

**MINUTES OF THE REGULAR MONTHLY MEETING
OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL ONE
July 26, 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 9:15 a.m. on Thursday, July 26, 2018, in Conference Room A of the Administration Building, followed by the *Pledge of Allegiance*.

ROLL CALL

Present: President Luther-Stark, Vice President Collazo, Chief Financial Officer Schweitzer, and Directors Barreras, Brennan (arrived at 9:30 a.m.), Gambol, Singer, Tous

Absent: Secretary St. Aubin

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

Guests: Twelve Mutual One shareholders

Staff: Ms. Hopkins, Mutual Administration Director
Mr. Wyngaarden, Building Inspector
Mrs. Aquino, Recording Secretary

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

MINUTES

The May 24, 2018, Regular Minutes were approved by general consent of the Board as printed.

The June 11, 2018, Organizational Minutes were approved by general consent of the Board as written.

The July 17, 2018, Special Agenda Minutes were approved by general consent of the Board as written.

BUILDING INSPECTOR'S REPORT

Inspector Wyngaarden presented the activity report (attached).

Following questions, Inspector Wyngaarden left the meeting at 9:32 a.m.

GRF REPRESENTATIVE'S REPORT

GRF Representative Perrotti discussed various GRF activities.

GRF Representative Stone discussed various GRF activities.

UNFINISHED BUSINESS

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

RESOLVED, To approve to rescind the resolution dated on May 24, 2018, *RESOLVED, To send the GRF letter regarding the Jim's Gate Project to the Mutual One attorney.*

The MOTION passed with one "no" vote (Schweitzer).

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

RESOLVED, To approve that Mutual One approve the ramp and rail repairs to Jim's gate, on the Mutual Side, at a cost not to exceed \$10,000, and authorize the President to sign the necessary documentation.

The MOTION passed with one "no" vote (Schweitzer).

NEW BUSINESS

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

RESOLVED, To request that Physical Property obtain bids for a new Landscaping contract.

The MOTION passed.

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

RESOLVED, To approve the additional lines to the Hotline for Landscape, FENN Termite and Pest Control, Repairs and all Other Inquiries, at a cost not to exceed \$29.90 per month.

The MOTION passed.

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

RESOLVED, To approve the amendment to the Mutual One Roster to omit all Directors personal phone numbers and addresses, and to replace with Hotline numbers.

The MOTION passed.

NEW BUSINESS (continued)

Following a discussion, and at the discretion of the President, the following committee appointments were made; Budget Committee, CFO Schweitzer, Chair, Vice President Collazo and Director Tous. Parking Review Committee (odd months) President Luther-Stark, Chair, Secretary St. Aubin and Director Tous with Director Singer as an alternate. Parking Review Committee (even months) Vice President Collazo, Chair, and Directors Gambol and Brennan with Director Barreras as an alternate. Bylaws Review Committee Director Gambol, Chair, Director Tous, President Luther-Stark and Shareholders Dave Julian and Denise Potterton. Webpage Committee, Vice President Collazo, Chair, Directors Gambol and Brennan.

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

RESOLVED, To approve the appointment of Kathy Almeida and Dan Weber, as the Mutual One Advisory Directors for the 2018-2019 term of office.

The MOTION passed.

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

RESOLVED, To approve that Mutual One continues to receive one hard copy of the various Mutuals' monthly minutes in their MAILBOX in the Stock Transfer Office, effective 2018-2019.

The MOTION passed.

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

RESOLVED, To approve that Mutual One does not support or authorize the signing of the Property Tax Postponement Application from the State of California. The Mutual further authorizes the GRF Finance Department to notify the Board if a shareholder requests a Property Tax Statement, effective 2018-2019.

The MOITON passed with one "no" vote (Gambol).

NEW BUSINESS (continued)

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

RESOLVED, That Mutual One authorizes the Board's President and/or duly appointed Officer, to act on behalf of the Board, to execute the Notice of Intent to Withdraw, effective 2018-2019.

The MOTION passed.

SECRETARY / CORRESPONDENCE

In Secretary St. Aubin's absence, President Luther-Stark stated that several pieces of correspondence were received.

CHIEF FINANCIAL OFFICER'S REPORT

CFO Schweitzer presented his report (attached).

Following a discussion, and upon a MOTION duly made by CFO Schweitzer and seconded by Director Tous, it was

RESOLVED, To approve the transfer of \$200,000 from First Financial Bank to USB Money Market Account.

The MOTION passed.

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

RESOLVED, To approve the proposed three-year contract with Association Reserves, at a cost not to exceed \$1,600 per year, and authorize the President to sign the contract.

The MOTION passed.

MUTUAL ADMINISTRATION DIRECTOR'S REPORT

Ms. Hopkins presented her report (attached).

ANNOUNCEMENTS

NEXT MEETING: Regular Monthly Meeting, August 23, 2018, Open Forum begins at 9:00 a.m. and Meeting begins at 9:15 in the Administration Building Conference Room A.

COMMITTEE REPORTS

No Committee Reports were submitted.

