennan

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


November 14, 2017

A Special Meeting of the Board of Directors of Seal Beach Mutual One was called to order by President Luther-Stark at 9:02 a.m. on Tuesday, November 14, 2017, in Building 5, Conference Room C.

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

The purpose of the meeting was to discuss agenda items for the November 30, 2017, Regular Monthly Board Meeting.

President Luther-Stark adjourned the meeting at 10:15 a.m.



Attest

JoAnn St. Aubin, Secretary
SEAL BEACH MUTUAL ONE

ka:11/21/17