

**OF THE REGULAR MONTHLY MEETING OF THE
BOARD OF DIRECTORS, SEAL BEACH MUTUAL ONE,
A COMMON INTEREST DEVELOPMENT, CC1350, 1351(c) (4), et al
January 25, 2018**

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 9:19 a.m. on Thursday, January 25, 2018, 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, and Directors Barreras, Collazo, Gambol, Holzer, and Singer

Absent: CFO Schweitzer

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

Guests: Fourteen Mutual One shareholders

Staff: Ms. Hopkins, Mutual Administration Director
Mr. Weaver, Facilities Director
Mr. Rudge, Physical Property Manager
Mr. Antisdell, Building Inspector
Mr. Wyngaarden, Building Inspector
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 November 30, 2017 Regular Meeting Minutes. There being none, the minutes were approved as printed.

President Luther-Stark asked if there were any corrections to the January 16, 2018, 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).

GUEST SPEAKER – Mr. Rudge, Project Coordinator/Building Inspector

Mr. Rudge spoke to the Board regarding the sewer project as well as updating the Board on the CAMTUCD report.

Following questions, Mr. Rudge left the meeting at 10:12 a.m.

GUEST SPEAKER –Mr. Weaver, Facilities Director

Mr. Weaver spoke to the Board regarding the authorization to the Orange County Fire authority request for master lock box keys, and the Jim's Gate Remodeling Project.

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

RESOLVED, To Pay \$16,500 towards the completion of the Jims Gate remodeling project by M. J Jurardo.

The MOTION failed with one "yes" vote (Barreras) and six "no" votes (Tous, St. Aubin, Collazo, Gambol, Holzer, and Singer).

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

RESOLVED, To pay fifty percent (50%) of the total cost toward the completion of the Jims Gate remodeling project by M.J. Jurardo.

The MOTION passed with six "yes" votes (Tous, St. Aubin, Barreras, Gambol, Holzer, and Singer) and one "no" vote (Collazo).

Following questions Mr. Weaver left the meeting at 10:12 a.m.

Building Inspector Wyngaarden left the meeting at 10:12 a.m.

BUILDING INSPECTOR'S REPORT

Inspector Antisdell presented his report (attached). In addition Inspector Antisdell introduced the new Mutual One Building Inspector Wyngaarden.

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

RESOLVED, To rescind the following RESOLUTION dated November 30, 2017, RESOLVED, To allow pergolas in Mutual One.

The MOTION passed with four "yes" votes (Luther-Stark, Tous, Collazo, and Gambol) and 3 "no" votes (St. Aubin, Barreras, and Singer) and one abstention (Holzer).

BUILDING INSPECTOR'S REPORT

Following a discussion, the cost of painting one way in Carports, and the parking ends of 5 Carports will further following the findings of the CAMUTCD report.

UNFINISHED BUSINESS

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

RESOLVED, To approve the purchase of eighteen (18) new bulletin boards for the Laundry Rooms, at a cost not to exceed \$2,000, with installation to be included in the total cost.

The MOTION passed.

Following a discussion, it was the consensus of the Board to postpone Unfinished Business Item "a" Ratify adopted/posted Policy 7410.01 – Apartment Fire/Safety Inspection and ratify rescinded/posted Policy 7410 – Apartment Fire/Safety Inspection, Unfinished Business Item "c" Cameras in the Laundry Rooms, New Business Item "a" Extension of handrail at end of Building 22, New Business Item "b" Resolution for Incident Report Handling, and New Business Item "c" Resolution for Orange County Fire Authority – Master Lock Box Keys will be discussed at the next Regular Board Meeting.

SECRETARY / CORRESPONDENCE

Secretary St. Aubin received no correspondence.

CHIEF FINANCIAL OFFICER'S REPORT

In CFO Schweitzer absence the Financial recap was submitted (attached).

MUTUAL ADMINISTRATION DIRECTOR'S REPORT

Ms. Hopkins submitted her report (attached).

DIRECTORS' COMMENTS

Several Directors made comments.

SHAREHOLDER(S)' COMMENTS

Several shareholders made comments.

January 25, 2018

ADJOURNMENT

There being no further business to conduct, President Luther-Stark adjourned the meeting at 10:53 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:01/27/18
Attachments

**NEXT REGULAR BOARD MEETING: FEBRUARY 22, 2018, at 9:00 a.m.
Administration Building Conference Room A**

**RESOLUTIONS IN THE REGULAR
MONTHLY MEETING January 25, 2018**

- 01/25/18 RESOLVED, To pay fifty percent (50%) of the total cost toward the completion of the Jims Gate remodeling project by M.J. Jurardo.
- RESOLVED, To rescind the following RESOLUTION dated November 30, 2017, RESOLVED, To allow pergolas in Mutual One.
- RESOLVED, To approve the purchase of eighteen (18) new bulletin boards for the Laundry Rooms, at a cost not to exceed \$2,000, with installation to be included in the total cost.

Golden Rain Foundation Updates

January 25, 2018

Happy New Year Shareholders and Members,

This year is already whizzing by! Be sure to enjoy each day because we will be in 2019 before you know it. Included in this communication are the decisions made during the GRF Committee and Board of Directors meetings that affect all of us as Shareholders.