DIRECTORS' COMMENTS

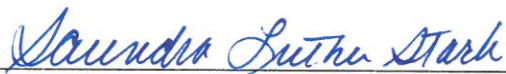
Several Directors made comments.

SHAREHOLDER(S)' COMMENTS

Several shareholders made comments.

ADJOURNMENT

There being no further business to conduct, President Luther-Stark adjourned the meeting at 10:43 a.m. and stated that there will be an Executive Session to discuss member issues.



Attest

Sandra Luther-Stark, President

SEAL BEACH MUTUAL ONE

ka:07/26/18

Attachments

**RESOLUTIONS IN THE REGULAR
MONTHLY MEETING JULY 26, 2018**

07/26/18 RESOLVED, To approve to rescind the resolution dated on May 24, 2018, *RESOLVED, To send the GRF letter regarding the Jim's Gate Project to the Mutual One attorney.*

RESOLVED, To approve that Mutual One approve the ramp and rail repairs to Jim's gate, on the Mutual Side, at a cost not to exceed \$10,000, and authorize the President to sign the necessary documentation.

RESOLVED, To request that Physical Property obtain bids for a new Landscaping contract.

RESOLVED, To approve the additional lines to the Hotline for Landscape, FENN Termite and Pest Control, Repairs and all Other Inquiries, at a cost not to exceed \$29.90 per month.

RESOLVED, To approve the amendment to the Mutual One Roster to omit all Directors personal phone numbers and addresses, and to replace with Hotline numbers.

RESOLVED, To approve the appointment of Kathy Almeida and Dan Weber, as the Mutual One Advisory Directors for the 2018-2019 term of office.

RESOLVED, To approve that Mutual One continues to receive one hard copy of the various Mutuals' monthly minutes in their MAILBOX in the Stock Transfer Office, effective 2018-2019.

RESOLVED, To approve that Mutual One does not support or authorize the signing of the Property Tax Postponement Application from the State of California. The Mutual further authorizes the GRF Finance Department to notify the Board if a shareholder requests a Property Tax Statement, effective 2018-2019.

RESOLVED, That Mutual One authorizes the Board's President and/or duly appointed Officer, to act on behalf of the Board, to execute the Notice of Intent to Withdraw, effective 2018-2019.

INSPECTORS MUTUAL REPORT

MUTUAL : (01) ONE

INSPECTOR : ERIC WYNGAARDEN

MUTUAL BOARD MEETING DATE: _____

07/26/18 JULY REPORT

PERMIT ACTIVITY

UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	PERMIT ISSUE	COMP. DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR / COMMENTS
BLD 2	SEWER RELINING	GRF	04/02/18	05/21/18	YES	5/21/18 FINAL	A-1 TOTAL SERVICE PLUMBING
BLD 3	SEWER RELINING	GRF	04/02/18	06/04/18	YES	6/4/18 FINAL	A-1 TOTAL SERVICE PLUMBING
BLD 4	SEWER RELINING	GRF	04/02/18	06/18/18	YES	6/18/18 FINAL	A-1 TOTAL SERVICE PLUMBING
3-D	FLOORING	GRF	07/15/18	08/15/18	NO	NONE	KARYS CARPET
3-I	FLOORING	GRF	07/15/18	08/15/18	NO	7/20/18 FINAL	KARYS CARPET
4-D	FLOORING	GRF	07/15/18	08/15/18	NO	NONE	KARYS CARPET
6-D	ROOM ADDITION	BOTH	01/05/18	06/09/18	NO	NONE	NATIONWIDE PAINTING
7-H	SOLAR TUBES	GRF	07/01/18	07/31/18	NO	NONE	SOLATUBE HOME
8-C	HEAT PUMP	BOTH	07/05/18	10/05/18	NO	9/27/18 FINAL	GREENWOOD
8-D	FLOORING	GRF	05/21/18	06/20/18	NO	5/31/18 FINAL	KARYS CARPET
9-D	FLOORING	GRF	05/21/18	05/23/18	NO	NONE	TOM JEAN CONSTRUCTION
10-H	DISH NETWORK	GRF	07/24/18	07/25/18	NO	NONE	DISH NETWORK
10-J	FLOORING	GRF	05/30/18	06/30/18	NO	6/18/18 FINAL	KARYS CARPET
12-L	STORAGE	GRF	05/30/18	06/15/18	NO	6/8/18 FINAL	HANDYMAN M.J. MCNABB
14-L	REMODEL	BOTH	05/25/18	09/25/18	NO	NONE	NATIONWIDE PAINTING
14-L	REMODEL	BOTH	05/25/18	09/25/18	NO	6/27/18 FOOTING	NATIONWIDE PAINTING
14-L	REMODEL	BOTH	05/25/18	09/25/18	NO		NATIONWIDE PAINTING
17-B	FLOORING	GRF	07/19/18	07/19/18	NO	6/20/2018 FINAL	BIXBY PLAZA CARPETS
18-G	REMODEL	BOTH	08/01/18	12/31/18	NO	NONE	ACE MAINTENANCE
19-I	FLOORING	GRF	05/20/18	06/20/18	NO	6/8/18 FINAL	KARYS CARPET
22-H	HEAT PUMP	BOTH	07/13/18	10/13/18	NO	7/24/18 FINAL	GREENWOOD
24-A	PATIO UPGRADE&ENTRY DOC	GRF	04/20/18	06/20/18	NO	NONE	LW DÉCOR,INC
24-H	WINDOWS	GRF	03/15/18	05/31/18	YES	6/18/18 FINAL	LOS AL BLDRS
24-I	FLOORING	GRF	06/25/18	07/25/18	NO	6/26/18 FINAL	KARYS CARPET
33-C	HEAT PUMP	GRF	04/26/18	05/26/18	NO	5/26/18 FINAL	ALPINE HEATING/AIR CONDITIONING
34-E	SHOWER	GRF	05/03/18	06/03/18	NO	NONE	NU KOTE
34-E	WASHER/DRYER	BOTH	05/14/18	06/29/18	NO	6/29/18 FINAL	CAL CUSTOM INTERIOR

