

**A G E N D A**  
**REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS**  
**SEAL BEACH MUTUAL ONE**  
**A DAVIS-STIRLING ACT COMMON INTEREST DEVELOPMENT**  
**ADMINISTRATION BUILDING CONFERENCE ROOM A**  
**March 23, 2017, Meeting Begins 9:15 a.m.**  
**(Open Forum for shareholders/residents-2 minutes 9:00 a.m. to 9:15 a.m.)**

- |  |                                    |
|--|------------------------------------|
| CALL TO ORDER & <i>PLEDGE OF ALLEGIANCE</i>  | S. Luther-Stark                    |
| ROLL CALL  | K. Aquino                          |
| INTRODUCTION OF GRF REPRESENTATIVE'S, GUEST(S), AND STAFF:   | S. Luther-Stark                    |
| Mrs. Perrotti, GRF Representative  | Ms. Miller, Director of Finance    |
| Mr. Stone, GRF Representative  | Mr. Antisdell, Building Inspector  |
| Ms. Hopkins, Mutual Administration Director  | Mrs. Whitlock, Recording Secretary |
| APPROVAL OF MINUTES: <b>Regular Meeting of February 23, 2017</b>                                       |                                    |
| BUILDING INSPECTOR'S REPORT  | J. Antisdell                       |
| a. Electrical door replacement – end of each building  |                                    |
| <b>GUEST SPEAKER – Presentation of 2016 Financial Statements</b>                                       | <b>Ms. Miller</b>                  |
| PRESIDENT'S REPORT   | S. Luther-Stark                    |
| VICE PRESIDENT'S REPORT  | R. Collazo                         |
| SECRETARY'S REPORT   | D. Gambol                          |
| CHIEF FINANCIAL OFFICER'S REPORT   | B. Schweitzer                      |
| MUTUAL ADMINISTRATION DIRECTOR'S REPORT  | Ms. Hopkins                        |
| GRF REPRESENTATIVES' REPORTS   | R. Stone, L. Perrotti              |
| COMMITTEES:  |                                    |
| Carport/Parking  | R. Collazo                         |
| Landscape – working on bid   | K. Almeida                         |
| Physical Properties  | J. Barreras                        |
| Town Hall Committee - update   | P. Singer                          |
| Welcome Wagon Committee  | E. Merritt                         |
| <u>OLD BUSINESS</u>  |                                    |
| a. Reconsider Policy 7502.01.1 – <u>Vehicle Parking Policy &amp; Fines</u> (GRF Policy 1927-37)        |                                    |
| b. Reconsider Service Maintenance changing overhead fluorescent lights with LED lighting               |                                    |
| <u>NEW BUSINESS</u>  |                                    |
| a. Consider a policy not allowing portable washing machines in kitchens or bathrooms                   |                                    |
| b. Discuss adopting Policy 7549 – <u>Lockout Procedures</u>  |                                    |
| c. Rescind Policy 7512 – <u>Guarantor Agreement Form</u>   |                                    |
| DIRECTORS' COMMENTS – What change would you like to see in Leisure World in 1 year, 5 years, 10 years? |                                    |
| ADJOURNMENT  |                                    |
| EXECUTIVE SESSION IF NECESSARY (member issues; legal; approve previous minutes, if required)           |                                    |