Recreation Committee

The Mission Park project is underway. Demolition has been done behind Clubhouse 2. The project is expected to be completed by June 1 of this year. The Committee is considering replacing our aging pianos in the Clubhouses with keyboards. The Recreation Department Director is conducting further research on the matter. The Recreation Department is researching companies and prices for a new sound system in the Amphitheater. This information will be presented at the next Recreation Committee meeting. There is a request by staff to allow wine service at the Valentine's Day event. The request was forwarded to the full Board of Directors for approval. The Recreation Department presented the 2018 Recreation calendar for approval and stated that it is subject to change. The calendar was approved. The Committee approved the RV Lot Dump Station procedures and affirmed that the Dump Station is for GRF members only. The Entertainment Sub-Committee has selected the movies for this summer's Movie Night. The list will be published as soon as the licenses are obtained. The selected movies are all new releases or soon to be released movies. They will be shown in the amphitheater on Friday nights beginning on July 14th. There was a discussion of non-residents using the golf course. The Security Department will increase patrol with regard to this matter. The Committee will recommend to the BOD a proposal by Mission Landscape Architecture to develop concepts for a new swimming pool, decking and landscape at the location of the existing pool area in the amount of \$14,500.

RV Lot Ad Hoc Committee

The Committee concurred to hold a special meeting to review the draft lease on Tuesday, January 16, 2018. The Committee will recommend to GRF Board of Directors to adopt draft Policy 1487-50 and 1487.01-50.

Architecture Review and Design Committee

The Committee discussed the placement and location of the Mission Bell. It was decided that the final location will be in Mission Park. The Communication and Technology Director will make it a priority to photograph the Clubhouse murals. The Committee approved \$10,000 for design rendering from Mission Landscape for the St. Andrews Street median. This will be forwarded to the Board of Directors for final approval. The Committee will review and confirm that the final flower/plant list is up to date. There was a discussion about the relocation of the type and location of the flagpole at Clubhouse Four. The Recreation Department Manager will obtain the cost to put colored lights on the trees in front of Clubhouse Six. The Committee approved the

installation of a 5 foot tall screening fence around the emergency generator. It will be beige with a white fence. The Committee approved the placement of a pole in front of Clubhouse Two and installation of an antenna to improve phone and GRF internet services at the RV Lot office. The area between the Library and Clubhouse Three has been named Veteran's Plaza to honor our Leisure World Veteran's. The Physical Properties Department will obtain the cost of non-wood material for the proposed stage.

Physical Properties Committee

The Committee concurred to address the matter of the RV Lot fence extension at the next meeting. Before soliciting bids for the tree trimming on Trust Property the matter will be sent to ARDC for review. The Committee sent the request for fencing around the emergency generator to ARDC. The Committee moved to accept Zaino Tennis Courts proposal on the Multipurpose Court, including resurfacing, pickleball and basketball equipment in the amount not to exceed \$146,773. This funding has already been approved by the Finance Committee. The Committee will discuss scooter parking by Clubhouse Four at its next meeting. The Committee concurred to close the gate and post a sign on both sides of the gate saying it is closed until further notice, and discuss all pros and cons of adding a handicap ramp with Mutual One Board. The Committee approved a change order to increase the size of electrical service at the RV Lot from 400 amp to 600 amp service for a cost not to exceed \$11,854.11. It will be sent to the Finance Committee for approval. The Committee will have the Facilities Director bring all policies pertaining to bidding procedures to the next scheduled meeting.

Mutual Administration Committee

The Committee moved to recommend to the GRF Board to rescind Policy 7710-Estate Transaction and Creditors' Claim and Policy 7710-1-Admittance to Apartments-Public Administrator's Office. The Stock Transfer Manager will provide edited documents to the Committee for review.

Security, Bus and Traffic Committee

Security and IT Staff visited Laguna Woods and received positive feedback from the staff there on the *Dwelling Live* gate system in use. The Committee discussed an outside bus route to University of California Long Beach. It was decided not to pursue because Lyft and Uber are more cost effective. A Westminster Mall shopping shuttle was discussed. It was agreed to wait for now and proceed in the 3rd or 4th quarter with discussion of this item. A new bus will be considered. A simpler one piece decal and rear window decal was discussed. The Committee agreed to move forward and investigate prices. The Committee discussed Main Gate Entry Delineators. This safety measure for traffic control is available in multi colors. A third incoming traffic lane for OCTA buses was suggested by a Security Traffic Officer to alleviate backups at the Main Gate. A traffic circulation review of the area may be considered.

Executive Committee

The Committee will recommend to the GRF Board an approval of the purchase of yellow polo shirts for the Security Department Staff. The Committee will recommend approval to the GRF Board the use of the GRF Director Booklet. The Chair requested the Committee review the Administration policy index to determine which are policies, which are rules, which are charters and which are procedures. The Committee requested that Corporate Counsel respond to specific questions pertaining to the policies. The Committee accepted the Project Coordinator position description.

Shareholders.....

Faith makes all things possible.

Hope makes all things work.

Love makes everything beautiful.

May you have an abundance of all
three and more, everyday in 2018.

