

**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
September 28, 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, September 28, 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 Collazo Gambol, Holzer, and Singer

Absent: Director Barreras

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

Guests: Eighteen Mutual One shareholders

Staff: Ms. Miller, Finance Director
Ms. Hopkins, Mutual Administration Director
Mr. Antidel, Building Inspector (9:59 a.m.)
Mrs. Aquino, 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 August 24, 2017, Regular Meeting minutes. There being none the minutes were approved as corrected

A correction was noted on the July 27, 2017, Regular Meeting minutes on page 4: the last paragraph should read as follows: "Upon a MOTION duly made by Director Singer and seconded by Director Barreras, it was..." The minutes were approved as corrected.

President Luther-Stark asked if there were any corrections to the September 19, 2017, Special Meeting minutes. There being none the minutes were approved as written.

GUEST SPEAKER – Ms. Miller

Ms. Miller presented the proposed 2018 Budget.

Following a discussion, and upon a MOTION duly made by President Luther-Stark and seconded by Director Holzer, it was

RESOLVED, To accept the 2018 Operating Budget for Mutual One of \$2,035,613, resulting in a regular monthly assessment of \$200.99 per apartment per month, for an increase of \$4.05 per month over the total Mutual operating costs of 2017, as presented, and to adopt this budget forthwith.

Following a roll call vote, the MOTION passed with five “yes” votes (Luther-Stark, Tous, Schweitzer, Holzer, Gambol) and three “no” votes (St. Aubin, Collazo, Singer, and Director Barreras was absent).

Following questions, Ms. Miller left the meeting at 9:59 a.m.

BUILDING INSPECTOR’S REPORT

Inspector Antisdell presented his report (attached).

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

RESOLVED, To approve the study of traffic codes, carports, and signage to be in compliance with CAMTUCD.

The MOTION passed.

Following a discussion, and upon a MOTION duly made by Director Gambol and seconded by Vice President Tous, it was

RESOLVED, To approve the payment of invoices for the emergency replacement of the irrigation valves by BrightView Landscape, at a cost of \$11,843.92.

The MOTION passed.

Inspector Antisdell left the meeting at 10:18 a.m.

GRF REPRESENTATIVE'S REPORTS

GRF Representative Perrotti presented her report (attached). In addition, she also stated that there will be a Town Hall meeting regarding the GRF Budget on October 17, 2017, in Clubhouse 2, at 10:00 a.m.

President Luther-Stark called a break from 10:30 a.m. to 10:45 a.m.

PRESIDENT'S REPORT

President Luther-Stark submitted her report (attached). In addition, she wished to thank the Mutual One Board for returning the signed copy of the Code of Conduct.

CHIEF FINANCIAL OFFICER'S REPORT

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

MUTUAL ADMINISTRATION DIRECTOR'S REPORT

Ms. Hopkins updated the Board on Mutual Administration activities (attached). In addition, she also spoke about coyote safety within the Mutual.

UNFINISHED BUSINESS

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

RESOLVED, To ratify adopted/posted Policy 7557.01 –
Caregivers.

The MOTION passed.

Following a discussion, and the reading of three remarks from shareholders on the posting sheets, upon a MOTION duly made by Director Holzer and seconded by Director Singer, it was

RESOLVED, To ratify adopted/posted Policy 7583.01 –
Limitation of Vehicles Per Unit.

The MOTION passed.

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

RESOLVED, To ratify adopted/posted Policy 7502.01.1 –
Adoption of GRF Policy 1927-37 Fines for Parked Vehicles.

The MOTION passed.

UNFINISHED BUSINESS (continued)

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

RESOLVED, To ratify rescinded/posted Policies 7301 – Audit Expense, 7302 – Capital Accounts, 7320 – Patronage Refunds, 7331 – Impounds, 7332 – Billings to Mutuals, 7333 – Income Items and Their Distribution, 7334 – Investment Records, 7337 – Financial Reports, 7340 – Accounts Receivable, and 7341 – Cashier Service.

The MOTION passed.

Following a discussion, and upon a MOTION duly made by Director Collazo and seconded by Vice President Tous, it was

RESOLVED, To ratify adopted/posted Policy 7585.01 – Governing Document Compliance Corrective Measures and Fines.

The MOTION passed.

NEW BUSINESS

Following a discussion, and upon a MOTION duly made by Vice President Tous and seconded by Director Singer, it was

RESOLVED, To approve the leasing of dryers from WASH – Multi Family Laundry Systems for the laundry rooms in Mutual One.