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

**NEXT REGULAR BOARD MEETING: Thursday, April 27, 2017**  
**ADMINISTRATION BUILDING, CONFERENCE ROOM A**

# INSPECTORS MUTUAL REPORT

MUTUAL : (01) ONE

INSPECTOR : JERRYANTISEL

MUTUAL BOARD MEETING DATE: 03/23/2017

## PERMIT ACTIVITY

UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	PERMIT ISSUE	COMP. DATE	CHANGE	RECENT INSPECTION	CONTRACTOR / COMMENTS
3-A	WASHER/DRYER	BOTH	10/24/16	11/30/16	NO	10/25/16 FRAM/ELEC/PLUM	BERGKVIST
3-A	WASHER/DRYER	BOTH	10/24/16	11/30/16	NO	11/22/16 FINAL	BERGKVIST
3-A	ELECTRICAL PANEL	BOTH	12/09/16	01/09/17	NO	01/27/17 FINAL	BERGKVIST
5-L	FLOORING	GRF	11/08/16	11/09/16	NO	NONE	GUNDERSON CARPET
11-E	FLOORING	GRF	03/20/17	04/20/17	NO	NONE	KARYS CARPET
12-G	COUNTER TOP/TUB	BOTH	02/27/17	05/12/17	NO	NONE	LOS AL BLDRS
13-F	FLUSH BEAM	BOTH	10/06/16	12/31/16	NO	NONE	LOS AL BLDRS
13-F	FLUSH BEAM	BOTH	10/06/16	12/31/16	NO	FRAMING/ELE 12-12-16	LOS AL BLDRS
13-F	FLUSH BEAM	BOTH	10/06/16	12/31/16	NO	12/14/16 INSULATION	LOS AL BLDRS
13-F	FLUSH BEAM	BOTH	10/06/16	12/31/16	NO	12/15/16 DRYWALL	LOS AL BLDRS
13-F	FLUSH BEAM	BOTH	10/06/16	12/31/16	NO	01/05/17 FINAL	LOS AL BLDRS
18-B	SHOWER CUT DOWN	BOTH	01/04/17	01/05/17	NO	01/17/17 FINAL	NU KOTE
22-G	FLOORING	GRF	11/15/16	12/15/16	NO	01/17/17 FINAL	KARYS CARPET
23-F	REMODEL/ADDITION	BOTH	10/15/16	04/15/17	NO	NONE	NATIONWIDE PAINTING
23-F	REMODEL/ADDITION	BOTH	10/15/16	04/15/17	NO	01/26/17 UNDERGROUND	NATIONWIDE PAINTING
23-R	FLOORING	GRF	02/20/17	03/30/17	NO	NONE	KARYS CARPET
24-A	WINDOWS	BOTH	01/10/17	02/10/17	NO	01/19/17 FINAL	SWENMAN
24-A	FLOORING	GRF	12/29/17	01/29/17	NO	01/12/17 FINAL	KARYS CARPET
26-L	HEAT PUMP	BOTH	01/12/17	04/12/17	NO	01/27/17 FINAL	GREENWOOD
27-E	DRYWALL	BOTH	01/09/16	02/10/17	NO	NONE	BERGKVIST
29-L	COUNTER TOPS	BOTH	02/07/17	02/28/17	NO	NONE	KONRAD
30-B	SHOWER CUT DOWN	BOTH	11/29/16	12/29/16	NO	02/07/17 FINAL	NU-KOTE
31-G	REMODEL/ADDITION	BOTH	10/12/16	03/30/17	NO	NONE	KRESS
35-H	DUEL HEAT PUMP	BOTH	12/22/16	01/22/17	NO	01/27/17 FINAL	GREENWOOD
31-G	REMODEL/ADDITION	BOTH	10/12/16	03/30/17	NO	11/10/16 UNDERGROUND	KRESS
35-H	SHOWER/WASHER/DRYER	BOTH	10/17/16	11/30/16	NO	11/07/16 PLUMBING/ELE	BJ & COMPANY
35-H	SHOWER/WASHER/DRYER	BOTH	10/17/16	11/30/16	NO	12/02/16 FINAL	BJ & COMPANY
35-H	SHOWER/WASHER/DRYER	BOTH	10/17/16	11/30/16	NO	11/10/16 HOT MOP	BJ & COMPANY
36-C	STOVE TOP	GRF	02/14/17	03/19/17	NO	03/07/17 FINAL	NATIONWIDE
43-E	PATIO RESURFACE	GRF				02/15/17 FINAL	STONEWAYS
46-G	REMODEL/ADDITION	BOTH	08/08/16	02/08/17	NO	NONE	ALPHA MASTER BLDRS
46-G	REMODEL/ADDITION	BOTH	08/08/16	02/08/17	NO	08/15/16 FOOTINGS	ALPHA MASTER BLDRS
46-G	REMODEL/ADDITION	BOTH	08/08/16	02/08/17	NO	09/23/16 FRAM/PLUM/ELEC	ALPHA MASTER BLDRS
46-G	REMODEL/ADDITION	BOTH	08/08/16	02/08/17	YES	10/04/16 DRYWALL	ALPHA MASTER BLDRS
46-G	REMODEL/ADDITION	BOTH	08/08/16	02/08/17	YES	10/07/16 SCRATCH COAT	ALPHA MASTER BLDRS
46-G	REMODEL/ADDITION	BOTH	08/08/16	02/08/17	YES	01/17/17 FINAL	ALPHA MASTER BLDRS
46-G	HEAT PUMP	BOTH	09/01/16	12/01/17	NO	NONE	YES
47-B	WINDOWS DECO BLOCKS	BOTH	03/07/17	05/25/17	NO	NONE	LW DÉCOR
50-H	FLOORING	GRF	02/10/17	03/10/17	NO	03/14/17 FINAL	KARYS CARPET
52-E	SLIDER/WINDOW	BOTH	12/27/16	01/27/16	NO	01/19/17 FINAL	SWENMAN
55-I	PATIO CARPET	GRF	11/28/16	12/28/16	NO	1/12/2017 FINAL	LW DÉCOR
57-H	FLOORING	GRF	01/13/17	02/15/17	NO	01/27/17 FINAL	NATIONWIDE PAINTING
59-F	REMODEL KITCHEN	BOTH	01/16/17	02/28/17	NO	NONE	BERGKVIST
59-F	REMODEL KITCHEN	BOTH	01/16/17	02/28/17	NO	01/19/17 PLUM/ELECT/FRAM	BERGKVIST
62-C	COUNTER TOPS KIT/BATH	BOTH	02/03/17	02/28/17	NO	NONE	LW DÉCOR
64-E	FLOORING	GRF	03/10/17	04/10/17	NO	NONE	KARYS CARPET
65-G	REMODEL	GRF	02/20/17	04/28/17	NO	UNDERGROUND 03/14/17	BERGKVIST