....Babz

Best regards,

Leah Perrotti, Director 
Golden Rain Foundation
Recreation Committee Chairperson

INSPECTORS MUTUAL REPORT

MUTUAL : **(01) ONE**

INSPECTOR : **JERRYANTISDEL**

MUTUAL BOARD MEETING DATE: **01/25/2018 YEAR END REPORT FOR 2017**

PERMIT ACTIVITY

UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	PERMIT ISSUE	COMP. DATE	CHANGE	RECENT INSPECTION	CONTRACTOR / COMMENTS
1-H	FLOORING	GRF	09/30/17	10/30/17	NO	10/25/17 FINAL	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
1-H	WASHER/DRYER	BOTH	08/09/17	10/31/17	NO	11/06/17 FINAL	BERGKVIST
1-J	FLOORING	GRF	12/30/17	03/21/18	NO	NONE	KARYS CARPET
1-J	REMODEL	BOTH	01/08/18	02/08/18	NO	NONE	OGAN
1-J	HEAT PUMP	BOTH	01/04/18	02/04/18	NO	NONE	ALPINE
2-H	CEILING FAN	GRF	12/01/17	01/01/18	NO	12/06/17 FINAL	OGAN
2-L	CART PAD	GRF	08/30/17	09/30/17	NO	11/16/17 FINAL	JOHNS LANDSCAPE
3-A	FLOORING	GRF	07/17/17	08/18/17	NO	07/20/17 FINAL	KARYS CARPET
3-A	CARPORT CABINET	GRF	08/15/17	09/30/17	NO	NONE	HANDYMAN
3-A	ELECTRICAL PANEL	BOTH	12/09/17	01/09/18	NO	01/27/18 FINAL	BERGKVIST
3-I	HEAT PUMP	BOTH	08/16/17	11/16/17	NO	09/08/17 FINAL	GREENWOOD
4-B	SHOWER CUT DOWN	BOTH	05/01/17	06/01/17	NO	05/11/17 FINAL	NU KOTE
4-B	FLOORING	GRF	11/15/17	12/15/17	NO	12/04/17 FINAL	KARYS CARPET
4-B	HEAT PUMP	BOTH	07/10/17	10/30/17	NO	08/01/17 FINAL	GREENWOOD
4-D	MOE STRIP AT GARDEN	GRF	10/25/17	11/25/17	NO	NONE	FRANKS GARDENING
4-I	ROOM ADDITION	BOTH	06/01/17	10/20/17	NO	07/13/17 FOOTING	LOS AL BLDRS
4-I	ROOM ADDITION	BOTH	06/01/17	10/20/17	NO	08/03/17 FRAM/INSUL/PLUM	LOS AL BLDRS
4-I	ROOM ADDITION	BOTH	06/01/17	10/20/17	NO	09/29/17 FINAL	LOS AL BLDRS
5-D	WINDOWS/DOORS	BOTH	04/11/17	05/11/17	NO	05/02/17 FINAL	SWENMAN
5-H	HEAT PUMP	BOTH	08/08/17	09/08/17	NO	08/09/17 FINAL	ALPINE
6-D	ROOM ADDITION	BOTH	01/05/18	06/09/18	NO	NONE	NATIONWIDE PAINTING
6-L	SHOWER CUT DOWN	BOTH	02/09/17	04/06/17	NO	03/16/17 FINAL	NU KOTE
7-C	PATIO CARPET	GRF	07/20/17	08/18/17	NO	08/01/17 FINAL	KARYS CARPET
7-E	CLOSET REMODEL	GRF	01/14/18	02/28/18	NO	01/15/18 FINAL	NATIONWIDE PAINTING
7-H	FLOORING	GRF	05/05/17	07/20/17	NO	06/06/17 FINAL	LW DECOR
9-A	HEAT PUMP	BOTH	09/25/17	10/25/17	NO	10/04/17 FINAL	ALPINE
10-H	PATIO CARPET	GRF	03/27/17	04/28/17	NO	11/22/17	
11-E	SHOWER CUT DOWN	BOTH	09/11/17	10/11/17	NO	10/24/17 FINAL	NNU KOTE
11-E	FLOORING	GRF	03/20/17	04/20/17	NO	03/30/17 FINAL	KARYS CARPET
11-L	FLOORING	GRF	10/20/17	11/20/17	NO	11/06/17 FINAL	KARYS CARPET
12-A	CONCRETE/WALL	BOTH	08/31/17	09/30/17	NO	10/04/17 FINAL	M J JURADO
12-A	HEAT PUMP	BOTH	08/31/17	09/30/17	NO	09/11/17 FINAL	ALPINE
12-E	HEAT PUMP	BOTH	11/07/17	12/07/17	NO	11/15/17 FINAL	ALPINE
12-G	COUNTER TOP/TUB	BOTH	02/27/17	05/12/17	YES	03/20/17 UNDERGROUND	LOS AL BLDRS
12-G	COUNTER TOP/TUB	BOTH	02/27/17	05/12/17	YES	04/18/17 FRAM/ELECTRICAL	LOS AL BLDRS
12-G	COUNTER TOP/TUB	BOTH	02/27/17	05/12/17	YES	04/21/17 LATH/DRYWALL	LOS AL BLDRS
12-G	COUNTER TOP/TUB	BOTH	02/27/17	05/12/17	YES	05/31/17 FINAL	LOS AL BLDRS
13-B	HEAT PUMP	BOTH	12/04/17	03/04/17	NO	12/11/17 FINAL	GREENWOOD
13-F	FLUSH BEAM	BOTH	10/06/16	12/31/16	NO	01/05/17 FINAL	LOS AL BLDRS
14-F	COUNTER TOPS	BOTH	12/06/17	01/19/18	NO	12/15/17 FINAL	BERGKVIST
14-L	HEAT PUMP	BOTH	03/27/17	07/02/17	NO	04/14/17 FINAL	GREENWOOD
14-F	COUNTER TOPS REMODEL	BOTH	12/06/17	01/19/18	NO	12/15/17 FINAL	BERGKVIST
14-I	FLOORING	GRF	10/30/17	11/30/17	NO	10/30/17 FINAL	NATIONWIDE PAINTING
14-J	FLOORING	GRF	07/10/17	08/10/17	NO	08/10/17 FINAL	BIXBY PLAZA CARPET
18-D	DECO BLOCKS	GRF	03/25/17	03/30/17	NO	05/05/17 FINAL	OGAN
18-D	WINDOWS	BOTH	07/31/17	08/30/17	NO	08/29/17 FINAL	THE REPUBLIC COMPANY
18-F	HEAT PUMP	BOTH	11/09/17	03/10/18	NO	12/11/17 FINAL	GREENWOOD
18-K	CART PAD	GRF	10/30/17	11/30/17	NO	NONE	FRANKS GARDEN
18-K	WINDOWS/ SLIDING DOOR	BOTH	12/18/17	01/31/18	NO	12/4/2017 FINAL	ROBERTS CONSTRUCTION
20-I	PATIO TILE	GRF	04/24/17	05/24/17	NO	05/11/17 FINAL	LOS AL BLDRS
21-H	HEAT PUMP	BOTH	09/15/17	12/15/17	NO	12/15/17 FINAL	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	12/11/17 FINAL	NU KOTE
22-D	FLOORING	GRF	11/05/17	12/05/17	NO	11/22/17 FINAL	KARYS CARPET
22-G	HEAT PUMP	BOTH	05/03/17	08/03/17	NO	06/05/17 FINAL	GREENWOOD
22-H	FLOORING	GRF	11/20/17	12/20/17	NO	12/11/17 FINAL	KARYS CARPET
22-E	ROOM ADDITION	BOTH	09/30/17	12/20/17	NO	NONE	J S B HOME REMODELING
23-D	FLOORING	GRF	11/15/17	12/20/17	NO	12/11/17 FINAL	LW DECOR
23-F	REMODEL/ADDITION	BOTH	10/15/17	04/15/18	YES	8/17/17 FINAL	NATIONWIDE PAINTING
24-A	DECO BLOCKS	GRF	06/05/17	06/30/17	NO	06/26/17 FINAL	BERGKVIST
24-A	PATIO RESURFACE	GRF	06/12/17	08/12/17	NO	06/16/17 FINAL	STONEWAYS
25-L	WINDOWS	BOTH	06/30/17	08/21/17	NO	10/19/17 FINAL	LW DECOR
26-L	HEAT PUMP	BOTH	01/12/17	04/12/17	NO	01/27/17 FINAL	GREENWOOD