The MOTION passed with two “no” votes (Gambol, Holzer).

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

RESOLVED, To send a letter to the Mutual attorney asking what the Mutual responsibility is for emergency preparedness within the Mutual.

The MOTION passed.

The Board discussed amending Policy 7510.01 – Eligibility Requirements. Upon a MOTION duly made by Director Gambol and seconded by Director Collazo, it was

RESOLVED, To amend Policy 7510.01 – Eligibility Requirements on a preliminary basis until the 30-day posting period is completed.

The MOTION passed.

NEW BUSINESS

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

RESOLVED, To reschedule the Regular Monthly Board meeting of November 23, 2017 to November 30, 2017, and to cancel the Regular Monthly Board meeting for December 28, 2017.

The MOTION passed.

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

RESOLVED, To authorize the GRF Executive Director and/or the Mutual Administration Director to issue zero (0) **ADDITIONAL** Guest Passes, in accordance with GRF Policy 5536.1-33. Each Guest pass shall carry a unique identification number with a monthly report provided by the GRF Stock Transfer Office to the Mutual Board of Guest Passes issued noting the Shareholder/Member name as responsible party for the Guest, effective 2017-2018.

The MOTION passed.

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

RESOLVED, That Mutual One will **NOT** permit LA Seismic to place the nodes in Mutual One common areas.

The MOTION passed.

DIRECTORS' COMMENTS

Several Directors made comments.

ADJOURNMENT

There being no further business to conduct, President Luther-Stark adjourned the meeting at 11:55 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:09/29/17
Attachments

**NEXT REGULAR BOARD MEETING: October 26, 2017, at 9:15 a.m.
Administration Building Conference Room A**

**RESOLUTIONS IN THE REGULAR
MONTHLY MEETING SEPTEMBER 28, 2017**

09/28/17 RESOLVED, To accept the 2018 Operating Budget for Mutual One of \$2,035,613, resulting in a regular monthly assessment of \$200.99 per apartment per month, for an increase of \$4.05 per month over the total Mutual operating costs of 2017, as presented, and to adopt this budget forthwith.

RESOLVED, To approve the study of traffic codes, carports, and signage to be in compliance with CAMTUCD.

RESOLVED, To approve the payment of invoices for the emergency replacement of the irrigation valves by BrightView Landscape, at a cost of \$11,843.92.

RESOLVED, To ratify adopted/posted Policy 7557.01 – Caregivers.

RESOLVED, To ratify adopted/posted Policy 7583.01 – Limitation of Vehicles Per Unit.

RESOLVED, To ratify adopted/posted Policy 7502.01.1 – Adoption of GRF Policy 1927-37 Fines for Parked Vehicles.

RESOLVED, To ratify rescinded/posted Policies 7301 – Audit Expense, 7302 – Capital Accounts, 7320 – Patronage Refunds, 7331 – Impounds, 7332 – Billings to Mutuals, 7333 – Income Items and Their Distribution, 7334 – Investment Records, 7337 – Financial Reports, 7340 – Accounts Receivable, and 7341 – Cashier Service.

RESOLVED, To ratify adopted/posted Policy 7585.01 – Governing Document Compliance Corrective Measures and Fines.

RESOLVED, To approve the leasing of dryers from WASH – Multi Family Laundry Systems for the laundry rooms in Mutual One.

RESOLVED, To send a letter to the Mutual attorney asking what the Mutual responsibility is for emergency preparedness within the Mutual.

RESOLVED, To amend Policy 7510.01 – Eligibility Requirements on a preliminary basis until the 30–day posting period is completed.

RESOLVED, To reschedule the Regular Monthly Board meeting of November 23, 2017 to November 30, 2017, and to cancel the Regular Monthly Board meeting for December 28, 2017.

RESOLVED, To authorize the GRF Executive Director and/or the Mutual Administration Director to issue zero (0) ADDITIONAL Guest Passes, in accordance with GRF Policy 5536.1-33. Each Guest pass shall carry a unique identification number with a monthly report provided by the GRF Stock Transfer Office to the Mutual Board of Guest Passes issued noting the Shareholder/Member name as responsible party for the Guest, effective 2017-2018.

RESOLVED, That Mutual One will **NOT** permit LA Seismic to place the nodes in Mutual One common areas.