INSPECTORS MUTUAL REPORT

MUTUAL : (01) ONE

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MUTUAL BOARD MEETING DATE:

07/26/18 JULY REPORT

34-E	WASHER/DRYER	BOTH	05/14/18	06/29/18	NO	5/25/18 FRAMING	CAL CUSTOM INTERIOR
34-E	WASHER/DRYER	BOTH	05/14/18	06/29/18	NO	5/25/18 ROUGH WIRING	CAL CUSTOM INTERIOR
34-E	WASHER/DRYER	BOTH	05/14/18	06/29/18	NO	5/25/18 ROUGH PLUMBING	CAL CUSTOM INTERIOR
35-I	WASHER&DRYER	BOTH	06/15/18	07/28/18	NO	7/3/18 FRAMING	MP CONSTRUCTION
35-I	WASHER&DRYER	BOTH	06/15/18	07/28/18	NO	7/3/18 ROUGH WIRING	MP CONSTRUCTION
35-I	WASHER&DRYER	BOTH	06/15/18	07/28/18	NO	7/3/18 GROUND WORK	MP CONSTRUCTION
37-E	HEAT PUMP	GRF	05/29/18	08/29/18	NO	6/8/18 FINAL	GREENWOOD
39-A	HEAT PUMP	BOTH	06/27/18	09/27/18	NO	7/16/18 FINAL	GREENWOOD
45-A	REMODEL	GRF	05/21/18	07/21/18	NO	6/5/18 ROUGH WIRING	BJ&CO
45-A	REMODEL	GRF	05/21/18	07/21/18	NO	6/5/18 FRAMING	BJ&CO
45-A	REMODEL	GRF	05/21/18	07/21/18	NO	6/5/18 ROUGH PLUMBING	BJ&CO
45-A	REMODEL	GRF	05/21/18	07/21/18	NO	6/8/18 SHOWER PAN	BJ&CO
45-A	REMODEL	GRF	05/21/18	07/21/18	NO	7/25/18 FINAL	BJ&CO
51-A	REMODEL	GRF	08/06/18	09/21/18	YES	NONE	MP CONSTRUCTION
51-I	FLOORING	GRF	07/09/18	08/09/18	NO	7/19/18 FINAL	NATIONWIDE PAINTING
51-K	CARPET ON PATIO	GRF	06/15/18	07/18/18	NO	7/2/2018 FINAL	KARYS CARPET
52-F	WASHER/DRYER	BOTH	05/16/18	07/10/18	NO	NONE	JC KRESS CONSTRUCTION
53-L	REMODEL	BOTH	02/22/18	06/04/18	YES	3/14/18 GROUND WORK	LOS AL BLDRS
53-L	REMODEL	BOTH	02/22/18	06/04/18	YES	3/19/18 FOOTING	LOS AL BLDRS
53-L	REMODEL	BOTH	02/22/18	06/04/18	YES	4/17/18 FRAMING	LOS AL BLDRS
53-L	REMODEL	BOTH	02/22/18	06/04/18	YES	4/17/18 ROUGH PLUMBING	LOS AL BLDRS
53-L	REMODEL	BOTH	02/22/18	06/04/18	YES	4/19/18 INSULATION	LOS AL BLDRS
53-L	REMODEL	BOTH	02/22/18	06/04/18	YES	4/26/18 ROUGH WIRING	LOS AL BLDRS
53-L	REMODEL	BOTH	02/22/18	06/04/18	YES	5/4/18 LATH	LOS AL BLDRS
53-L	REMODEL	BOTH	02/22/18	06/04/18	YES	7/19/18 FINAL	LOS AL BLDRS
54-J	HEAT PUMP	BOTH	07/23/18	08/23/18	NO	NONE	ALPINE HEATING/AIR CONDITIONING
55-F	REMODEL	BOTH	02/26/18	06/26/18	YES	5/31/18 FINAL	MP CONSTRUCTION
56-B	HEAT PUMP	BOTH	07/09/18	08/09/18	NO	NONE	ALPINE HEATING/AIR CONDITIONING
56-C	CLOSET REMODEL	BOTH	02/15/18	07/06/18	NO	6/5/18 FOOTING	BERGKVIST
56-C	CLOSET REMODEL	BOTH	02/15/18	07/06/18	NO	6/12/2018 FRAMING	BERGKVIST

