

**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**

May 26, 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 Vice President Almeida at 9:15 a.m. on Thursday, May 26, 2016, in Conference Room A of the Administration Building; the *Pledge of Allegiance* followed.

ROLL CALL

Present: Vice President Almeida, Secretary Rahming, and Directors Merritt, Barreras, Schweitzer, and Holzer

Absent: President Luther-Stark

GRF Representative: Mr. Stone and Mrs. Perrotti

Guests: Five shareholders of Mutual One

Staff: Ms. Hopkins, Mutual Administration Manager
Mr. Antisdell, Building Inspector
Ms. Martin, Recording Secretary

Vice President Almeida introduced and welcomed the staff members and guests.

MINUTES

Vice President Almeida asked if there were any corrections to the Regular Board Meeting minutes of April 28, 2016. A correction was noted on page 2: under "Building Inspector's Report", the ninth sentence should read, "Only access to the roof are..." not "Only access to the roof is..." The minutes were approved as corrected.

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 Barreras, it was

RESOLVED, To allow the painting organization to paint on a Saturday.

The MOTION passed.

BUILDING INSPECTOR'S REPORT (continued)

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

RESOLVED, To require the Mutual policy on building permits to include all floor coverings with additional items:

6. When installing patio tile, a portion of the entry sidewalk shall be removed and then replaced to the same level with tile that has been installed on the patio.

7. For existing tile on patios that are not level with the existing entry sidewalk, a portion of the entry sidewalk must be removed and replaced to match the level of the existing tile on the patio. This must be done at the sale or transfer of the unit at the seller's expense.

Inspector Antisdell left the meeting at 9:51 a.m.

VICE PRESIDENT'S REPORT

Vice President Almeida presented her report (attached).

CHIEF FINANCIAL OFFICER'S REPORT

CFO Schweitzer stated that year to date, the Mutual is over budget by \$13,000 after having spent \$56,000 on structural improvements.

SECRETARY'S REPORT

Secretary Rahming submitted her report as attached.

COMMITTEE REPORTS

Landscape Committee

Vice President Almeida presented her report (attached).

Emergency Planning/Fire Prevention Update

Director Merritt had no report to present.

GRF REPRESENTATIVE REPORT

GRF Representative Perrotti presented her report (attached).

ANNOUNCEMENTS:

Vice President Almeida stated a shareholder passed away and will be missed.

Vice President Almeida discussed the "Meet the Candidates" event.

OLD BUSINESS

Items were discussed under the Physical Property Building Inspector's Report.

NEW BUSINESS

Vice President Almeida discussed street signs for Thunderbird Drive and St. Andrews Drive. Upon a MOTION duly made by Director Merritt and seconded by Secretary Rahming, it was

RESOLVED, To facilitate signage to assist emergency response vehicles and shareholders in identifying St. Andrews Drive at or near the street sign of Thunderbird Drive, as per regulation.

The MOTION **failed** with two "yes" votes (Almeida and Rahming) and four "no" votes (Merritt, Barreras, Schweitzer and Holzer)

Vice President Almeida discussed approving the removal of two trees. Upon a MOTION duly made by Director Holzer and seconded by Director Barreras, it was

RESOLVED, To remove two trees, and their stumps.

The MOTION passed.

Mark Scott of Unit 13-K stated he would be voting cumulatively at the Annual Shareholders' Meeting for the election of Directors for the 2016/2017 term of office.

Vice President Almeida discussed cancelling the June 23, 2016, Regular Board Meeting. Upon a MOTION duly made by Director Holzer and seconded by Director Merritt, it was

RESOLVED, To cancel the June 23, 2016, Regular Board Meeting due to the Annual Shareholders' Meeting.

The MOTION passed.

DIRECTORS' COMMENTS

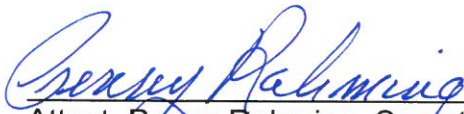
Several comments were made by shareholders.