ALL SHADED AREAS HAVE BEEN SIGNED OFF

# INSPECTORS MUTUAL REPORT

MUTUAL : (01) ONE

INSPECTOR : JERRYANTISDEL

MUTUAL BOARD MEETING DATE: 03/23/2017

ESCROW ACTIVITY							
UNIT #	NMI	PLI	NBO	FI	FCOEI	ROF	DOCUMENTS/COMMENTS
1-E		02/23/17					
1-F		07/02/16					
6-D		09/27/16					
6-G		04/17/15	03/16/16	03/18/16	04/01/16		
6-L		12/30/13					
7-E		11/13/15					
9-A		02/05/16					
10-E		03/03/15					
10-F		12/18/13					
11-C		02/18/16					
11-E		09/27/16	01/20/17				
11-H		12/19/16	01/06/17	01/09/17	01/23/17	02/23/17	
12-A		03/15/16	07/01/16	07/01/16	07/18/16	07/29/16	
12-G		03/23/16	08/10/16	09/23/16	10/07/16	11/22/16	
14-J		08/31/16					
18-J	12/9/2016						
20-D		01/18/14					
20-F		05/02/16					
21-G		10/01/14					
24-A		10/25/16	12/07/16	12/07/16	12/21/17	03/07/17	
28-D		02/19/16	04/18/16	04/25/16	05/09/16		
28-L		09/07/16					
29-A		03/29/16	06/27/16	06/28/16	07/13/16		
29-C		01/11/16					
30-B		09/27/16	10/19/16	10/19/16	11/02/16	01/26/17	
31-J		03/23/16	06/22/16	06/22/16	07/06/16	02/23/17	
35-E		02/16/17					
39-L		07/21/16	12/28/16	12/30/16	01/16/17		
41-A		11/14/16					
42-H		07/13/16					
44-B		12/22/16	01/23/17				
46-J		04/14/14					
48-D		04/27/16	07/22/16	07/22/16			
49-H		01/30/17	02/08/17	02/15/17	03/02/17		
49-L		12/19/16	02/15/17	02/16/17	03/03/17		
50-I		12/18/13					
50-H		08/24/16	12/28/16	12/30/16	01/16/17	02/23/17	
53-B		09/06/16	01/13/17				
52-L		02/09/16	03/21/16	03/23/16	04/06/16		
54-K		03/06/17					
57-H		11/14/16	12/19/16	12/29/16	01/13/17	02/07/17	
57-I		03/15/17					
59-I		07/25/16					
59-I	REDO NEW AGENT	09/23/16	01/18/17	01/19/17	02/02/17		
60-I		08/16/16					
62-C		11/22/16	01/11/17				
62-J		11/22/16	12/09/16	12/09/16	12/23/16	01/06/17	
63-J		06/28/13					
63-L		10/10/16	02/03/17				
64-C		06/30/16					
67-D		02/02/17					
68-H		03/25/16					
69-G		06/22/16					
70-I		03/14/16	03/18/16	03/29/16	04/12/16		