INSPECTORS MUTUAL REPORT

MUTUAL : (01) ONE

INSPECTOR : JERRYANTISDEL

MUTUAL BOARD MEETING DATE: 09/28/2017

PERMIT ACTIVITY

UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	PERMIT ISSUE	COMP. DATE	CHANG E	RECENT INSPECTION	CONTRACTOR / COMMENTS
1-H	FLOORING	GRF	09/30/17	10/30/17	NO	NONE	KARYS CARPET
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
3-A	CARPORT CABINET	GRF	08/15/17	09/30/17	NO	NONE	HANDYMAN
3-I	HEAT PUMP	BOTH	08/16/17	11/16/17	NO	09/08/17 FINAL	GREENWOOD
9-A	HEAT PUMP	BOTH	09/25/17	10/25/17	NO	NONE	ALPINE
11-E	SHOWER CUT DOWN	BOTH	09/11/17	10/11/17	NO	NONE	NU KOTE
12-A	HEAT PUMP	BOTH	08/31/17	09/30/17	NO	09/11/17 FINAL	ALPINE
12-A	PATIO/BLOCK WALL	BOTH	08/31/17	09/30/17	NO	NONE	MJ JURADO
22-J	WINDOWS	BOTH	07/21/16	08/16/16	NO	09/09/16 FINAL	OGAN
14-J	FLOORING	GRF	07/10/17	08/10/17	NO	NONE	BIXBY PLAZA CARPET
18-D	WINDOWS	BOTH	07/31/17	08/30/17	NO	NONE	REPUBLIC COMPANY
21-B	WINDOW/SLIDING GLASS	BOTH	07/15/17	08/30/17	NO	NONE	CALIFORNIA ENERGY
21-H	HEAT PUMP	BOTH	09/15/17	12/15/17	NO	NONE	GREENWOOD
21-H	WINDOWS	BOTH	09/20/17	10/30/17	NO	NONE	SWENMAN
21-H	SHOWER CUT DOWN	BOTH	09/21/17	10/21/17	NO	NONE	NU KOTE
25-L	WINDOWS	BOTH	06/30/17	08/21/17	NO	NONE	LW DÉCOR
29-H	SHOWER CUT DOWN	BOTH	09/21/17	10/21/17	NO	NONE	NU KOTE
31-B	FLOORING	GRF	09/08/17	10/08/17	NO	NONE	KARYS CARPET
31-I	HEAT PUMP	BOTH	09/22/17	12/22/17	NO	NONE	GREENWOOD
33-K	HEAT PUMP	BOTH	09/11/17	10/11/17	NO	NONE	ALPINE
34-L	FLOORING	GRF	09/04/17	10/25/17	NO	09/12/17 FINAL	GUNDERSOON
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	NO	08/22/17 DRYWALL	BJ & COMPANY
41-I	ELECTRICAL CLOSET PATIO	BOTH	08/16/17	09/16/17	NO	NONE	OGAN
41-L	PATIO CARPET	GRF	07/24/17	10/20/17	NO	NONE	LW DÉCOR
42-B	SHOWER CUT DOWN	BOTH	09/26/17	10/26/17	NO	NONE	NU KOTE
42-K	FLOORING	GRF	07/24/17	08/24/17	NO	NONE	CORNERSTONE FLOORING
43-I	FLOORING	GRF	07/30/17	08/30/17	NO	NONE	KARYS CARPET
48-L	FLOORING	GRF	08/31/17	09/30/17	NO	NONE	KARYS CARPET
48-L	WINDOWS	BOTH	09/25/17	10/25/17	NO	NONE	SEAPORT WINDOWS
50-I	HEAT PUMP	BOTH	09/05/17	10/05/17	NO	NONE	ALPINE
52-C	ELECTRICAL	BOTH	08/31/17	11/15/17	NO	NONE	LW DÉCOR
53-B	KITCHEN REMODEL	BOTH	07/20/17	11/10/17	NO	NONE	LOS AL BLDRS
53-J	SHOWER CUT DOWN	BOTH	08/03/17	09/03/17	NO	09/08/17 FINAL	NU KOTE
56-I	CARPORT CABINET	GRF	08/02/17	09/02/17	NO	NONE	HANDYMAN
56-K	FLOORING	GRF	08/23/17	10/12/17	NO	NONE	BIBY PLAZA CARPET
59-B	FLOORING	BOTH	08/21/17	09/21/17	NO	09/08/17 FINAL	KARYS CARPET
58-C	REMODEL KITCHEN	BOTH	05/01/17	10/01/17	YES	06/29/17 UNDERGROUND	LW DÉCOR
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
59-B	FLOORING	GRF	08/21/17	09/21/17	NO	09/08/17 FINAL	KARYS CARPET
59-J	FLOORING	GRF	08/20/17	09/20/17	NO	08/25/17 FINAL	KARYS CARPET
62-C	DISHWASHER	GRF	09/10/17	10/10/17	NO	NONE	KRESS
63-K	HEAT PUMP	BOTH	08/21/17	11/21/17	NO	09/08/17 FINAL	GREENWOOD
64-F	A/C WORK	GRF	08/14/17	09/14/17	NO	NONE	YES
67-D	FLOORING	GRF	08/14/17	09/30/17	NO	08/25/17 FINAL	GUNDERSON CARPET
69-A	PATIO CARPET	GRFF	07/10/17	08/10/17	NO	NONE	CORNERSTONE FLOORS
69-I	KITCHEN REMODEL	BOTH	06/12/17	07/25/17	NO	NONE	PEEK
69-I	KITCHEN REMODEL	BOTH	06/12/17	07/25/17	NO	06/26/17 UNDER GROUND	PEEK
69-I	KITCHEN REMODEL	BOTH	06/12/17	07/25/17	YES	FRAM/ELEC/PLUMB	PEEK