EXECUTIVE SESSION

In the Executive Session, member issues were discussed.

ADJOURNMENT

Vice President Almeida adjourned the meeting at 10:37 a.m. and announced there would be an Executive Session following the meeting to discuss member issues.



Attest, Penny Rahming, Secretary
SEAL BEACH MUTUAL ONE
mm: 06/15/16
Attachments

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

NEXT BOARD MEETING: July 28, 2016

**RESOLUTIONS IN THE REGULAR
MONTHLY MEETING May 26, 2016**

05/26/2016 RESOLVED, To allow the painting organization to paint on a Saturday.

RESOLVED, To require the Mutual policy on building permits to include all floor coverings with additional items:

6. When installing patio tile, a portion of the entry sidewalk shall be removed and then replaced to the same level with tile that has been installed on the patio.

7. For existing tile on patios that are not level with the existing entry sidewalk, a portion of the entry sidewalk must be removed and replaced to match the level of the existing tile on the patio. This must be done at the sale or transfer of the unit at the seller's expense.

RESOLVED, To remove two trees, and their stumps.

RESOLVED, To cancel the June 23, 2016, Regular Board Meeting due to the Annual Shareholders' Meeting.

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: **(01) ONE**

INSPECTOR: **Jerry Antisdell**

MUTUAL BOARD MEETING DATE: **May 26, 2016**

PERMIT ACTIVITY

UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	PERMIT ISSUE	COMP. DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR / COMMENTS
1-G	REMODEL/ADDITION	BOTH	08/20/16	06/20/16	YES	4/15/2016 DRYWALL	NATIONWIDE
9-H	KITCHEN COUNTER TOPS	BOTH	04/15/16	06/15/16	NO	NONE	LOS AL BLDRS
13-J	PATIO REMODEL BRICKS	GRF	08/26/15	11/18/16	NO	05/12/16 FINAL	M J JURADO SCALLOPS
16-X	BRICK AT FRONT OF UNIT	GRF	09/14/15	10/31/15	NO	05/12/16 FINAL	LOS AL BLDRS SCALLOPS
20-L	TILE AT PATIO	GRF	04/22/16	05/20/16	NO	NONE	KARYS CARPET
22-J	KITCHEN COUNTER TOPS	BOTH	05/12/16	07/12/16	NO	NONE	LOS AL BLDRS
23-G	REMODEL	BOTH	09/28/15	10/30/15	NO	NONE	BORN AGAIN NOT DONE
24-F	REMODEL/ADDITION	BOTH	04/14/15	03/01/16	YES	NONE	FRED ELLROT NOT DONE
30-A	HEAT PUMP	BOTH	03/28/16	06/20/16	NO	NONE	GREENWOOD
35-I	HEAT PUMP	BOTH	04/26/16	06/26/16	NO	NONE	GREENWOOD
38-H	KITCHEN COUNTER TOPS	BOTH	05/10/16	06/30/16	NO	NONE	LOS AL BLDRS
43-C	PATIO CLOSET/WASHER	BOTH	03/29/16	06/29/16	NO	4/20/16 FOOTINGS	LOS AL BLDRS
45-F	BLOCK WALL PATIO	GRF	05/10/16	05/30/16	NO	NONE	MJ JURADO
49-L	DISHWASHER	BOTH	05/14/16	05/21/16	NO	NONE	OGAN
54-F	CP CABINET	GRF	05/11/16	05/30/16	NO	NONE	SHAREHOLDER
56-G	SHOWER/CUT DOWN	BOTH	04/26/16	05/26/16	NO	NONE	NU-KOTE
56-I	SKYLIGHTS	BOTH	01/04/16	03/29/16	NO	5/06/16 FINAL	M&M
62-D	SKYLIGHTS	BOTH	04/28/16	05/31/16	NO	NONE	BERGKVIST
62-K	SHOWER	BOTH	04/25/16	05/25/16	NO	NONE	NU-KOTE
63-G	REMODEL/ADDITION	BOTH	01/15/16	06/15/16	YES	4/15/16 SIDEWALK	ALPHA MASTER BLDRS
63-G	HEAT PUMP	BOTH	02/05/16	05/30/16	NO	NONE	YES
68-E	SHOWER/CUT DOWN	BOTH	05/16/16	06/16/16	NO	NONE	NU-KOTE
68-K	COUNTER TOPS	BOTH	04/11/16	05/05/16	NO	NONE	LOS AL BLDRS
BLDGS 1-70	SATELLITE DISH	GRF	04/18/16	05/18/16	NO	NONE	DIRECT TV
TOTAL=24						TOTAL INSPECTIONS=6	