ALL SHADE AREAS HAVE BEEN SIGNED OFF

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

**INSPECTORS MUTUAL REPORT**

MUTUAL : (01) ONE

INSPECTOR : JERRYANTISDEL

MUTUAL BOARD MEETING DATE: 03/23/2017

<b>CONTRACTS 2016/2017</b>	
CONTRACTOR	PROJECT
ERC ABATEMENT BLDGS. ARE ALL DONE !!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!	
NELSON PLUMBING THEY ARE AT BUILDING 70	
ANDRE LANDSCAPE FOR ROTARY NOZZLE REPLACEMENTS	
ANDRE LANDSCAPE FOR SCALPING OF ALL TURF AND RYE SEED APPLICATION BUILDINGS 1-70	
DIRT STILL NEEDS TO BE CLEANED UP BY EMPIRE AT LOCATIONS OF NEW CLEAN OUTS	

**ALL SHADED AREAS HAVE BEEN COMPLETED**

<b>MUTUAL AND SHAREHOLDER REQUEST</b>	
CALLS AND VISITS TO UNITS 72	
MIRRORS FOR CARPORTS 12 INCH TO 32 INCH COST RANGE FROM \$72.00 TO \$230.00 PER MIRROR AT LEAST 18	
REPLACEMENT OF ALL METER DOORS AT THE END OF ALL BUILDINGS COST \$850.00 X 70 = \$ 59,500.00	

MUTUAL OPERATIONS**NEW DRAFT POLICY**

## RESIDENT REGULATIONS

Parking Rules and Fines – Mutual One PropertyVEHICLE PARKING POLICY PARKING RULES FOR MUTUAL ONE PROPERTY

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

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

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

**1 PREFACE**

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

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

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

**2.2 ASSIGNED PARKING**

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

**2.3 BICYCLE/TRICYCLE**

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

**MUTUAL OPERATIONS****RESIDENT REGULATIONS****DRAFT****Parking Rules and Fines – Mutual One Property****2.4 CAREGIVER**

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

**2.5 COMMERCIAL VEHICLES**

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

**2.5.1.1 Larger than one (1) ton carry weight;**

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

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

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

**2.5.1.5 Used to haul any hazardous materials;**

**2.5.1.6 Designed to carry more than 15 passengers.**

**2.6 DUE PROCESS**

**2.6.1 An established course for judicial proceedings or other**

(Draft created 03-17-17 ka)

**MUTUAL OPERATIONS****RESIDENT REGULATIONS****DRAFT****Parking Rules and Fines – Mutual One Property**

governmental activities designed to safeguard the legal rights of the individual.

**2.7 ELECTRIC BICYCLE**

**2.7.1 Two-wheeled vehicle supplemented with an electric motor. It may not be driven on sidewalks.**

**2.8 GOLF CART**

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

**2.9 INTERNAL DISPUTE RESOLUTION (IDR)**

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

**2.10 LOW SPEED VECHICLE**

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

**2.11 MOBILITY SCOOTER**

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

**2.12 MOTORCYCLE**

**MUTUAL OPERATIONS****RESIDENT REGULATIONS****DRAFT****Parking Rules and Fines – Mutual One Property**

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

**2.13 MOTOR-DRIVEN CYCLE**

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

**2.14 NON-RESIDENT**

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

**2.15 PEDESTRIAN**

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

**2.16 PROHIBITED VEHICLES**

2.16.1 Aircraft;

2.16.2 Boats, personal watercraft, and their trailers;

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

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

2.16.5 UNAUTHORIZED VEHICLE: Use or parking of a motor vehicle in MUTUAL 12 without consent;



**MUTUAL OPERATIONS****RESIDENT REGULATIONS****DRAFT****Parking Rules and Fines – Mutual One Property**

2.16.6 UNREGISTERED VEHICLE: no current valid State registration; or

2.16.7 Vehicle with no current GRF decal issued by the Security Department.

2.17 RESERVED PARKING

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

2.18 RULES VIOLATION NOTICE (CITATION) . A written notification of a violation of MUTUAL 1 parking policies placed on the violating vehicle.