ALL SHADED AREAS HAVE BEEN SIGNED OFF

INSPECTORS MUTUAL REPORT

MUTUAL : (01) ONE

INSPECTOR : JERRYANTISDEL

MUTUAL BOARD MEETING DATE: 09/28/2017

ESCROW ACTIVITY						
3-A		05/25/17	06/23/17	06/23/17	07/10/17	09/06/17
5-H		08/02/17	08/25/17	08/28/17	09/12/17	
7-C		06/15/17				
9-A		04/12/17	06/27/17	06/27/17	07/12/17	09/06/17
9-J		08/07/17				
11-L		08/29/17				
12-H		06/05/17	06/30/17	07/07/17	07/21/17	09/08/17
20-D		01/18/14				
21-H		07/12/17				
23-C		06/21/17	08/02/17	08/02/17	08/16/17	09/06/17
23-D		06/06/17				
23-J		09/11/17				
28-L		09/13/17				
29-A		03/29/16	06/27/16	06/28/16	07/13/16	
30-C	8/16/2017					
30-H		07/12/17				
31-B		05/22/17				
34-H		06/29/17				
34-J		06/29/17				
34-I		07/26/17				
41-A		11/14/16				
42-H		07/13/16				
42-K		09/12/17				
44-H		08/09/17				
44-F		06/21/17				
46-J		04/15/17	05/10/17	05/23/17	06/07/17	08/01/17
47-I		07/25/17				
50-E		04/11/17				
50-I		07/24/17	08/04/17	08/04/17	08/18/17	09/06/17
52-K		06/06/17	09/13/17	09/13/17	09/27/17	
54-H		04/19/17	05/09/17	05/30/17	06/13/17	08/01/17
55-L		04/11/17				
60-B		07/27/17				
64-C						
64-F		05/03/17	05/26/17	05/26/17	06/12/17	07/27/17
65-H		08/29/17				

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

CONTRACTS 2017

NOTHING NEW SINCE LAST MEETING

ALL SHADED AREAS HAVE BEEN COMPLETED

MUTUAL AND SHAREHOLDER REQUEST

CONCRETE BY CARPORTS 3 AND 4 COST IS \$16,000.00 BY MJ JURADO
 CALLS AND VISITS TO UNITS 87

September 28, 2017

Hello Mutual One Shareholders,

Can you believe we are in the last quarter of the year? 2018 is just around the corner! Following is a recap of the GRF Committee meetings for the past month:

Management Services Review Ad Hoc Committee

The Committee reviewed the GRF Building Inspector Services and determined whether those services are normal maintenance and repair work provided to the GRF and the Mutuals. Susan Hopewell was declared by acclamation, Vice Chair of the Committee.