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: **(01) ONE**

INSPECTOR: **Jerry Antisdell**

MUTUAL BOARD MEETING DATE: **May 26, 2016**

ESCROW ACTIVITY

UNIT #	NMI	PLI	NBO	FI	FCOEI	ROF	MENTS/COMMENTS
1-B		05/02/16					
1-F		07/02/16					
6-G		04/17/15	03/16/16	03/18/16	04/01/16		
6-L		12/30/13					
7-A		07/13/15					
7-B		03/09/16	03/11/16	03/24/16	04/06/16	04/13/16	
7-E		11/13/15					
9-A		02/05/16					
10-B		02/02/16					
10-E		03/03/15					
10-F		12/18/13					
11-C		02/18/16					
11-D		02/22/16	03/23/16	04/01/16	04/14/16		
12-A		03/15/16					
12-G		03/23/16					
13-A		04/13/16					
14-E		04/27/16					
16-B		03/15/16	04/06/16	04/13/16	04/27/16		
16-H		12/23/15					
20-D		01/18/14					
20-F		05/02/16					
21-G		10/01/14					
22-J		12/18/15	03/11/16	03/14/16	03/28/16	04/05/16	
28-D		02/19/16	04/18/16	04/25/16	05/09/16		
28-F		05/02/16					
29-A		03/29/16					

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: **(01) ONE**

INSPECTOR: **Jerry Antisdell**

MUTUAL BOARD MEETING DATE: **May 26, 2016**

ESCROW ACTIVITY									
UNIT #	NMI	PLI	NBO	FI	FCOEI	ROF	DOCUMENTS/COMMENTS		
29-C		01/11/16							
30-D	5/6/2016								
31-C		04/29/16							
31-J		03/23/16							
32-B		07/27/15							
34-B		02/10/16	03/12/16	03/14/16	03/28/16	04/13/16			
37-F		05/18/16							
37-E		10/10/15							
40-H		03/14/16	04/20/16	04/25/16	05/06/16	05/19/16			
42-H		03/31/15							
46-G		05/06/16							
46-J		04/14/14							
48-D		04/27/16							
50-I		12/18/13							
50-L		02/10/16							
54-I		05/17/16							
52-L		02/09/16	03/21/16	03/23/16	04/06/16				
57-G		04/19/16							
57-I		12/11/14							
60-A		03/15/16							
60-J		05/17/16							
63-J		06/28/13							
68-H		03/25/16							
69-C		03/23/16							
70-D		04/01/16	04/11/16	04/13/16	04/27/16	05/19/16			
70-I		03/14/16	03/18/16	03/29/16	04/12/16				
		TOTAL=51	TOTAL=11	TOTAL=11	TOTAL=11	TOTAL=5			

NMI = New Member Inspection PLI = Pre-Listing Inspection NBO = New Buyer Orientation

FI = Final Inspection FCOEI = Final COE Inspection ROF = Release of Funds

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: **(01) ONE**

INSPECTOR: **Jerry Antisdell**

MUTUAL BOARD MEETING DATE: **May 26, 2016**

CONTRACTS

CONTRACTOR	PROJECT
ROOFING STANDARDS	IS MOVING ALONG GREAT BLDGS 69-70 AND CARPORTS 16-17- LEFT
ADVANCED PAINTING	PAINING OF TERMITE/DRYROT/ROOF METAL IS GOING GREAT
ERC ABATEMENT	IS MOVING ALONG GREAT
NELSON PLUMBING REPIPE	IS MOVING ALONG GREAT DONE UP TO BLDG. 32