2.19 UNASSIGNED PARKING. Not an ASSIGNED PARKING space.

2.20 UNAUTHORIZED VEHICLE. A vehicle not permitted to be on MUTUAL ONE PROPERTY.

3 RULES FOR PARKING

3.1 PROHIBITED VEHICLES

3.1.1 No PROHIBITED VEHICLE shall be parked on MUTUAL ONE PROPERTY.

3.1.2 At no time, shall any vehicle be parked on MUTUAL ONE PROPERTY if it is leaking any fluids. EXCEPTION: Clear Water

3.1.3 Any of these types of vehicles are subject to immediate towing at the owner's expense. See MUTUAL ONE – 7582.1 Towing Policy .

3.2 TEMPORARY PARKING PERMITS

**MUTUAL OPERATIONS****RESIDENT REGULATIONS****DRAFT****Parking Rules and Fines – Mutual One Property**

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

**3.3 GENERAL PARKING RULES**

- 3.3.1 **Park safely – At no time may a vehicle be parked in a manner creating a traffic hazard.**
- 3.3.2 **No animal or child is allowed to be left alone in any parked vehicle on MUTUAL ONE PROPERTY. Animal Control or Seal Beach Police will be called in either circumstance.**
- 3.3.3 **Fire Hydrant – At no time may a vehicle be parked within 15 feet of a fire hydrant. Vehicles in violation are subject to immediate tow-away at owner's expense. See MUTUAL ONE – 7582.1 Towing Policy.**
- 3.3.4 **Sidewalk – No vehicle may be parked with any portion of it on a sidewalk.**
- 3.3.5 **Off Pavement – At no time may a vehicle be parked with any portion of it off pavement.**
- 3.3.6 **Curb or Parking Stall – Vehicles may park in a designated parking stall or along a curb or sidewalk, unless otherwise provided herein.**

**MUTUAL OPERATIONS****RESIDENT REGULATIONS****DRAFT****Parking Rules and Fines – Mutual One Property**

- 3.3.6.1 **Vehicles on a two-way travel roadway must be parked with the passenger side wheels within 18 inches of the curb or sidewalk.**
- 3.3.6.2 **Vehicle must be parked completely within the marked boundaries of a parking space**
- 3.3.6.3 **A vehicle may be parked in a location that is not a marked stall; however, at no time may it be parked in a manner that creates a traffic hazard, interferes with other vehicle access, PEDESTRIAN traffic, or access to facilities or equipment.**
- 3.3.6.4 **Any vehicle without proof of current valid State registration may not be parked on MUTUAL ONE PROPERTY at any time.**
- 3.3.6.5 **Any vehicles without a Seal Beach Leisure World decal on windshield or a pass may not be parked on MUTUAL ONE PROPERTY.**
- 3.3.6.6 **Trailers not connected to a vehicle are not permitted to be parked on MUTUAL ONE PROPERTY.**
- 3.3.6.7 **Such trailers may be parked in the Permit section at Clubhouse 4 only with a permit issued by the Security Department.**
- 3.3.6.8 **Pods, moving trailers or similar portable storage units are not permitted on MUTUAL ONE PROPERTY without Security Department authorization.**
- 3.3.6.9 **Vehicles in violation are subject to immediate tow away at owner's expense. See MUTUAL ONE – 7582.1 Towing Policy.**

MUTUAL OPERATIONS

## RESIDENT REGULATIONS

## DRAFT

Parking Rules and Fines – Mutual One Property3.4 PARKING ZONES

- 3.4.1 Red Zones – Vehicles in violation are subject to immediate tow away at owner's expense. See MUTUAL ONE – 7582.1 Towing Policy.
- 3.4.1.1 Fire Hydrant or Fire Lane: No person shall park or leave standing any vehicle within 15 feet of a fire hydrant even if the curb is unpainted.
- 3.4.1.2 Non-Fire Lanes: A vehicle may not be left unattended.
- 3.4.1.3 Bus Stops: No person shall park or leave standing any vehicle within 30 feet on bus stop side of the street the red zone marked to provide for loading and unloading of buses.
- 3.4.1.4 Drive-up Mail Boxes: No person shall park or leave unattended any vehicle within 15 feet of the mail box.
- 3.4.2 Blue Zone (Handicapped): Vehicles must display a valid, government-issued disabled (handicapped) license plate or placard.
- 3.4.3 Green Zone: Parking may not exceed time limit posted by sign or curb marking. EXCEPTION: Unlimited time parking in a Green Zone is permitted only when the vehicle is displaying a valid government-issued disabled (handicapped) license or placard.
- 3.4.4 White Zone: Passenger loading and unloading only. Time limit: 30 minutes.
- 3.4.5 Yellow Zone: Commercial vehicle loading and unloading only: 30 minutes. (not applicable to Mutual One)