INSPECTORS MUTUAL REPORT

MUTUAL : (01) ONE

INSPECTOR : ERIC WYNGAARDEN

MUTUAL BOARD MEETING DATE:

07/26/18 JULY REPORT

56-C	CLOSET REMODEL	BOTH	02/15/18	07/06/18	NO	6/12/18 ROUGH WIRING	BERGKVIST
56-C	CLOSET REMODEL	BOTH	02/15/18	07/06/18	NO	6/14/18 INSULATION	BERGKVIST
56-C	CLOSET REMODEL	BOTH	02/15/18	07/06/18	NO	6/14/18 LATH & DRYWALL	BERGKVIST
56-C	CLOSET REMODEL	BOTH	02/15/18	07/06/18	NO	7/3/18 FINAL	BERGKVIST
60-H	WINDOWS	BOTH	04/01/18	08/01/18	NO	NONE	CALIFORNIA ENERGY CONTRACTORS
61-G	REMODEL	BOTH	04/15/18	12/31/18	NO	NONE	ALPHA MASTER BUILDERS
61-H	SHOWER	GRF	07/18/18	08/18/18	NO	NONE	NU KOTE
62-I	KITCHEN REMODEL	GRF	06/01/18	12/10/18	NO	NONE	LW DÉCOR,INC
63-K	WASHER/DRYER	GRF	05/01/18	08/01/18	NO	5/23/18 FINAL	LOS AL BLDRS
63-L	REMODEL	BOTH	02/28/18	10/30/18	NO	NONE	MJ JURADO
64-C	ENTRY DOOR	GRF	05/07/18	07/20/18	NO	NONE	LW DÉCOR
65-I	TILE PATIO	GRF	06/15/18	08/15/18	NO	6/20/18 FINAL	LOS AL BLDRS
67-B	FLOORING	GRF	07/25/18	08/25/18	NO	NONE	KARYS CARPET
69-K	WINDOWS & DOORS	GRF	02/15/18	04/01/18	YES	NONE	LW DÉCOR
70-B	FLOORING	GRF	05/20/18	06/20/18	NO	6/20/18 FINAL	KARYS CARPET
70-K	SHOWER	GRF	06/05/18	07/05/18	NO	NONE	NU-KOTE

ALL SHADED AREAS HAVE BEEN SIGNED OFF

ESCROW ACTIVITY

UNIT #	NMI	PLI	NBO	FI	FCOEI	ROF	DOCUMENTS/COMMENTS
1-K		05/30/18	05/30/18	06/25/18	07/06/18		
2-L		05/31/18					
4-B		12/27/17					
5-D		11/08/17					
5-K		04/12/18					
7-A		03/02/18					
7-K		03/21/18	05/04/18	05/04/18	05/18/18	07/25/18	
8-D		06/06/18					

INSPECTORS MUTUAL REPORT

MUTUAL : (01) ONE

INSPECTOR : ERIC WYNGAARDEN

MUTUAL BOARD MEETING DATE:

07/26/18 JULY REPORT

8-I		02/23/18	06/27/18	06/27/18	07/09/18		
9-K	6/27/2018						
10-F		12/18/13					
10-J		03/21/18	05/16/18	05/21/18	06/05/18	07/09/18	
12-D		06/15/18					
13-A		05/11/18	07/13/18	07/13/18	07/27/18		
13-C		02/27/18					
15-D		06/21/18	07/16/18	07/18/18	08/01/18		
14-B		02/05/18	03/14/18	03/14/18	03/26/18	05/08/18	
16-L		11/16/17					
16-W		11/17/17					
17-B		06/08/18					
18-G		02/16/18	04/23/18	05/08/18	06/01/18	07/03/18	
18-H		07/12/18					
19-I		06/06/18					
20-F		01/19/17					
22-E		04/10/17					
23-D		06/21/18					
24-I		03/27/18	05/30/18	05/30/18	06/13/18	07/25/18	
25-F		07/12/18					
26-I		02/26/18	03/16/18	03/23/18	04/04/18	04/30/18	
29-H		03/27/18	06/04/18	06/12/18	06/26/18		
31-B		05/22/17					
31-C		04/29/16					
32-G		06/25/18					
33-F		11/17/17	04/13/18	04/13/18	04/26/18	05/16/18	
34-I		07/26/17					
35-E		02/16/17					
38-H		02/16/18	03/26/18				
39-I		05/23/18	06/25/18	06/27/18	07/10/18		

INSPECTORS MUTUAL REPORT

MUTUAL : (01) ONE

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MUTUAL BOARD MEETING DATE:

07/26/18 JULY REPORT

40-F	4/25/18	04/25/18					
40-L		05/23/18					
42-J		07/24/18					
45-G		02/13/18	06/22/18	06/22/18	07/09/18		
45-K	04/27/18						
48-K		12/28/17					
46-A		12/11/17					
54-K		03/06/17	03/12/18	04/19/18	05/01/18	06/29/18	
55-A		06/28/18					
55-B		06/26/18					
59-F		07/02/18					
63-J		06/28/13					
67-L		06/04/18					
70-K		04/19/18	06/01/18	06/04/18	06/14/18	07/25/18	

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

CAMUTCD REPORT THEY WILL START IN MUTUAL AFTER GRF IS FINISHED	
BLDING1 COST OF SEWER RELINING= \$34,500 -- 1 CHANGE ORDER= \$5,500 -- FLOORING=\$1,100	TOTAL
COST = \$41,100	

INSPECTORS MUTUAL REPORT

MUTUAL : (01) ONE

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MUTUAL BOARD MEETING DATE:

07/26/18 JULY REPORT

BLDING 2 COST OF SEWER RELINING=\$32,643.18 -- 3 CHANGE ORDERS= \$13,800-- FLOORING= \$1,500
TOTAL COST = \$48,043.18

BLDING 3 COST OF SEWER RELINING = \$32,643.18 -- 1 CHANGE ORDER= \$5,500-- FLOORING= \$500.00
TOTAL COST = \$39,143.18

MUTUAL & SHARE HOLDER REQUEST

Calls to units 53

July 26, 2018

Dear Shareholders, Members and Friends,

Well another year is beginning. Except that horrible heat on Friday, July 6th (108'), our weather has been fantastic! Following is a summary of meetings held this month:

Finance Committee

The Committee concurred to recommend to the GRF Board to approve the RV Club lease, for one space, One dollar (\$1) per year. Mr. Lukoff was appointed as the Vice-Chair of the Committee. The Committee moved and recommended the GRF BOD to authorize the purchase of a 52 week CDAR for \$250,000 of reserve funds at the current going rate offered by First Foundation Bank. It is fully insured by the FDIC. The Committee moved and recommended the GRF BOD allocate Capital funding in the amount of \$13,230 for the purchase of six (6) patio sets and three (3) receptacles for Veteran's Plaza. The Committee moved and recommended the GRF BOD allocate Capital funding for the crosswalk at the Healthcare Center Clubhouse 6 Accessibility Project, in an amount not to exceed \$7500.

Communication Committee

The Committee approved the revision of the Leisure World map in 3D in the amount not to exceed \$3000, including contingencies. There was a discussion that social media could be used to create a stronger sense of community, and allow the residents to communicate and share news. The Committee also discussed turning the Directory into a multitasking tool, and making it more valuable to residents and attractive to advertisers.

Executive Committee

The Committee concurred to allow the use of drones in the Amphitheater for emergency preparedness training purposes only. The Committee approved increased salary wage ranges and approved amended job descriptions as presented for recording secretary and bus driver. The Committee authorized the Executive Director to send a request to Corporate Counsel to send due correspondence of cancellation of the uniform agreement with Cintas. This will be done by certified letter and the the uniform agreement will go out to bid. The Executive Director made a request for an Administration Recording Secretary in the amount of \$42,000-\$47,000. There is a staffing request for electrician, painter and general maintenance positions as well as a full time Security Patrol Officer. There is a request to approve conversion of the Security Officers from part-time to full time for 2019 budget purposes only. The Committee moved to approve the addition of a clerical/events position to the Recreation Department 2019 for budget purposes only.

Recreation Committee

Mr. Moore was appointed as the Vice-Chair of the Committee. The Committee approved the Recreation Activities schedule for 2018-2019. The Committee approved relocating three of the cabinets from CH2 to CH 5 lobby for the display of Committee approved honorariums and two cabinets will be relocated to the Leisure World Historical Society in CHI. There will be a meeting scheduled for the Chairs of the Recreation, Physical Property and Architectural Design and Review Committees to discuss shade options for Veteran's Plaza. They will come up with a singular option to present to the BOD. The Committee approved the relocation of the Golf hitting cages to the spare

green area of CH1 in between the south side of CH1 and the Shuffle Board court. The Committee moved to approve re-inspection of RV units not in compliance with Policy 1487-50, Recreational Vehicle Lot RVL Rules and Regulations, and if not found to comply, be required to remove the RV unit from the lot and have their existing lease terminated. The Chair appointed Ms. Rapp, Ms. Heinrichs, Ms. Stone to serve on the Entertainment sub-committee.

Security Bus & Traffic Committee

I was appointed as the Vice-Chair for this Committee. The Security Services Director provided an update on the gate Access System and will bring a written report to the next scheduled meeting. The matter of installing bus stop signs in the community was discussed. The Fleet Manager will bring more information to the next scheduled meeting about this issue. The Committee moved to request the Security Department to identify and buy vests under the compliance and Safety Regulations, not to exceed \$3500 from Operational funds.