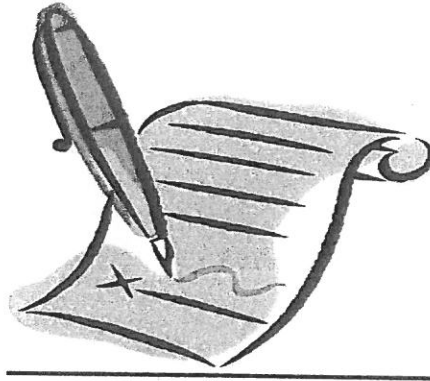
MUTUAL AND SHAREHOLDER REQUEST

CALLS AND VISITS TO UNITS	
	53
PERMITS ON FLOORING	

From: Mutual One Board of Directors

ANNOUNCEMENT May 26, 2016

**ALL FLOORING REPLACEMENTS IN
Mutual One must have a GRF permit!**



The Mutual One Board has passed a **Resolution**
A GRF PERMIT will be required when **REPLACING**
a **FLOOR** of any type: tile, stone, laminate or carpet.

*Your contractor must obtain a GRF permit at
the Physical Properties Office. Located on the
2nd Floor of Club House 5.*

This is to protect you and ensure that
all flooring is done correctly.

Building Permit- to include all floor coverings

April 28, 2016

Continued to May Board meeting.....

Effective immediately, Mutual One requires a GRF Building Permit for all floor covering, including carpet installed at shareholder expense. Both interior and patio\porch floor covering will require a GRF Building Permit.

Reasons for this requirement include:

- 1] Assurance that no asbestos contained material is removed or compromised.
- 2] No Mutual property is damaged
- 3] Patio flooring is appropriate (for example – if tile- no skid)
- 4] Shareholder understands what is and what is not allowed
- 5] Shareholder understands that Mutual One is not responsible for any damage to, or failure of, flooring purchased and installed at any time by shareholders or their successor shareholders regardless of date of installation or cause of damage or failure.

FURTHER, That this resolution dated May 26, 2016 be attached to the permit and signed by the shareholder and installer or contractor.

Shareholder Unit # _____ Shareholder Signature_____

Date_____

Contractor\installer signature:_____ Date:_____

Mutual One Inspector signature:_____ Date:_____

Mutual One Board of Directors Meeting
May 26, 2016
Vice-President Report
Kathy Almeida

This week we all should have received a notice from Southern California Edison regarding the upcoming rate change to our electricity bill. It is being explained as simplifying the current rate structure from four tiers to three starting in June.

The notice goes on to explain how the rate change will affect us such as “assuming your energy usage remains about the same, you’ll likely see an increase of less than a few dollars on your monthly bill.” The idea is to raise awareness of energy pricing and encourage us all to stay committed to conservation as the demand for energy grows.

I can hardly wait to see the changes that may be imposed for water conservation. These situations are a reminder of the costs that are beyond our control which impacts all of us to a greater or lesser degree.

This leads me to the importance of the upcoming election of our Mutual One Board of Directors. As costs of living increase it becomes that much more challenging to manage our budget wisely to maintain this property and fulfill our fiduciary responsibility.

I strongly urge shareholders to attend board meetings, read the minutes, and know how Directors are voting to spend our money. Understand the obligation to shareholders and the many expenses that are covered by the Mutual. There are times when assessments must be increased. It is in our best interest to remain cautious in spending to minimize those increases.

Respectfully submitted.

Secretary's Report

Smell A Rat

Now that the mutual is going to allow fruit and citrus trees in pots the shareholders are advised to keep the trees trimmed so they don't touch the buildings and provide an easy catwalk for the rats. They will need to keep the branches cut and the fruit and citrus picked up off the ground because the more fruit or citrus left on the ground the more of a rat problem we will have.