MUTUAL OPERATIONS

## RESIDENT REGULATIONS

## DRAFT

Parking Rules and Fines – Mutual One Property

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

3.5 RESIDENT'S PARKING

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

3.6 NON-RESIDENT PARKING

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

3.6.2 Any violation of this section may result in vehicle being towed at the owner's expense. (See MUTUAL ONE – 7582.1 Towing Policy)

3.7 CAREGIVER PARKING

3.7.1 A CAREGIVER may park on MUTUAL ONE PROPERTY only when a copy of the CAREGIVER parking pass is displayed on the dashboard of the vehicle.

3.7.2 For Caregiver parking rights, the person must be registered with the GRF Stock Transfer office.

3.8 CONTRACTOR AND SERVICE VEHICLE PARKING

3.8.1 Contractors' vehicles must comply with all rules set forth herein and must not obstruct or park on the sidewalk or grass.

3.8.2 Contractor and service vehicles, including personal vehicles driven by workers shall not be parked on MUTUAL ONE PROPERTY overnight without a permit. Personal vehicles driven by workers are not eligible for overnight passes.

**MUTUAL OPERATIONS****RESIDENT REGULATIONS****DRAFT****Parking Rules and Fines – Mutual One Property****3.9 OVERNIGHT PARKING PERMITS**

**3.9.1 RESIDENT overnight parking is prohibited without a Security Department issued vehicle decal. An Overnight Parking Permit may be issued only when decal issue is pending o.**

**3.9.2 Overnight parking of COMMERCIAL VEHICLES, equipment, and materials utilized in authorized activities conducted for the Mutual, are not permitted without an Overnight Parking Permit issued by the Security Department.**

**3.9.3 The Overnight Parking Permit must be displayed face-up on the driver side dashboard of the MOTOR VEHICLE, or prominently affixed to the front of trailers or equipment.**

**3.9.4 The following vehicles and equipment are prohibited from parking on MUTUAL ONE PROPOERTY at any time between the hours of 11:00 p.m. and 6:00 a.m. unless otherwise addressed in this policy:**

**3.9.4.1 Vehicle not displaying a valid GRF decal or Overnight Parking Permit.**

**3.9.4.2 Recreational Vehicle – except as provided below in Section 3.10 – “Recreational Vehicles Restrictions.”**

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

**3.10 RECREATIONAL VEHICLES (RV) or VEHICLE USED FOR RECREATION (VUFR) RESTRICTIONS**

**3.10.1 An RV or VUFR may be parked on MUTUAL ONE PROPERTY only when meeting all of the following conditions:**

**3.10.2 RV parked on MUTUAL ONE PROPERTY MUST have Security**

(Draft created 03-17-17 ka)

**MUTUAL OPERATIONS****RESIDENT REGULATIONS****DRAFT****Parking Rules and Fines – Mutual One Property**

**Department issued decal or a Parking Permit.**

- 3.10.3 RV or VUFR is parked up to 48 hours for the purpose of loading or unloading.**
- 3.10.4 Other activities, such as sleeping or resting in the RV or VUFR, and vehicle maintenance are not allowed.**
- 3.10.5 RV or VUFR must be parked with engine and accessory equipment (e.g. exterior lights, air conditioner, audio and video equipment) shut off. The generator may ONLY be used between the hours of 8:00 a.m. and 8:00 p.m. while loading or unloading the vehicle.**
- 3.10.6 Extensions such as slide-outs, tilt-outs, and awnings must be closed. Steps must not block the sidewalk.**
- 3.10.7 RV or VUFR may not be attached to any external power supply.**
- 3.10.8 Leveling jacks, if used, must include a base plate sufficient to prevent damage to pavement.**
- 3.10.9 No animals or children are to be left unattended on or within any RV or VUFR at any time.**

**3.11 “FOR SALE” SIGNS**

- 3.11.1 “For Sale” signage shall not be displayed on any vehicle on MUTUAL ONE PROPERTY.**