INSPECTORS MUTUAL REPORT

MUTUAL : (01) ONE

INSPECTOR : JERRYANTISDEL

MUTUAL BOARD MEETING DATE: **01/25/2018 YEAR END REPORT FOR 2017**

28-C	HEAT PUMP	BOTH	06/21/17	07/21/17	NO	07/07/17 FINAL	ALPINE
28-D	DECO BLOCKS	GRF	08/20/17	09/20/17	NO	08/10/17 FINAL	PENA
28-H	FLOORING	GRF	05/30/17	06/30/17	NO	06/13/17 FINAL	KARYS CARPET
29-C	HEAT PUMP	BOTH	10/23/17	11/23/17	NO	11/06/17 FINAL	ALPINE
29-H	SHOWER CUT DOWN	BOTH	09/21/17	10/21/17	NO	10/24/17 FINAL	NU KOTE
29-L	AWNING	GRF	08/30/17	09/30/17	NO	01/21/17 FINAL	AA AWNINGS
29-L	COUNTER TOPS	BOTH	02/07/17	02/28/17	NO	06/15/17 FINAL	KONRAD
30-B	SHOWER CUT DOWN	BOTH	11/29/16	12/29/16	NO	02/07/17 FINAL	NU-KOTE
31-B	FLOORING	GRF	09/08/17	10/08/17	NO	09/15/17 FINAL	KARYS CARPET
31-G	REMODEL/ADDITION	BOTH	10/12/16	03/30/17	NO	08/17/17 FINAL	KRESS
31-L	HEAT PUMP	BOTH	09/22/17	12/22/17	NO	10/11/17 FINAL	GREENWOOD
32-J	FLOORING	BOTH	10/06/17	11/06/17	NO	11/05/17 FINAL	KARYS CARPET
33-K	COUNTERS/FLOORING	BOTH	07/12/17	08/31/17	NO	09/14/17 FINAL	LAMBERT CUSTOM WOOD
33-K	HEAT PUMP	BOTH	09/11/17	10/11/17	NO	09/14/17 FINAL	ALPINE
34-L	FLOORING	BOTH	09/04/17	10/25/17	NO	09/12/17 FINAL	GUNDERSON CARPET
35-H	DUEL HEAT PUMP	BOTH	12/22/16	01/22/17	NO	01/27/17 FINAL	GREENWOOD
36-C	STOVE TOP	GRF	02/14/17	03/19/17	NO	03/07/17 FINAL	NATIONWIDE
36-K	FLOORING	GRF	06/05/17	07/10/17	NO	07/10/17 FINAL	GUNDERSON CARPET
37-D	SHOWER CUT DOWN	BOTH	10/20/17	11/20/17	NO	11/08/17 FINAL	NU KOTE
38-D	HEAT PUMP	BOTH	08/08/17	12/08/17	NO	12/08/17 FINAL	GREENWOOD
39-D	SHOWER CUT DOWN	BOTH	05/23/17	06/23/17	NO	06/05/17 FINAL	NU KOTE
39-L	FLOORING	GRF	06/15/17	07/15/17	NO	06/22/17 FINAL	FAMILY FLOORS
41-A	HEAT PUMP	BOTH	06/15/17	07/15/17	NO	07/12/17 FINAL	ALPINE
41-L	LIGHT FIXTURE	BOTH	08/16/17	09/16/17	NO	09/22/17 FINAL	OGAN
41-L	HEAT PUMP	BOTH	09/01/17	12/01/17	NO	09/22/17 FINAL	GREENWOOD
42-B	SHOWER CUT DOWN	BOTH	09/26/17	10/26/17	NO	10/25/17 FINAL	NU KOTE
43-B	SHOWER CUT DOWN	BOTH	10/30/17	10/26/17	NO	10/10/17 FINAL	NU KOTE
43-E	PATIO RESURFACE	GRF	01/26/17	04/26/17	NO	02/15/17 FINAL	STONEWAYS
43-L	FLOORING	GRF	07/30/17	08/30/17	NO	08/30/17 FINAL	KARYS CARPET
44-E	FLOORING	GRF	10/20/17	12/20/17	NO	10/16/17 FINAL	BIXBY PLAZA CARPET
46-G	HEAT PUMP	BOTH	09/01/16	12/01/17	NO	03/30/17 FINAL	YES
46-J	WINDOWS	BOTH	07/28/17	08/16/17	NO	11/21/17 FINAL	BROTHERS GLASS
46-J	FLOORING	BOTH	06/25/17	07/25/17	NO	08/03/17 FINAL	NATIONWIDE PAINTING