Architecture Review & Design Committee

It was the consensus of the Committee to increase the proposed budget by \$150,000 for landscape contracts. The Holiday decoration budget was increased to \$25,000 and forwarded to the Finance Committee for review and approval. The decision as to where to locate the Mission Bell was delayed until the next meeting. The Committee is proposing to place a time capsule in the triangle area near the library. The Committee unanimously agreed to paint Clubhouse 6 railings to match the benches. The Committee agreed to name the area between the Administration Building and the Health Center "The Courtyard". The Committee approved the color yellow for the new Security Department polo shirts. The new signs for the RV Lot will be discussed at the next meeting as will the landscape specifications. The Committee has asked the Art League to present a plan to update the mural upstairs in CH 6 to include cultural diversity.

Recreation Committee

The Committee is still working on the towing Policy for the RV Lot. A rotating schedule has been developed for the ice cream truck for the remainder of September. The Donor Wall Celebration was scheduled for the evening of September 22, 2017 at 5:00 pm. The new swimming pool area furniture arrived the first week of September and a request for more furniture (refurbished) has been ordered. The Committee moved to amend the 2018 budget to reflect a \$220,000 increase in Community entertainment. The Recreation Department Director stated that the permanent doorbell surveillance system was installed in the LW Trailer Club. The LW Trailer Club was placed in suspension pending a financial review. October 1st will be the first Italian Dinner Night in Clubhouse One. Italian dinners will be available for purchase every Monday night. You can eat in the Clubhouse or takeout. The menu will vary. The Committee moved to install a security camera at the LW swimming pool in an amount not to exceed \$1000.

Physical Property Committee

The Committee concurred to further research accommodations for the visually impaired on our streets and roads. The bench by the LW Post Office has been installed. The paving project of designated streets is proceeding and is on schedule. The Committee will address the issue of adding a handicap ramp on the pizza side of CH 6. The new airwalls in CH 6 are installed. The painting of inside and outside of CH 6 nears completion. The flooring on the first floor of CH 6 will be completed by the end of the month. The Stock Transfer office has completed their renovation. The landscaping of the globe and front of LW is underway.

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The red curb painting throughout the community has begun. Now the curbs will be red instead of grey or blue! The signage in the Community is being brought up to California State regulations. When this is complete the City of Seal Beach Police Department will be writing tickets for traffic violations in our community. The hope is that this will force people to drive the same way we are expected to drive outside of our walls—inside the walls. Some people are ignoring speed limits and stop signs. We need to make sure our community is safe for all!

There will be a Town Hall meeting on October 17th at 10:00 am in CH 2, to explain the 2018 GRF Budget. There will be an increase to our assessments this year. Last year the increase from GRF was \$.54. This year the proposed increase from GRF is expected to be \$8.00. Please plan to attend to get the facts!

GRF will provide a bus to the Korean Cultural Festival for free in October. Check the LW News for the dates. This will be a fantastic neighborhood event.

I have been meeting many of you as I walk around our Mutual and look forward to seeing more of you in the coming months—maybe at Italian Dinner Night on Mondays in CH 1.

Best regards,

Leah Perrotti GRF Director
Recreation Committee Chairperson

"Adopting the right attitude can convert a negative stress into a positive one."

Mutual One Shareholders, GRF Staff and Board Members, Sept. 28th 2017

We have had many issues this past month, but thankfully no fires, no one has crashed through a unit or a carport accidentally caught on fire. We must keep our daily issues in perspective. Plus keep our priorities in line with our goal.

As you have heard our 2018 Budget will be better than we expected. We do have confidence in our CFO- Schweitzer who worked with our committee, Carolyn Miller and Sean Andersen, from Associated Reserves, to keep our reserves healthy and yet maintain our commitments throughout the year. Good Job!

Since August 1st to the end of September, we have held 20 New Buyer Orientations & Inspections. This doesn't include all the Notice to Withdraw Inspections and Special Inspections. Jerry, and directors Barreras, Collazo, Singer and Tous have been kept busy with all of these.

Therefore, with many moving in and moving out - this leaves us with extra items left by carports! We welcome the new members as they start an exciting time of their life, here in our community. However, we are frustrated by those that do not care anymore and leave their junk behind.

I have kept Administration busy with letters of non-compliance- but I do feel the neighbors are relieved as we are acknowledging their situations. No one should have to live by someone who decides rules are not for them, only everyone else. This has been noted by the compliments received from our members, of the Boards Legal Actions.

October 9th will start our Fire\Health\Safety Inspections for Bldgs 36-70. You will receive a 3 day notice. The inspector will be looking for any fire hazards, fire loading conditions, water leaks, and non compliance issues, such as disconnecting your smoke alarm. Power must be left on, if you are away, to keep the smoke alarm active. Usually we are in an out of a unit within 5 minutes. We appreciate your time for this mandated inspection.