**3.12 REPAIRS**

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

**3.13 WASHING**

(Draft created 03-17-17 ka)

MUTUAL OPERATIONS

RESIDENT REGULATIONS

DRAFT

Parking Rules and Fines – Mutual One Property

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

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

4 TRUST PROPERTY PARKING AREAS

5 BICYCLES/TRICYCLES

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

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

5.3 Parking on a sidewalk is prohibited.



**MUTUAL OPERATIONS****RESIDENT REGULATIONS****DRAFT****Parking Rules and Fines – Mutual One Property****FINES FOR GRF PARKING RULES VIOLATIONS ON MUTUAL PROPERTY**

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

(Draft created 03-17-17 ka)

**MUTUAL OPERATIONS****RESIDENT REGULATIONS****DRAFT****Parking Rules and Fines – Mutual One Property**

17. RV or VUFR Parked Over 48 Hours in Mutual	<b>Warning</b>	<b>40.00</b>
18. Washing any vehicle on Mutual Property (use GRF Car Wash areas)	<b>Warning</b>	<b>20.00</b>
19. Washing a Non-resident Vehicle at Car Wash	<b>Warning</b>	<b>20.00</b>

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

**Fines will be imposed by the Golden Rain Foundation with proceeds going to Mutual 1.**

**To request a hearing for GRF NOTICE OF PARKING VIOLATION on Mutual One property that includes a fine, contact Mutual Administration (562) 431-6586 Ext. 374. Hearings will be scheduled and conducted per Mutual One Policy 7585.1 Governing Documents Compliance, Corrective Measures and Fines.**

**Should a shareholder fined, per Policy 7585.1 have a GRF fine citation placed on that vehicle for the same offense on the same day, the Mutual fine will be waived for that day only.**

**Any violation of Mutual One Policy 7502.1 Carport Regulations and Common Area Traffic Policy-Mutual One not covered by this policy will be handled by Mutual One according to Policy 7585.1 with notification assistance from Mutual Administration. Resident shareholders, including Directors may report violations to Security, Mutual Administration or the Board.**

(Policy Incorporated from GRF Policy 1927-37)

**MUTUAL ADOPTION**

ONE:

(Draft created 03-17-17 ka)

**MUTUAL OPERATIONS****DRAFT 2-25-17****RESIDENT REGULATIONS****Lockout Procedures**

The following will be in effect for units after the death of a shareholder/owner:

1. Death with Surviving Shareholder/Owner Living in the Unit

If the death of the shareholder/owner occurred at the unit and a surviving shareholder/owner is living in the unit at the time, a Bereavement Book will be left at the unit by Security.

If the death of the shareholder/owner occurred outside the unit and a surviving shareholder/owner is living in the unit at the time, a Bereavement Book will be provided by Foundation personnel at the time the death is reported.

2. Death of Sole Owner

a. Unattended Death

If death is unattended and the unit is sealed per law enforcement or coroner's order, then no one may access the unit until official next-of-kin determination is made by the coroner's office. Security will leave a Bereavement Book at the unit and place a knoblock on the door. If the door cannot accommodate a knoblock, a plywood sheet shall be affixed over the door. If someone comes forward as Trustee, non-resident co-owner or with other legal authority, Foundation personnel must check with the coroner's office before permitting access to the unit.

b. Attended Death

Security will identify on the DOA report those present at the time of death, including family members, hospice workers, caregivers, and other individuals. A Bereavement Book will be left at the unit. If someone present is identified as legal authority of the unit and can provide evidence of same, Security will instruct them to visit the Stock Transfer Office as soon as possible. Security will inform all persons present that no one may stay in the unit overnight without Mutual permission, unless they are a registered caregiver or co-occupant.

If legal authority is not established at the unit via documentary evidence, all persons present will be asked to leave the unit until legal authority is established at the Stock Transfer Office. From there, the unit will be knoblocked or a plywood sheet shall be affixed to the door. The exception to this is if a registered co-occupant or caregiver lives at the unit, or if Mutual permission is obtained.