47-A	WINDOWS	BOTH	07/24/17	08/24/17	NO	08/10/17 FINAL	SEAPORT WINDOWS
47-B	WINDOWS	BOTH	03/07/17	05/25/17	NO	07/07/17 FINAL	LW DECOR
47-L	FOORING COUNTERS LIGHTS	BOTH	10/25/17	11/25/17	NO	10/24/17 FINAL	GOLDEN STAE CONTRATORS
48-L	FLOORING	BOTH	08/31/17	09/30/17	NO	10/24/17 FINAL	KARYS CARPET
48-L	WINDOWS	BOTH	09/25/17	10/25/17	NO	11/21/17 FINAL	SEAPORT WINDOWS
49-A	WASHER/DRYER	BOTH	03/31/17	04/30/17	NO	04/17/17 FINAL	LOS AL BLDRS
50-E	FLOORING	BOTH	06/15/17	07/15/17	NO	06/13/17 FINAL	KARYS CARPET
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
50-H	FLOORING	GRF	02/10/17	03/10/17	NO	03/14/17 FINAL	KARYS CARPET
50-L	HEAT PUMP	BOTH	09/05/17	10/05/17	NO	10/24/17 FINAL	ALPINE
52-B	HEAT PUMP	BOTH	04/27/17	05/27/17	NO	05/03/17 FINAL	ALPINE
52-C	MICROWAVE	BOTH	04/24/17	05/01/17	NO	06/15/17 FINAL	OGAN
52-C	KITCHEN LIGHTS	BOTH	11/20/17	12/20/17	NO	12/15/17 FINAL	MP CONSTRUCTION
52-K	FLOORING	BOTH	10/09/17	11/09/17	NO	10/25/17 FINAL	KARYS CARPET
52-I	SKYLIGHTS	GRF	04/04/17	05/04/17	NO	06/06/17 FINAL	SKYLIGHTS PLUS
53-A	FLOORING	GRF	11/27/17	01/01/18	NO	12/04/17 FINAL	KARYS CARPET
53-A	SHOWER CUT DOWN	BOTH	04/03/17	05/30/17	NO	04/14/17 FINAL	NU KOTE
53-B	KITCHEN REMODEL	BOTH	07/20/17	11/10/17	NO	11/06/17 FINAL	LOS AL BLDRS
53-B	HEAT PUMP	BOTH	03/29/17	06/29/17	NO	06/01/17 FINAL	GREENWOOD
53-J	SHOWER CUT DOWN	BOTH	08/03/17	09/03/17	NO	09/08/17 FINAL	NU KOTE
53-J	HEAT PUMP	BOTH	03/10/17	04/10/17	NO	04/10/17 FINAL	ALPINE
54-H	FLOORING	GRF	07/17/17	08/17/17	NO	07/13/17 FINAL	KARYS CARPET
55-A	HEAT PUMP	BOTH	03/09/17	04/09/17	NO	03/10/17 FINAL	ALPINE
56-C	SLIDING GLASS/WINDOWS	BOTH	07/20/17	08/22/17	NO	08/10/17 FINAL	SWENMAN
56-I	CP STORAGE CABINET	GRF	08/02/17	09/02/17	NO	12/14/17 FINAL	HANDYMAN
56-K	FLOORING	GRF	08/23/17	10/12/17	NO	10/24/17 FINAL	BIXBY PLAZA CARPET
57-I	REMODEL	BOTH	06/23/17	07/21/17	NO	10/24/17 FINAL	HADI
58-H	FLOORING	GRF	07/10/17	08/10/17	NO	08/01/17 FINAL	KARYS CARPET
58-H	HEAT PUMP	BOTH	06/15/17	07/15/17	NO	06/12/17 FINAL	ALPINE
59-B	FLOORING	GRF	08/21/17	09/21/17	NO	09/08/17 FINAL	KARYS CARPET
59-F	KITCHEN REMODEL	BOTH	01/16/17	02/28/17	NO	03/23/17 FINAL	BERGKVIST
59-J	FLOORING	BOTH	08/20/17	09/20/17	NO	08/25/17 FINAL	KARYS CARPET
59-H	HEAT PUMP	BOTH	12/11/17	02/12/18	NO	12/12/17 FINAL	GREENWOOD
60-B	FLOORING/WINDOWS	BOTH	11/20/17	12/20/17	NO	11/20/17 FINAL	NATIONWIDE PAINTING