Units have been notified of non compliance items in ground and around your unit. Please comply and keep our grounds from looking like jungles, but pleasant to all. BrightView has been extremely busy repairing broken pipes. We are pleased.

Respectfully submitted, Sandra Luther Stark, President

P.O. Box 2069
 Seal Beach CA 90740

Aug Actual	Aug Budget		2017 Y-T-D Actual	2017 Y-T-D Budget
198,694	198,694	Carrying Charges	1,589,557	1,589,552
89,641	89,642	Reserve Funding	717,131	717,136
288,336	288,336	Total Regular Assessments	2,306,688	2,306,688
3,678	3,334	Service Income	32,287	26,672
2,435	3,334	Financial Income	19,253	26,672
5,374	3,165	Other Income	31,215	25,320
11,486	9,833	Total Other Income	82,754	78,664
299,822	298,169	Total Mutual Income	2,389,442	2,385,352
122,118	122,118	GRF Trust Maintenance Fee	976,944	976,944
25,904	22,274	Utilities	171,562	178,192
3,065	1,806	Professional Fees	52,017	14,448
0	42	Office Supplies	128	336
32,239	44,723	Outside Services	227,429	357,784
19,891	17,564	Taxes & Insurance	161,051	140,512
89,641	89,642	Contributions to Reserves	717,131	717,136
292,859	298,169	Total Expenses Before Off-Budget	2,306,262	2,385,352
6,963	0	Excess Inc/(Exp) Before Off-Budget	83,180	0
20,087	0	Depreciation Expense	154,881	0
(13,124)	0	Excess Inc/(Exp) After Off-Budget	(71,701)	0
		Restricted Reserves		
2,355	0	Appliance Reserve Equity	43,230	0
6,667	0	Painting Reserve	435,831	0
0	0	Contingency Operating Equity	343,258	0
4,167	0	Roofing Reserve	228,711	0
0	0	Emergency Reserve Equity	470,585	0
66,308	0	Infrastructure Reserve	1,867,645	0
79,496	0	Total Restricted Reserves	3,389,260	0

Mutual Administration Director's Report

SEPTEMBER 2017

Coyote Safety



Coyotes in populated areas are typically less fearful of people. They have been known to attack pets and approach people too closely.

Coyotes are skilled hunters; we must be strong, motivated, and most importantly, **proactive**.

But what does being proactive mean?

- We must continue to haze the coyote. Do not turn your back and run. By running you are seen as prey.
- We must not feed wildlife. Bird feeders on your property will attract rats, squirrels, and rabbits which will attract coyotes to your home.
- We must keep food and trash off our patios.
- We must protect our pets.

Small pets can easily become coyote prey. Cats and small dogs **should never be allowed outside alone**. It's highly recommended that small pets always be accompanied by their owner and dogs must be on a 6 foot leash. Do not use a retractable leash. Your pet can get too far away from you with a retractable leash. One may want to see their dog scamper around on a long retractable leash, but that is only placing the pet in harm's way and is a violation of policy.

Long Beach Animal Care Services recommends calling them at (562) 570-7387 (PETS) to report all coyote sightings and to determine if an Animal Control Officer is needed. Sightings can also be reported online using the link below:

(http://www.longbeach.gov/acs/wildlife/living_with_urban_coyote.asp)

IF A COYOTE IS POSING AN IMMEDIATE THREAT TO LIFE, CALL 911.

MUTUAL OPERATIONS**DRAFT****RESIDENT REGULATIONS****Eligibility Requirements – Mutual One Only**

All persons seeking approval of the Board of Directors of Seal Beach Mutual No. One to purchase a share of stock in the Mutual, and to reside in the Mutual, shall meet the following eligibility criteria:

- A. Apply for and be accepted as a member of the Golden Rain Foundation, Seal Beach, California.
- B. Meet the Mutual eligibility criteria as follows:
 1. Age

