A G E N D A
REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL ONE
January 26, 2023
Meeting begins at 9:00 a.m.
Zoom/Video Conference Call and Conference Rm A

TO ATTEND: The Shareholder will be provided with instructions on how to access the call via telephone or via video upon the Shareholder contacting GRF Mutual Administration at mutualsecretaries@lwsb.com or (562) 431-6586 ext. 313 and requesting the call-in or log-in information.

TO PROVIDE COMMENTS DURING MEETING: In order to make a comment during the open Shareholder forum, the Shareholder must submit their information, including their name, Unit number, and telephone number, via e-mail at mutualsecretaries@lwsb.com, by no later than 3:00 p.m., the business day before the date of the meeting.

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE

2. SHAREHOLDER COMMENTS **(2-3 minutes per shareholder)**

3. ROLL CALL (Introduction of Directors)

4. INTRODUCTION OF GRF REPRESENTATIVE, STAFF, AND GUESTS**:**

   Ms. Perrotti, GRF Representative
   Ms. Gambol, GRF Representative
   Mr. Stolarz, Building Inspector
   Ms. Barua, Portfolio Specialist
   Ms. Equite, Assistant Portfolio Specialist

5. **APPROVAL OF MINUTES:**
   a. Regular Meeting Minutes of November 21, 2022.
   b. Special Meeting Minutes of November 30, 2022 **(p. 3)**

6. **BUILDING INSPECTOR'S REPORT** Mr. Stolarz
   Permit Activity; Escrow Activity; Contracts & Projects; Shareholder and Mutual Requests **(pp. 4-8)**
   a. Discuss and vote to approve J.C. Kress proposal to replace 16 Electrical Panels in Laundry Rooms **(pp. 9-10)**

7. **GRF REPRESENTATIVES** Ms. Perrotti/Ms. Gambol

8. **UNFINISHED BUSINESS**
   No Unfinished Business.

9. **NEW BUSINESS**
   a. Approval of Mutual Monthly Finances **(p. 11)**
   b. Discuss and vote to authorize Mutual Attorney to review Mutual One's Rules

and Regulations to draft a Garden Rule and Fine Enforcement Rule **(p. 12)**

c. Discuss and vote to ratify resolution dated 11/21/2022 – approved SuperWire/ Spectrum Cable contract **(p. 13)**
d. Discuss and vote to ratify amended Rules & Regulations, Article VI – Physical Property **(pp. 14-17)**
e. Discuss and vote to approve the Transfer Resolution Form – regarding recurring expenses that are over $10,000 for the 2023 year **(pp. 18-19)**
f. Discuss and vote to authorize Mutual Administration to mail out Opt-Out Notices to the mutual's shareholders **(pp. 20-21)**
g. Discuss and vote to approve transfer of funds from US Bank to Ameritrade **(p. 22)**
h. Update on Coin Collection — Mr. Markovich
i. Update on Hotline — Ms. Luther-Stark
j. Update on Inspections — Ms. Luther-Stark

STAFF BREAK BY 11:00 a.m.

10. SECRETARY / CORRESPONDENCE — Ms. St. Aubin
    a. Discuss shareholders correspondences.

11. CHIEF FINANCIAL OFFICERS REPORT — Mr. Frank

12. PORTFOLIO SPECIALIST — Ms. Barua

13. ANNOUNCEMENTS
    a. **NEXT BOARD MEETING:** Thursday, February 23, 2023, at 9:00 a.m., via Zoom/Video Conference Call and Conference Rm A.

14. COMMITTEE REPORTS
    a. Landscape Committee
    b. Physical Property Report
    c. New Buyer Orientation Report
    d. Paint Committee
    e. Emergency Preparedness

15. DIRECTORS' COMMENTS

16. SHAREHOLDER COMMENTS

17. ADJOURNMENT

18. EXECUTIVE SESSION

STAFF WILL LEAVE THE MEETING BY 12:00 p.m.