Mutual Administration Committee

The Committee approved the use of the updated Mutual Administration Committee revised documents:

- Disclosures-Transfers will be discussed at the August meeting
- Member Emergency Contact Form-Authorized
- Member Death/Surrendering ID Cards, Passes, Decals, Caregiver Passes will be reviewed at the August meeting.
- Approve the request to waive GRF ID Card Surrender fee will be discussed at the August meeting.
- Realtor's Guide Status will be posted on the LW website.
- IT Ticketing System was discussed and the Executive Director provided an update on the topic.

Ms. Snowden was appointed as the Vice-Chair of the Committee. The Committee established a Policy Re-numbering Sub-Committee. There will be a Director's Training for Mutual and GRF Directors on September 27, 2018. The Committee requested that Stock Transfer bring a revised sample Guest Pass to the August meeting.

Physical Property Committee

The Committee moved to recommend to the GRF BOD to approve a contract with MJ Jurado for \$5500 adding \$2000 for contingencies for a total cost not to exceed \$7500 to complete the crosswalk from the Healthcare Center to Clubhouse Six based on the specifications provided by ADA Plus pending a review of Capital Funding by the Finance Committee. The Committee approved a Golden Rain Street sign using reflective material. The Committee moved to request staff to obtain a cost to review the accessibility of the areas around the North Gate/Library parking areas, parking/curbs at Veteran's Plaza, the Amphitheater Stage/Ramp and the Pedestrian Lane/Crosswalk on Annandale and present the cost at next month's meeting. Mr. Lukoff was appointed as the Vice-Chair of the Committee.

If you haven't been to Clubhouse Two to see the transformation of the area behind the Clubhouse—you must make a trip over there. It truly is spectacular. The grand opening should take place

during the first week in August. There is a Bocce Ball court, Multi-use Courts for Pickleball, Volleyball, Badminton and others, a Basketball Key and BBQ's with patio tables with umbrellas. Serenity Garden is just south of this area that provides a peaceful place for meditation or just plain peace and quiet. It is absolutely beautiful! January 2019 is slated for the beginning of the remodel of Clubhouse Two interior.

The GRF BOD have developed a Mission Statement and goals for this next year. The GRF Mission statement states "The Golden Rain Foundation provides an enhanced quality of life for our active adult community of Seal Beach Leisure World." The Mission statement defines the GRF purpose, identify the goals of GRF operations and provide a shared understanding of GRF's intended direction.

The GRF BOD has developed 5 goals for this year. The goals are as follows:

1. GRF will attract and retain quality employees
2. Increase organizational effectiveness and efficiency
3. Improve community access control
4. Protect, preserve and improve Trust assets
5. Improve and enhance hardware, software and use of technology

Please remind your guests that when they visit our community they MUST put the parking pass they receive from Security on the dashboard of their vehicle. If they do not, a ticket will be issued by Security and you will be held responsible for this ticket. The guest pass you receive from Stock Transfer in January will not work. If they plan to stay overnight, then they must tell Security, so that the appropriate overnight pass will be issued. It is expected that Seal Beach Police Department will begin patrolling in our Community in September or October. They will be issuing tickets payable to the City of Seal Beach for such violations as fire lane, red curbs, misuse of handicapped parking, speeding, running stop signs and more. The cost for these Seal Beach tickets can be as much as \$400-\$500. Please alert your guests and coach them to adhere to California DMV regulations and speed limits while driving in Leisure World.

The Amphitheater Concerts and Friday night movies are wonderful. I hope you have had the opportunity to attend and enjoy them. Continue to enjoy the our wonderful Leisure World lifestyle!

Best regards,



Leah Perrotti, GRF Director
Recreation Chairperson

"It might take a year, it might take a day, but what's meant to be will always find its way."

P.O. Box 2069
Seal Beach CA 90740

Jun Actual	Jun Budget		2018 Y-T-D Actual	2018 Y-T-D Budget
208,099	208,097	Carrying Charges	1,248,588	1,248,582
90,417	90,417	Reserve Funding	542,500	542,502
298,516	298,514	Total Regular Assessments	1,791,088	1,791,084
6,545	3,747	Service Income	32,212	22,482
3,898	1,739	Financial Income	20,116	10,434
7,222	3,022	Other Income	25,016	18,132
17,665	8,508	Total Other Income	77,344	51,048
316,181	307,022	Total Mutual Income	1,868,432	1,842,132
128,879	128,879	GRF Trust Maintenance Fee	756,909	773,274
34,321	22,618	Utilities	145,515	135,708
9,716	4,726	Professional Fees	32,855	28,356
0	34	Office Supplies	108	204
28,229	40,850	Outside Services	217,250	245,100
19,457	19,496	Taxes & Insurance	117,997	116,976
90,417	90,417	Contributions to Reserves	542,500	542,502
311,019	307,020	Total Expenses Before Off-Budget	1,813,134	1,842,120
5,162	2	Excess Inc/(Exp) Before Off-Budget	55,297	12
20,744	0	Depreciation Expense	123,774	0
(15,583)	2	Excess Inc/(Exp) After Off-Budget	(68,476)	12
		Restricted Reserves		
(174)	0	Appliance Reserve Equity	28,737	0
6,667	0	Painting Reserve	502,498	0
0	0	Contingency Operating Equity	343,258	0
4,167	0	Roofing Reserve	293,754	0
0	0	Emergency Reserve Equity	459,131	0
67,765	0	Infrastructure Reserve	2,279,495	0
78,424	0	Total Restricted Reserves	3,906,874	0