Minimum of 55 years, as confirmed by a birth certificate or passport. A driver's license is not acceptable as proof of age.
 2. Financial Ability
 - a. Verified monthly income that is at least four (4) times or greater the monthly carrying charge (Regular Assessment plus Property Tax and Fees) at the time of application, and have liquid assets of at least \$25,000. Verified monthly income/assets will be in the form of the past two years of:
 1. Tax returns;
 2. 1099s for interest and dividends;
 3. 1099-Rs for retirement income from qualified plans and annuities;
 4. SSA-1099 Social Security Benefit Statement;
 5. Brokerage statements and current interim statement.
 6. Six to twelve months of checking/savings account statements.
 - b. Adjusted Gross Income per 1040, 1040A, or 1040EZ; plus that portion of Social Security, IRA distributions, and pensions and annuities not included in adjusted gross income; plus tax exempt interest; minus income tax, Social Security, Medicare, and self-employment taxes paid; and minus Medicare medical insurance and prescription drug premiums; all divided by twelve (12) will equal net monthly income to be used in Paragraph 2.a. above.

(draft created on 9-20-17 ka)

MUTUAL OPERATIONS**DRAFT****RESIDENT REGULATIONS****Eligibility Requirements – Mutual One Only**

- c. Projected assessments will be the previous year's assessment (total of carrying charge less any cable charge, less Orange County Property Taxes and Fees), and the addition of the new property tax at 1.2% of the sales price plus Orange County District fees divided by twelve (12) for the new projected monthly assessment. This new figure (Regular Assessment plus Orange County Property Taxes and District Fees) times four (4) will be the monthly income required. This will be verified by the escrow company and the Stock Transfer Office. Stock Transfer shall have the final say in establishing verifiable income/assets.¹

Verification shall be done by the Escrow Company and the Stock Transfer Office prior to the new buyer interview and prior to the close of escrow (the above verification will not be done by the individual Mutual Directors; Directors will not be required to study or understand the financial requirements).

- d. Only the resident shareholder's income shall be considered for qualifying.
- e. If moving within Leisure World, or if there are any additions/changes to the title, the proposed shareholder(s) must meet these eligibility requirements unless they have been in good standing for five years.
- f. **A credit check will be performed by the escrow company, with the results included in the financial package.**

3. Health

Have reasonably good health for a person of his/her age, as evidenced by a letter from his/her medical doctor, so that shareholder can take care of normal living needs without calling on other members for an undue amount of assistance. Leisure World is not an assisted living or skilled nursing home facility.

¹ If major remodeling, expansion, or addition of a bathroom is being considered, the increase in taxes over the 1.2% of the purchase price must be taken into consideration.

MUTUAL OPERATIONS**DRAFT****RESIDENT REGULATIONS****Eligibility Requirements – Mutual One Only**

- C. Assume, in writing, the obligations of the “Occupancy Agreement” in use by the Mutual Corporation.

Officers or Committees of the Board of Directors designated to approve new applicants are responsible that the eligibility criteria of this corporation is equitably applied to all applicants. Approval or disapproval of buyer(s) must be received by the Stock Transfer Office at least ten (10) working days prior to the close of escrow.

MUTUAL ADOPTION

ONE: 04-23-70

AMENDMENTS

09-23-93, 04-24-08, 09-25-08

(draft created on 9-20-17 ka)

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

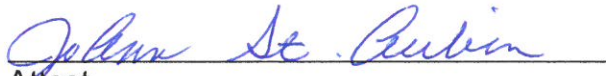
September 19, 2017

A Special Meeting of the Board of Directors of Seal Beach Mutual One was called to order by Secretary St. Aubin at 9:00 a.m. on Tuesday, September 19, 2017, in Building 5, Conference Room C.

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

The purpose of the meeting was to discuss agenda items for the September 28, 2017, Regular Monthly Board Meeting.

President Luther-Stark adjourned the meeting at 11:05 a.m.



Attest

JoAnn St. Aubin, Secretary
SEAL BEACH MUTUAL ONE

ka:9/21/17

SIGN-IN SHEET

BOARD OF DIRECTORS MEETING

MUTUAL NO. ONE

DATE: September 28, 2017

	GUEST NAME
1.	Mark Scott
2.	Jack Carrigan
3.	Nabil Gerges
4.	Susan O'Brien
5.	Bill O'Brien
6.	Claudette Cooley
7.	Jana Hall
8.	Betty Hacke
9.	Mary Emma Hargrave
10.	Deborah Whitlock
11.	Andre Du Somme
12.	Elsa Ramirez
13.	Sanaa Gerges
14.	Vera Broyles
15.	Thecla St. Clair
16.	Dorothy Geisler
17.	Betty Scharf
18.	Carol Gagne