(01/11/23 DE)

MINUTES OF THE SPECIAL BOARD MEETING OF THE
BOARD OF DIRECTORS
SEAL BEACH MUTUAL ONE
November 30, 2022

A Special Meeting of the Board of Directors of Seal Beach Mutual One was called to order by President Collazo at 9:05 a.m. on Wednesday, November 30, 2022, via Zoom/Conference Call.

Those members present were President Collazo, Vice President Luther-Stark, Secretary St. Aubin, Chief Financial Officer Frank, Director Markovich, and Director Rockwood. Also, present was Acting Portfolio Specialist Vasquez and Assistant Portfolio Specialist Equite.

Absent: Director Perrotti and Director Weber

No shareholders were present.

The purpose of the meeting was to ratify the proposed rule change by amending the Rules and Regulations.

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

> RESOLVED to ratify the proposed rule change by amending the Rules and Regulations to include Article VIII – Collection Rule; the 28-day posting requirement has been met.

The MOTION passed with ROLL CALL vote

President Collazo adjourned the meeting at 9:09 a.m.

_____
Attest, JoAnn St. Aubin, Secretary
SEAL BEACH MUTUAL ONE
KV 11/30/22

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INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL : (01) ONE

INSPECTOR : RICH STOLARZ

MUTUAL BOARD MEETING DATE: January 26, 2023

PERMIT ACTIVITY

UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	PERMIT ISSUE	COMP. DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR / COMMENTS
1-E	AC REMOVAL	GRF	11/15/22	01/13/22	NO	12/14/22 FINAL	JOHN M. BERGKVIST
1-E	WINDOWS & DOOR	BOTH	12/09/22	03/09/23	NO	NONE	BODIE'S GLASS SERVICE
1-Z	ELECTRICAL PANEL	BOTH	10/19/22	01/14/22	NO	NONE	J.C. KRESS
2-D	FLOORING	GRF	01/15/23	02/28/23	NO	NONE	KARY'S CARPETS
3-J	COUNTER TOPS / MICROWAVE	BOTH	08/04/22	10/20/22	YES	10/04/22 FINAL	LW DÉCOR
3-K	ELECTRICAL PANEL	BOTH	10/31/22	12/14/22	NO	NONE	BRUNO H. ALVAREZ
5-A	SHOWER CUT DOWN	GRF	12/08/22	01/08/23	NO	NONE	NUKOTE
7-I	FLOORING	GRF	09/26/22	10/31/22	NO	11/21/22 FINAL	B&B CARPETS & FLOORING
7-I	ELECTRICAL PANEL	BOTH	10/19/22	12/14/22	NO	WORK COMPLETE	BRUNO H. ALVAREZ
10-E	ELECTRICAL PANEL	BOTH	12/19/22	02/03/23	NO	WORK COMPLETE	BRUNO H. ALVAREZ
11-A	FLOORING	GRF	09/12/22	12/12/22	NO	12/21/22 FINAL	BIXBY PLAZA CARPETS
13-E	REMODEL	BOTH	12/15/22	03/30/23	NO	01/11/23 FRAMING	J.C. KRESS
13-E	REMODEL	BOTH	12/15/22	03/30/23	NO	01/11/23 WIRING	J.C. KRESS
13-E	REMODEL	BOTH	12/15/22	03/30/23	NO	01/13/23 GROUND	J.C. KRESS
13-E	REMODEL	BOTH	12/15/22	03/30/23	NO	01/13/23 PLUMBING	J.C. KRESS
15-I	ELECTRICAL PANEL	BOTH	11/16/22	12/30/22	NO	WORK COMPLETE	BRUNO H. ALVAREZ
15-I	FLOORING	GRF	12/08/22	01/30/22	YES	NONE	LW DÉCOR
15-L	HEAT PUMP	BOTH	11/17/22	01/17/23	NO	12/02/22 FINAL	ALPINE HEATING & AIR
16-A	REMODEL	BOTH	11/01/22	01/31/23	NO	12/16/22 FINAL	JOHN M. BERGKVIST
16-D	WINDOWS / COUNTER TOPS	BOTH	08/18/22	11/30/22	NO	12/09/22 FINAL	LOS AL BUILDERS
16-Y	CARPORT CABINET	GRF	10/14/22	11/01/22	NO	11/29/22 FINAL	MJ JURADO
17-I	FLOORING	GRF	11/25/22	12/30/22	NO	12/08/22 FINAL	KARY'S CARPETS
17-I	ELECTRICAL PANEL	BOTH	10/31/22	12/14/22	NO	WORK COMPLETE	BRUNO H. ALVAREZ CONTRACTOR
18-G	KITCHEN REMODEL	BOTH	09/06/22	11/14/22	NO	12/13/22 FINAL	LOS AL BUILDERS