INSPECTORS MUTUAL REPORT

MUTUAL : (01) ONE

INSPECTOR : JERRYANTISDEL

MUTUAL BOARD MEETING DATE: **01/25/2018 YEAR END REPORT FOR 2017**

60-L	WINDOWS	BOTH	12/21/16	02/10/17	NO	05/26/17 FINAL	LW DECOR
61-F	CART PAD	GRF	07/05/17	07/26/17	NO	08/28/17 FINAL	JOHNS LANDSCAPE
62-C	KITCHEN REMODEL	BOTH	02/03/17	03/28/17	NO	02/27/17 FINAL	LW DECOR
62-C	DISHWASHER	GRF	09/10/17	10/10/17	NO	10/18/17 FINAL	JC KRESS
62-C	WINDOWS/SLIDER	BOTH	01/30/17	02/03/17	NO	03/28/17 FINAL	SEA PORT
62-C	PATIO RESURFACE	GRF	07/10/17	09/10/17	NO	07/24/17 FINAL	STONEWAYS
63-K	HEAT PUMP	BOTH	08/21/17	11/21/17	NO	09/08/17 FINAL	GREENWOOD
64-C	SLIDING DOOR BEDROOM	BOTH	06/05/17	07/05/17	NO	07/07/17 FINAL	LW DECOR
64-C	WINDOWS/FLOORING	BOTH	02/15/17	03/20/17	NO	04/17/17 FINAL	LW DECOR
64-E	FLOORING	GRF	03/10/17	04/10/17	NO	03/23/17 FINAL	KARYS CARPET
64-E	WASHER/DRYER	BOTH	10/10/17	01/10/18	NO	12/15/2017 FINAL	NATIONWIDE PAINTING
64-F	DUCT WORK	GRF	08/14/17	09/14/17	NO	10/24/17 FINAL	YES
64-F	CART PAD	GRF	06/26/17	07/26/17	NO	08/27/17 FINAL	JOHNS LANDSCAPE
65-G	REMODEL	BOTH	02/20/17	04/28/17	NO	06/02/17 FINAL	BERGKVIST
65-H	HEAT PNMP	BOTH	11/01/17	12/01/17	NO	11/08/17 FINAL	APINE
65-I	WASHER/DRYER	BOTH	05/05/17	06/02/17	NO	05/24/17 FINAL	BERGKVIST
67-D	PATIO SCREEN ROOM	BOTH	10/30/17	11/30/17	NO	12/06/17 FINAL	BERGKVIST
67-D	REMODEL	BOTH	08/07/17	09/15/17	NO	08/23/17 FINAL	BERGKVIST
67-D	FLOORING	GRF	08/14/17	09/30/17	NO	08/26/17 FINAL	GUNDERSON CARPETS
67-F	SOLATUBE	GRF	10/09/17	11/09/17	NO	11/06/17 FINAL	BRIGHTER CONCEPTS
69-D	SHOWER CUT DOWN	BOTH	10/20/17	11/20/17	NO	11/20/17 FINAL	NU KOTE
69-I	FLOORING	GRF	10/24/17	11/06/17	NO	12/06/17 FINAL	FAMILY FLOORS
69-I	KITCHEN REMODEL	BOTH	06/12/17	07/25/17	NO	09/21/17 FINAL	PEEK CONSTRUCTION
70-B	SHOWER CUT DOWN	BOTH	05/25/17	06/25/17	NO	06/05/17 FINAL	NU KOTE
70-D	SATELLITE DISH	GRF	05/02/17	05/02/17	NO	11/22/17 FINAL	DISH

ALL SHADED AREAS HAVE BEEN SIGNED OFF

ESCROW ACTIVITY

1-J		10/09/17	11/06/17	11/07/17	11/22/17	12/05/17	
1-F		10/02/17					
3-A		05/25/17	06/23/17	06/23/17	07/10/17	09/06/17	
4-B		12/27/17					
5-B		09/07/17	09/18/17	09/25/17	10/09/17	12/05/17	
5-D		11/08/17					
5-H		08/02/17	08/25/17	08/28/17	09/12/17	09/29/17	
6-G		04/17/15	03/16/16	03/18/16	04/01/16	05/03/17	
7-C		06/15/17	09/06/17	09/06/17	09/20/17	10/04/17	
9-A		04/12/17					
9-A		04/12/17	06/27/17	06/27/17	07/12/17	09/06/17	
9-J		08/07/17	09/08/17	09/08/17	09/22/17	10/11/17	
11-D		05/01/17	05/24/17	05/25/17	06/09/17	08/01/17	
11-H		12/19/16	01/06/17	01/09/17	01/23/17	02/23/17	
10-D		10/02/17	11/29/17	11/30/17	12/14/17		
10-H		10/02/17	10/18/17	10/23/17	11/06/17	11/15/17	
11-J							
11-L		08/29/17	09/22/17	09/28/17	10/12/17	11/14/17	
12-H		06/05/17	06/30/17	07/07/17	07/21/17	09/08/17	
14-A							
18-H	7/7/2017						
24-A		10/25/16	12/07/16	12/07/16	12/21/17	03/07/17	
14-I		10/04/17	10/30/17	10/30/17	11/13/17	12/05/17	
16-I		11/16/17	10/30/17	10/30/17	11/13/17		
16-W		11/17/17					
16-Z							
19-H		12/27/17					
21-H		07/12/17	08/18/17	08/21/17	09/05/17	10/04/17	
22-E		04/10/17					
16-Z		04/26/17	11/01/17	11/07/17	11/22/17	12/18/17	
22-D		09/14/17	10/13/17	10/13/17	10/27/17	11/21/17	
23-C		06/21/17	08/02/17	08/02/17	08/16/17	09/06/17	
22-D		09/14/17	10/13/17	10/13/17	10/27/17		
22-H							
22-E							
23-J		09/11/17					
29-B							