**MUTUAL OPERATIONS****DRAFT 2-25-17****RESIDENT REGULATIONS****Lockout Procedures**3. Reporting of Death to Mutual President

Shareholder/owner deaths shall be reported to the Mutual President within one (1) to two (2) business days with the following information:

- a. Name of decedent
- b. Date and location of death
- c. Identification of persons present at unit (if any)
- d. Name, relationship and contact information of surviving shareholder/owner (if any)
- e. Name, relationship and contact information of decedent's emergency contacts (if no surviving shareholder/owner is present at the unit)
- f. If legal authority has been established
- g. If/how the unit was secured
- h. If there are any registered co-occupants, caregivers or pets at the unit

**MUTUAL ADOPTION**

Mutual: \_\_\_\_\_ date



MUTUAL OPERATIONS

**RESCIND ALL MUTUALS**

**RESIDENT REGULATIONS**

Guarantor Agreement Form

GOLDEN RAIN FOUNDATION  
a corporation

By \_\_\_\_\_

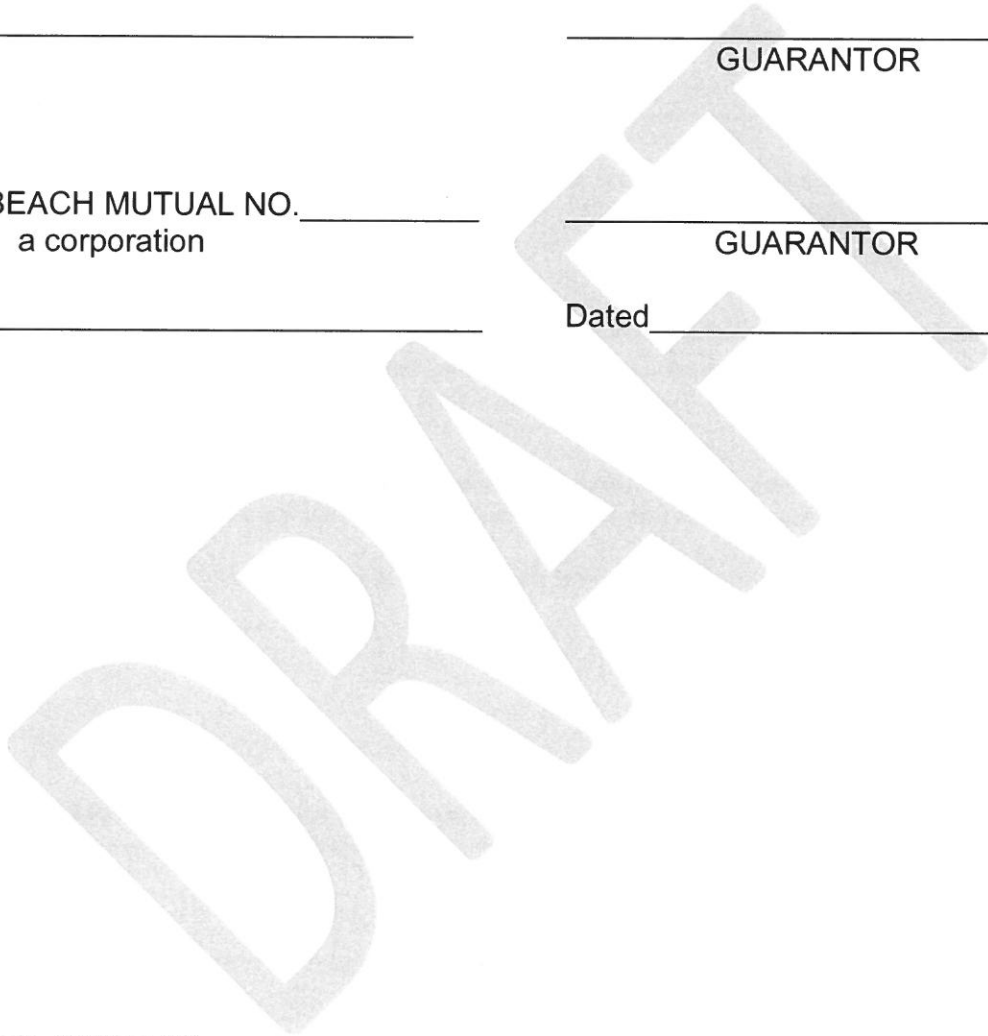
\_\_\_\_\_  
GUARANTOR

SEAL BEACH MUTUAL NO. \_\_\_\_\_  
a corporation

\_\_\_\_\_  
GUARANTOR

By \_\_\_\_\_

Dated \_\_\_\_\_



**GRB**  
Approved: 18 Dec 73