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL : (01) ONE

INSPECTOR : RICH STOLARZ

MUTUAL BOARD MEETING DATE: January 26, 2023

21-G	CENTRAL HEATING & AIR	BOTH	12/27/22	03/27/22	NO	NONE	GREENWOOD HEATING & AIR
22-H	MISC. REMODEL	BOTH	10/30/22	02/28/22	NO	NONE	BRUNO H. ALVAREZ
29-A	HEAT PUMP	BOTH	11/28/22	02/28/22	NO	01/10/23 FINAL	GREENWOOD HEATING & AIR
30-B	FLOORING/ TILE	GRF	10/30/22	11/30/22	NO	12/22/22 FINAL	KARY'S CARPETS
30-D	FLOORING/ TILE	GRF	10/30/22	11/30/22	NO	11/18/22 FINAL	KARY'S CARPETS
32-F	LIGHT FIXTURE	BOTH	08/25/22	10/30/22	YES	12/09/22 FINAL	LW DÉCOR
36-D	FLOORING	GRF	09/15/22	10/30/22	NO	12/08/22 FINAL	KARY'S CARPETS
37-I	REMODEL	BOTH	12/20/22	05/20/23	NO	NONE	MAMUSCIA CONSTRUCTION
40-A	SHOWER SEAT / CUT DOWN	BOTH	01/02/23	02/02/23	NO	NONE	NUKOTE
42-L	WINDOWS / SCREEN ROOM	BOTH	04/30/22	12/21/22	YES	12/02/22 LATH	LW DÉCOR
42-L	WINDOWS / SCREEN ROOM	BOTH	04/30/22	12/21/22	YES	12/02/22 SHEER	LW DÉCOR
42-L	WINDOWS / SCREEN ROOM	BOTH	04/30/22	12/21/22	YES	12/02/22 FRAMING	LW DÉCOR
42-L	WINDOWS / SCREEN ROOM	BOTH	04/30/22	12/21/22	YES	12/12/22 ROUGH WIRING	LW DÉCOR
42-L	WINDOWS / SCREEN ROOM	BOTH	04/30/22	12/21/22	YES	01/06/22 RED TAG	LW DÉCOR
43-H	ELECTRICAL PANEL	BOTH	12/07/22	01/31/22	NO	WORK COMPLETE	BRUNO H. ALVAREZ
44-H	ELECTRICAL PANEL	BOTH	12/08/22	02/01/23	NO	WORK COMPLETE	BRUNO H. ALVAREZ
44-L	AWNING PANEL	GRF	06/24/22	07/08/22	NO	12/21/22 FINAL	AFFORDABLE AWNING
46-B	FLOORING / DISHWASHER	BOTH	12/19/23	01/31/23	NO	NONE	DE LA CRUZ, INC
47-H	FIRE REMODEL	BOTH	08/15/22	02/17/23	YES	10/27/22 ROUGH WIRING	WARD-TEK CONSTRUCTION
47-H	FIRE REMODEL	BOTH	08/15/22	02/17/23	YES	10/27/22 ROUGH PLUMBING	WARD-TEK CONSTRUCTION
47-H	FIRE REMODEL	BOTH	08/15/22	02/17/23	YES	10/27/22 GROUND	WARD-TEK CONSTRUCTION
47-H	FIRE REMODEL	BOTH	08/15/22	02/17/23	YES	10/28/22 FRAMING	WARD-TEK CONSTRUCTION
47-H	FIRE REMODEL	BOTH	08/15/22	02/17/23	YES	11/03/22 INSULATION	WARD-TEK CONSTRUCTION
47-H	FIRE REMODEL	BOTH	08/15/22	02/17/23	YES	11/03/22 DRYWALL	WARD-TEK CONSTRUCTION
48-H	HEAT PUMP	BOTH	10/24/22	12/24/22	NO	12/02/22 FINAL	ALPINE HEATING & AIR
48-H	CARPORT CABINET	GRF	10/14/22	11/01/22	NO	10/25/22 FINAL	MJ JURADO
50-B	HEAT PUMP	BOTH	12/14/22	03/14/23	NO	01/12/23 FINAL	GREENWOOD
53-A	HEAT PUMP	BOTH	10/06/22	01/06/23	NO	12/21/22 FINAL	GREENWOOD