Mutual Administration Director's Report July 2018 Election Results Term 2018-2019

Mutual	# of Units	# of Estates at time of Election	Total # of Ballots Received	Total % of Members Voting	Total Votes Cast for Write-in Candidates Who Accepted Nomination	Total Votes Cast for Abstention Only	Total Votes Cast for Quorum Only
ONE	844	21	423	51%	0	1	0
TWO	864	25	410	48%	0	6	7
THREE	432	16	199	47%	0	6	2
FOUR	396	10	215	55%	0	3	2
FIVE	492	9	218	45%	0	2	15
SIX	408	9	214	53%	0	2	1
SEVEN	384	18	209	57%	0	4	1
EIGHT	348	7	190	55%	0	1	2
NINE	384	5	194	51%	0	1	1
TEN	276	No election this year; annual meeting only					
ELEVEN	312	5	200	65%	0	2	0
TWELVE	452	12	207	47%	72	9	1
FOURTEEN	328	5	229	70%	0	7	4
FIFTEEN	502	22	327	68%	0	4	8
SIXTEEN	60	2	31	53%	0	0	0
SEVENTEEN	126	7	79	66%	0	0	3

Mutual	President	GRF Directors
ONE	Sandra Luther-Stark	Richard Stone Leah Perrotti
TWO	Sandy Esslinger	Paul Pratt Paula Snowden
THREE	Carol Ginthner	Linda Stone
FOUR	Bob Slater	Marsha Gerber
FIVE	Dr. Betty Coven	Wayne Gould
SIX	Mary Granger	Susan Hopewell
SEVEN	Sue Rotter	Kathleen Rapp
EIGHT	Camille Thompson	Suzanne Fekjar
NINE	Debra Schnauffer	Antonio Doderio
TEN	Ruthann Arlart	Ronde Winkler
ELEVEN	Geoff Davies	Irma Heinrichs
TWELVE	Richard Carson	
FOURTEEN	Lee Melody	Barry Lukoff
FIFTEEN	Jackie Dunagan	Robert Crossley
SIXTEEN	Al Grenrock	
SEVENTEEN	Cathy Gassman	Perry Moore

Welcome one and all to our first board meeting of 2018-2019 term. Director Brennan was elected to join the Board and we look forward to a productive year.

SEWER PROJECT

If you have driven out the front gate and looked at the buildings near CH1 you will have noticed A1 Total Service Plumbing has started our sewer relining. The clues are the large piles of dirt in the middle of the lawns with equipment all around. We were anxious to start this project- and we are discovering to do so, was a timely decision. This process takes approximately 2 weeks or more per building. Building 7 will be next.

Raymond Gray wanted to show me the inside of a unit that both the kitchen and bath room floors were preparing to remove broken pipes. One would have thought you were entering an operating room for surgery. Ray held back the plastic sheets, hanging from the ceiling, for me to enter. These plumbers take their position very seriously. Plastic sheets covered the door, and the entrance to the living room. Also I noticed the plastic sheets taped to the cabinets, covering everything, furniture, refrigerator..... even the floor that was not being touched was covered.

Then when I looked in the kitchen pit..... about 4 feet down.... water had accumulated.... in the bathroom was the leak..... as I looked down.... about 8" of the top of the pipe was missing. Thus the reason for the water under the kitchen floor.... The crew then replaces the damaged pipe ---- all this before the relining starts. Preparation is the key here. Once completed flooring may be repaired or replaced by the mutual. So far, the expenses for each of the first 3 buildings has been \$40,000, \$46,443, and \$38,643.

PLEASE REMEMBER WIPES ARE NOT FOR PIPES.

Thanks Mark Turis, Mu 3 for this slogan! This board is taking this seriously. If you place wipes down the toilet- you will be charged for the maintenance fee!

BYLAW

Next I have appointed a ByLaw committee. Hopefully by Sept or Oct through their combined efforts we will host a Townhall meeting just to clarify and answer all questions. I understand most people do not like change, and I went about it the wrong way. Lesson learned.

Director Assignments

We will be trying something new with Building assignments for each Director. The calls will still come into through the hotline and forwarded on to service. The director will have knowledge of everything going on in their buildings.

Landscape issues

Last but not least we are going out to bid for a new landscape company. This may take 2-3 months before new landscapers are in place. Where are the people that love taking care of lawns? That will continually sweep the sidewalks and not leave dirt, grass or oil around our units??? I have heard this process maybe very difficult or shall I say more expensive?