INSPECTORS MUTUAL REPORT

MUTUAL : **(01) ONE**

INSPECTOR : **JERRYANTISDEL**

MUTUAL BOARD MEETING DATE: **01/25/2018 YEAR END REPORT FOR 2017**

30-B		09/27/16	10/19/16	10/19/16	11/02/16	01/26/17	
31-B							
31-J		03/23/16	06/22/16	06/22/16	07/06/16	02/23/17	
38-C		10/30/17	11/27/17	11/30/17	12/14/17	01/17/18	
30-C	8/16/2017						
30-H		07/12/17	09/13/17	09/13/17	09/27/17	10/20/17	
30-I		07/25/17	09/06/17	09/07/17	09/19/17	09/28/17	
23-D		06/06/17	10/11/17	10/23/17	11/06/17	12/18/17	
23-J		09/11/17	10/18/17	10/20/17	11/03/17	12/18/17	
25-K		11/17/17	12/06/17	12/07/17	12/21/17	12/29/17	
31-B		05/22/17					
33-K	5/31/2017						
34-H		06/29/17	08/30/17	08/30/17	09/14/17	09/21/17	
28-H							
28-L		09/13/17	11/22/17	11/24/17	12/08/17	12/18/17	
32-H		11/16/17	12/20/17	12/21/17	01/08/18		
33-F		11/17/17					
34-H							
34-J		06/29/17	09/18/17	09/22/17	10/06/17	11/01/17	
34-I		07/26/17					
35-E		02/16/17					
36-G		10/23/17	11/13/17	11/16/17	12/01/17	12/21/17	
44-B		12/22/16	01/23/17				
36-G		10/23/17	11/13/17	11/16/17	12/01/17		
36-I							
42-H		12/29/17					
42-K		09/12/17	10/09/17	10/09/17	10/23/17	11/14/17	
43-F							
44-H		08/09/17	10/30/17	11/01/17	11/16/17	01/04/18	
48-K		12/28/17					
50-H		08/24/16	12/28/16	12/30/16	01/16/17	02/23/17	
45-K		08/21/17	09/08/17	09/21/17	10/05/17	11/14/17	
46-J		04/15/17	05/10/17	05/23/17	06/07/17	08/01/17	
46-G							
47-I		07/25/17	09/15/17	09/18/17	10/02/17	11/01/17	
48-I		07/06/17					
50-E		04/11/17	05/15/17	05/17/17	06/01/17	06/22/17	
50-I		07/24/17	08/04/17	08/04/17	08/18/17	09/06/17	
50-G		06/28/17	07/19/17	07/19/17	08/02/17	09/21/17	
52-K		06/06/17	09/13/17	09/13/17	09/27/17	10/20/17	
53-A		09/28/17	10/27/17	10/27/17	11/13/17	01/04/18	
54-H		04/19/17	05/19/17	05/30/17	06/13/17		
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					
58-J	8/15/2016						
59-H							
59-I	REDO NEW AGENT	09/23/16	01/18/17	01/19/17	02/02/17	04/05/17	
55-L		04/11/17	05/26/17	05/26/17	06/12/17		
57-I		03/15/17	04/05/17	04/12/17	04/26/17	05/17/17	
58-C		02/28/17	03/10/17	03/13/17	03/27/17	04/10/17	
54-H		04/19/17	05/09/17	05/30/17	06/13/17	08/01/17	
53-C	10/20/2017						
43-C		12/11/17					
46-A		12/11/17					
46-F		11/29/17					
58-K		11/15/17					
59-B		09/14/17	11/03/17	11/03/17	11/20/17	12/18/17	
60-B		07/27/17	10/16/17	10/18/17	11/01/17	11/28/17	
61-G		12/28/17					
61-L		07/24/17	09/20/17	09/21/17	10/05/17	12/05/17	
64-E							
64-F							
65-H		08/29/17	09/27/17	09/28/17	10/12/17	12/05/17	
65-D		12/27/17					
65-E		10/31/17	12/01/17	12/05/17	12/19/17	12/22/17	
66-K		11/02/17	12/04/17	12/07/17	12/21/17		

INSPECTORS MUTUAL REPORT

MUTUAL : **(01) ONE**

INSPECTOR : **JERRYANTISDEL**

MUTUAL BOARD MEETING DATE: **01/25/2018 YEAR END REPORT FOR 2017**

67-D						
67-K		10/31/17	11/20/17	11/20/17	12/04/17	12/29/17
68-F						

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

INNOVATIVE CLEANING SERVICE TO CLEAN LAUNDRY ROOMS
 SCHLICK SERVICES TO POWDER COAT WALK LIGHTS COMPLETED
 CUSTOM GLASS TO INSTALL MIRRORS AT CARPORTS COMPLETED
 MJ JURADO REMOVE AND REPLACE SIDEWALKS AT BUILDINGS 22 AND 38 COMPLETED
 MJ JURADO REMOVE AND REPLACE SIDEWALKS AT BUILDINGS 25-28 COMPLETED
 MJ JURADO REPLACE BLOCK WALL BY CARPORT 19 COMPLETED
 MJ JURADO CONCRETE AT CARPORT 4 FOR LANDSCAPE SHED AND PARKING
 MJ JURADO SHORT BLOCK WALLS AT END OF 3 BUILDINGS COMPLETED
 EMPIRE PIPE TO INSTALL TWO WAY CLEAN OUTS FOR MAIN SEWER LINES COMPLETD
 EMPIRE PIPE SEWER CLEANING CONTRACT GOOD THROUGH 2020
 FENN TERMITE AND PEST CONTROL CONTRACT GOOD THROUGH 2020
 BRIGHTVIEW LANDSCAPE CONTRACT GOOD THROUGH 2020
 EXTERIOR DOOR COLORS OTHER THEN WHITE OR COCO CANDY
 QUOTE FOR CONCRETE AT THE ENDS OF 5 CARPORTS \$33,000.00
 OPEN UP BIDS FOR SEWER PROJECT
 METER DOORS AND PHONE DOORS REPLACEMNT PRICE
 REPIPE OF ALL BUILDING COMPLETED
 METER DOORS AND PHONE DOORS PRICE TO INSTALL NEW ALUMINUM POWDER COATED PRICE \$73,850.00
 PRICE TO PAINT NO PARKING WITH ARROW AND ONE WAY FOR CARPORTS
 PERGOLA IN FRONT OF UNITS AND ENDS OF BUILDINGS