Roof rats are native to South America and came on the first ships to the New World. They are able to leap from trees to rooftops, scale home exteriors, and build nests in attics. They grow to a foot or more in length and they are prolific breeders. A female has up to five litters a year, at five to eight babies in a litter.

If you find hollowed out fruit with an entry hole the size of a quarter, you will know that there are rats around. Please call the hotline to let the board know to call the pest control professional to assess the problem. The pest control professionals have the right equipment and training to do the job right.



Mutual One Board of Directors Meeting
May 26, 2016
Landscape Report
Co-Chairs Kathy Almeida and John Barreras

As we approach the two year mark of the three year contract with Andre Landscape we need to assess what has been done. We have spent considerable time and money maintaining an aged irrigation system in an effort to comply with water conservation measures.

Additionally we have taken advantage of savings with the turf removal rebate program in another effort to reduce water usage.

We have put focus on the care of our trees, many which are decades old and well into the peak of their lifespan. Unfortunately there have been 14 that needed to be removed and not all have been replaced.

El Nino did not bring the rains that we feared would be too much. The coming months may be more challenging than last year. We are well aware that there are grass and common area flowerbed sections that need improvement. Some shareholders have already taken steps to convert their flowerbeds to drought tolerant flowers and plants.

Mutual One has approximately 19 acres of landscape. Whatever decisions are made in the next few months to improve the health and appearance will not be cheap. Despite good intentions and careful planning the drought will have the final say about green grass. Time will tell.

Respectfully submitted.

May 26, 2016

Hello Mutual One Shareholders,

I hope you and your family are happy and well.

The following items were discussed at the last Golden Rain Foundation Board Meeting on May 24, 2016:

1. The BOD approved authorization to use the name Golden Rain Foundation of Seal Beach Board of Directors in correspondence expressing support of AB 1779 and authorize the President of the Board to sign the correspondence.
2. The BOD approved to rescind the 4000-4731 series policies that are addressed in the Employee Handbook.
3. The BOD approved to adopt a new position of Trust Properties; Building and Services Inspector. The cost of this position for the remainder of 2016 will be \$20,000-\$30,000. The annual funding thereafter will be between \$40,000-\$50,750 including cost of benefits.
4. The April 2016 Financials for audit were approved.
5. The renovation of the room within Building 5, previously occupied by the Video Producers Club, into a second conference room in an amount not to exceed \$38,560 was approved.
6. A three year contract with Mr. Cat Productions, to provide Amphitheater sound and lighting for years 2016-2018 Amphitheater season was approved. The amount approved is \$47,250. The President is authorized to sign the contract.
7. The BOD approved to amend Policy 1412.2-50. This policy prohibits smoking within twenty feet from all Clubhouses and Trust buildings to comply with California Government code, 7597.
8. The BOD approved the purchase of a new Vulcan oven unit to replace the non-working unit in Clubhouse Two. The cost will not exceed \$8000.

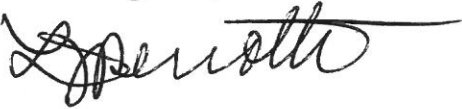
Page 2

9. The BOD approved to refer Policy 1927-36, (Parking) to the Security, Bus and Traffic Committee for further review and approval.

If you have not already done so, please vote for Directors and the amendment in the Mutual One election. You should have received your election material in the mail two weeks ago. Please return your ballot in the postage paid envelope by June 1st. Don't forget to sign the envelope in the upper left hand corner!

As always, contact me if you have any questions, suggestions or concerns.

Best regards,

A handwritten signature in black ink, appearing to read 'Leah Perrotti', with a long horizontal flourish extending to the right.

Leah Perrotti
GRF Director Mutual One.

"Life is like a camera, you focus on what's important; capture the good times; develop from the negative and if things don't work out, take another shot!"

SIGN-IN SHEET

BOARD OF DIRECTORS MEETING

MUTUAL NO. ONE

DATE: May 26, 2016

	SHAREHOLDER/GUEST NAME
1.	Mark Scott
2.	D. Geisler
3.	Ursula Wehage
4.	Donna Gambol
5.	Seon H. Cho
6.	