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL : (01) ONE

INSPECTOR : RICH STOLARZ

MUTUAL BOARD MEETING DATE: January 26, 2023

53-A	FLOORING	GRF	11/01/22	12/29/22	NO	NONE	LW DÉCOR
53-B	COUNTER TOPS	BOTH	01/23/22	02/17/22	NO	NONE	OGAN CONSTRUCTION
55-I	SHOWER CUT DOWN	BOTH	02/06/23	03/06/23	NO	NONE	NUKOTE
56-G	PATIO / BLOCKWALL	GRF	01/12/23	02/28/23	NO	NONE	MJ JURADO INC.
57-A	CUT DOWN	GRF	10/05/22	11/05/22	NO	12/09/22 FINAL	NUKOTE
60-C	PATIO FLOORING	GRF	11/07/22	11/08/22	NO	NONE	FAMILY FLOORS
60-C	GATE & FENCE	GRF	10/14/22	11/01/22	NO	11/07/22 FINAL	MJ JURADO
61-I	HEAT PUMP	BOTH	10/11/22	12/11/22	NO	12/06/22 FINAL	ALPINE HEATING & AIR
62-K	WINDOWS	BOTH	10/22/22	11/20/22	NO	11/30/22 FINAL	VICKER'S CONSTRUCTION
63-D	CART PAD	GRF	09/15/22	10/15/22	NO	12/08/22 FINAL	FRANKS GARDING SERVICE
65-C	ABATEMENT	GRF	11/29/22	12/05/22	NO	12/01/22 FINAL	SIRRIS ABATEMENT
65-C	INTERIOR REMODEL	BOTH	11/05/22	01/25/23	YES	01/19/23 FRAMING	NATIONWIDE
65-C	INTERIOR REMODEL	BOTH	11/05/22	01/25/23	YES	01/19/23 ROUGH WIRING	NATIONWIDE
65-C	INTERIOR REMODEL	BOTH	11/05/22	01/25/23	YES	01/19/23 GROUND	NATIONWIDE
65-C	INTERIOR REMODEL	BOTH	11/05/22	01/25/23	YES	01/19/23 ROUGH PLUMBING	NATIONWIDE
65-G	PATIO / BLOCKWALL	GRF	10/03/22	12/31/22	YES	01/19/23 FINAL	JOHN M. BERGKVIST
66-A	SATELITE DISH	GRF	12/15/22	12/30/22	NO	NONE	DISH NETWORK
67-E	WINDOWS / INT. REMODEL	BOTH	07/12/22	11/20/22	YES	10/18/22 GROUND PLUMB.	LW DÉCOR
67-E	WINDOWS / INT. REMODEL	BOTH	07/12/22	11/20/22	YES	10/27/22 ROUGH PLUMBING	LW DÉCOR
67-E	WINDOWS / INT. REMODEL	BOTH	07/12/22	11/20/22	YES	11/07/22 ROUGH WIRING	LW DÉCOR
67-E	WINDOWS / INT. REMODEL	BOTH	07/12/22	11/20/22	YES	11/11/22 DRYWALL	LW DÉCOR
68-A	PATIO FLOORING	GRF	12/01/22	12/30/22	NO	01/19/23 FINAL	KARY'S CARPET
68-A	PATIO / BLOCKWALL	GRF	09/01/22	11/01/22	NO	12/21/22 FINAL	MJ JURADO INC
70-F	F.A.U.	BOTH	12/09/22	03/19/23	NO	NONE	GREENWOOD HEATING & AIR
70-F	FLOORING	GRF	12/15/22	01/30/23	NO	NONE	KARYS CARPET