1001 Seal Beach Mutual No. One
Financial Statement Recap
12/31/2017

P.O. Box 2069
Seal Beach CA 90740

Dec Actual	Dec Budget		2017 Y-T-D Actual	2017 Y-T-D Budget
198,694	198,699	Carrying Charges	2,384,343	2,384,333
89,641	89,634	Reserve Funding	1,075,696	1,075,696
288,336	288,333	Total Regular Assessments	3,460,039	3,460,029
4,639	3,332	Service Income	49,173	40,006
3,005	3,332	Financial Income	30,599	40,006
4,640	3,165	Other Income	59,697	37,980
12,284	9,829	Total Other Income	139,469	117,992
300,620	298,162	Total Mutual Income	3,599,509	3,578,021
122,122	122,122	GRF Trust Maintenance Fee	1,465,420	1,465,420
18,499	22,264	Utilities	262,114	267,278
6,735	1,808	Professional Fees	60,206	21,674
0	44	Office Supplies	128	506
90,039	44,731	Outside Services	441,944	536,684
5,421	17,559	Taxes & Insurance	197,206	210,763
89,641	89,634	Contributions to Reserves	1,075,696	1,075,696
332,457	298,162	Total Expenses Before Off-Budget	3,502,713	3,578,021
(31,837)	0	Excess Inc/(Exp) Before Off-Budget	96,795	0
18,324	0	Depreciation Expense	230,776	0
(50,161)	0	Excess Inc/(Exp) After Off-Budget	(133,981)	0
		Restricted Reserves		
(5,774)	0	Appliance Reserve Equity	37,969	0
6,667	0	Painting Reserve	462,498	0
0	0	Contingency Operating Equity	343,258	0
4,167	0	Roofing Reserve	268,754	0
0	0	Emergency Reserve Equity	469,105	0
66,308	0	Infrastructure Reserve	2,127,317	0
71,367	0	Total Restricted Reserves	3,708,901	0

Mutual One- President's Report

January 25, 2018

Change is the only thing we can count on, except for death and taxes! At our November Board Meeting I reassigned the Landscape duties. Director Gambol is over Tree removal & replacement. I appointed 3 different directors to take charge of our large area:

Block 1 - Bldgs 1 -20, Director St Aubin

Block 2 - Bldgs 21-42, Director Singer

Block 3 - Bldgs 43-70, Director Barreras.

As in the past we ask that you call the Hotline for your landscape issues- leave your name & unit#. I will forward your request to BrightView & your block Director. So far BrightView has responded quickly.

WASH company has installed 70 new dryers and finally has them set for 45 minutes for \$.25 cents. If there is an issue you must call WASH directly. To expedite repairs look for sticker on each dryer with machine # and Phone # to call. Our service maintenance will only handle our washers for now - so continue to call the Hotline for washers repairs.

We will be installing new bulletin boards in the Laundry Rooms. This is the location for all Notices to be posted.

The next big change will be our Inspector starting February 1st Jerry Antidel has been assigned to Mu 12,15 and 16. We thanked him for the past 5 years - that he has in charge of our Roof and Repipe\asbestos abatement projects! Now, we have heard the material costs have risen, we were so lucky to be the first! Our new inspector will be Eric Wyngaarden. He has been involved with our roofs, repipe and was recently our fire inspector. So he is familiar with our mutual. We look forward to working with him.

Next is a reminder of our Elections! Stock Transfer will start handing out applications in March. Both GRF positions and 5 Board positions will be up for grabs. This is the time for you to step up. After all, this is your community too!

At our February Board Meeting there will be a presentation on our sewer replacement. Also Health & Safety inspections for bldgs. 1 - 35 will commence in a few months.

Respectfully submitted, Sandra Luther Stark

At the November board meeting the board voted to allow pergolas in Mutual One. President Luther-Stark appointed a committee to review pergolas in Mutual One and present to the board a draft policy.

The committee appointed by the President were Jo Ann St Aubin, Ruben Collazo and chaired by George Tous

A committee meeting was held January 10, 2018 at 1pm.

The purpose of the meeting was to discuss and develop a draft policy for pergolas to be presented to the Mutual One Board.

After reviewing the options of having pergolas in Mutual One, it was determined that allowing pergolas in the mutual would only benefit a few of our residents.

The matters discussed and found to be inconsistent with the overall purpose of favoring all of our residents are:

- Residents that would primarily benefit for having pergolas are those that have a corner unit
- Pergolas would be built on trust/mutual property
- Building pergolas on trust/mutual property would require approval by the residents of Mutual One.

Other concerns mentioned were:

- Construction would have to be freestanding
- Policies would have to be developed to outline how the pergolas are utilized
- Flooring
- Curtains and Shades installed on the pergolas
- Pergolas becoming a storage area

Because of the aforementioned the committee unanimously voted not to allow pergolas to be constructed and or installed in Mutual One and recommend to rescind the motion that Pergolas are allowed in Mutual One.

Respectfully submitted

George Tous
Jo Ann St Aubin
Ruben Collazo

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

January 16, 2018

A Special Meeting of the Board of Directors of Seal Beach Mutual One was called to order by President Luther-Stark at 9:00 a.m. on Tuesday, January 16, 2018, in Building 5, Conference Room C.

Those members present were: President Luther-Stark, Vice President Tous, Secretary St. Aubin, CFO Schweitzer and Directors Barreras, Collazo, Gambol, and Singer Vice President Tous, and Director Holzer were absent. Also present was Larry Campbell, Watch Commander, and Tuan Nguyen of Sparc Security, and Tom Kinschi of Alarm Metro.

The purpose of the meeting was to discuss agenda items for the January 25, 2018, Regular Monthly Board Meeting.

President Luther-Stark adjourned the meeting at 10:30 a.m.



Attest

JoAnn St. Aubin, Secretary
SEAL BEACH MUTUAL ONE

ka:01/18/18

SIGN-IN SHEET

BOARD OF DIRECTORS MEETING MUTUAL NO. ONE DATE: January 25, 2018

	GUEST NAME
1.	Sheila Singer
2.	David Julian
3.	Mark Scott
4.	Jack Carrigan
5.	Claudette Cooley
6.	Jana Hall
7.	Jill Brennan
8.	Lori Blankenship
9.	Betty Scharf
10.	Betty Hacke
11.	Maryemma Hargrave
12.	Ocie Mitchell
13.	Deborah Dibona
14.	Michael Rabkin