PLEASE IF YOU CHANGED YOUR TELEPHONE NUMBER please go into Stock Transfer- Mu Administration Building- ground floor. Only Stock Transfer can change the correct number in the computer, for all of LW to view.

I have received many telephone calls... I made a mistake in writing down the number, so I go to my list, prepared by stock transfer.... make a call..... the number is no longer good! If you haven't heard from me that maybe why.

Washers would have been installed by now, but a power outage at the home office-in El Segundo last week, has prevented e-mail, phone calls or anything to come in or out of WASH Co. Let alone equipment. If you got through to them, consider yourself lucky.

Again, many changes taking place. The Board is looking forward to minimizing our many issues....

Respectfully submitted, 
Sandra Luther Stark

SIGN-IN SHEET

BOARD OF DIRECTORS MEETING

MUTUAL NO. One

DATE: July 26, 2018

	GUEST NAME
1.	Dan Childs
2.	John Durgin
3.	Mark Scott
4.	Betty Hacke
5.	C.V. Turkowisk
6.	Dan Weber
7.	Carol Costello
8.	Elaine Miller
9.	Sharon Jacobs
10.	Barb Hanen
11.	Manuel Haro
12.	Sylvia Uselton

**MINUTES OF THE ORGANIZATIONAL MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL ONE
June 11, 2018**

The Organizational Meeting of the Board of Directors of Seal Beach Mutual One was called to order by Acting Chairperson Ms. Hopkins at 11:22 a.m. on Monday, June 11, 2018, in Clubhouse Four, Section C.

Those Directors present were: Sandra Luther-Stark, George Tous, JoAnn St. Aubin, Byron Schweitzer, John Barreras, Ruben Collazo, Jill Brennan, Donna Gambol and Phillip Singer. The Mutual Administration Director Ms. Hopkins and GRF Secretary Corina Mancilla were also present.

Jodi Hopkins announced that the purpose of the meeting was to elect officers of the Board of Directors for the 2018-2019 term of office and to select the day and time of the Board's Regular Monthly Meeting.

Jodi Hopkins called for nominations for the office of President. John Barreras nominated Sandra Luther-Stark for President. Donna Gambol nominated George Tous for President. There being no further nominations, secret ballot voting was conducted. Sandra Luther-Stark was elected to the office of President for the 2018-2019 term of office.

The chair was turned over to newly-elected President Luther-Stark, who then called for nominations for the office of Vice President. Phil Singer nominated JoAnn St. Aubin for Vice President. Donna Gambol nominated George Tous for Vice President. Byron Schweitzer nominated Ruben Collazo for Vice President. There being no further nominations, two rounds of secret ballot voting were conducted. Ruben Collazo was elected to the office of Vice President for the 2018-2019 term of office.

President Luther-Stark called for nominations for the office of Secretary. Phil Singer nominated JoAnn St. Aubin for Secretary. Jill Brennan nominated Donna Gambol for Secretary. There being no further nominations, secret ballot voting was conducted. JoAnn St. Aubin was elected to the office of Secretary for the 2018-2019 term of office.

President Luther-Stark called for nominations for the office of Chief Financial Officer. Donna Gambol nominated Byron Schweitzer for Chief Financial Officer. There being no further nominations, Byron Schweitzer was elected to the office of Chief Financial Officer for the 2018-2019 term of office.

The committee assignments will be made at the next regular Board of Directors meeting. The current assignments are:

John Barreras
Physical Property Committee Chair

Block 1 (Bldgs 1-10): JoAnn St. Aubin
Block 2 (Bldgs 11-20): George Tous
Block 3 (Bldgs 21-30): Phil Singer

Block 4 (Bldgs 31-42): Jill Brennan
Block 5 (Bldgs 43-51): Ruben Collazo
Block 6 (Bldgs 52-61): Donna Gambol
Block 7 (Bldgs 62-70): John Barreras

President Luther-Stark stated that the previous year's Organizational Meeting minutes have already been approved.

The Board discussed the time of the Regular Monthly Board Meetings. Upon a MOTION duly made by John Barreras and seconded by Donna Gambol it was

RESOLVED, That the Regular Monthly Board Meeting remain on the fourth Thursday of the month, in the Administration Building Conference Room A, and the time of the meeting will be 9:00 a.m.

The MOTION passed.

There being no further business, President Luther-Stark adjourned the meeting at 11:40 a.m.



Attest, JoAnn St. Aubin, Secretary

SEAL BEACH MUTUAL ONE

sl/lh:6/11/18

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

July 17, 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, July 17, 2018, in Building 5, Physical Property Conference Room.

Those members present were: President Luther-Stark, Vice President Collazo, Secretary St. Aubin, and Directors Barreras, Brennan, Gambol, Singer, and Tous. CFO Schweitzer, was absent. Also present was one Mutual One Shareholder.

The purpose of the meeting was to discuss agenda items for the July 26 2018, Regular Monthly Board Meeting.

President Luther-Stark adjourned the meeting at 10:40 a.m.



Attest

JoAnn St. Aubin, Secretary
SEAL BEACH MUTUAL ONE

ka:07/19 /18