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL : (01) ONE

INSPECTOR : RICH STOLARZ

MUTUAL BOARD MEETING DATE: January 26, 2023

ESCROW ACTIVITY

UNIT #	NMI	PLI	NBO	FI	FCOEI	ROF	DOCUMENTS/COMMENTS
2-D		01/18/23					
3-K		09/21/22	10/25/22	10/31/22	11/15/22	12/08/22	
7-I		09/02/22	11/17/22	11/18/22	12/06/22	12/15/22	
8-B		09/14/22	10/04/22	10/10/22	10/24/22	11/21/22	
10-E		09/08/22	12/16/22	12/19/22	01/04/23		
13-D		09/02/22	10/19/22	10/19/22	11/02/22	11/22/22	
13-L		01/09/23					
14-L		10/10/22					
15-D		09/14/22	01/06/23	01/13/23	01/27/23		
15-I		07/29/22	11/15/22	11/16/22	12/02/22	12/20/22	
16-K	11/30/22						
17-I		09/21/22	10/21/22	10/31/22	11/14/22	12/15/22	
18-A		01/09/23					
20-A		08/11/22					
21-F		08/30/22					
22-J		09/21/22	12/23/22	01/04/22	01/18/23		
25-E		08/03/22	09/19/22	09/20/22	10/04/22	10/20/22	
33-B		01/18/23					
37-C		10/07/22	01/03/23	01/03/23	01/18/23		
38-D		09/21/22					
38-E		09/21/22	01/09/23	01/20/22	02/03/23		
40-D		08/18/22					
43-F		10/21/22	12/02/22	12/06/22	12/19/22	01/03/23	
44-H		08/03/22	12/07/22	12/07/22	12/21/22	01/03/23	

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL : (01) ONE **INSPECTOR : RICH STOLARZ**

MUTUAL BOARD MEETING DATE: January 26, 2023

45-B		09/14/22					
59-D		09/10/21	10/19/22	10/24/22	11/07/22	11/21/22	
66-L		09/23/22	10/24/22	10/25/22	11/08/22	11/21/22	
68-I		01/04/23					
70-F		10/07/22	11/18/22	11/28/22	12/09/22	01/03/23	

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

CONTRACTS AND PROJECTS

CONTRACTOR	PROJECTS
FENN GOOD THROUGH 4/30/2023	TERMITES, PEST AND GOPHERS
FENN GOOD THROUGH 6/30/2023	BAIT STATIONS
WASH GOOD THROUGH 06/30/23	WASHERS & DRYERS
J&J LANDSCAPING GOOD THROUGH 12/01/2024	LANDSCAPING
A-1 TOTAL SERVICE PLUMBING	SEWER PIPE RELINING
SOUTHERN PROPERTY FIRE PROTECTION - FIRE EXTINGUISHER CERTIFICATION GOOD THROUGH 12/2023	
HUTTON PAINTING 05/2023	PAINTING
BA CONSTRUCTION	BUILDING WOOD REPAIRS
HUTTON PAINTING - COMPLETED 70 BLDG., 18 LAUNDY ROOMS - 1-7 CARPORTS - WORKING ON CARPORT 8,9,10	
A1 TOTAL PLUMBING - COMPLETED BUILDING 52 - WORKING ON BLDG. 53, 54 AND 6" LINE AT 44/45 GREENBELT	
APPROVE / DENY PROPOSAL FROM JC KRESSTO INSTALL NEW ELECTRICAL PANELS - 16 LAUNDRY ROOMS	

MUTUAL & SHAREHOLDER REQUEST

167
SITE VISITS

Mutual Corporation No. One

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE J.C. KRESS PROPOSAL TO REPLACE 16 ELECTRICAL PANELS IN LAUNDRY ROOMS (BUILDING INSPECTORS REPORT, ITEM A)
DATE: JANUARY 26, 2023
CC: MUTUAL FILE

I move to approve the J.C. Kress proposal to replace 16 Electrical Panels in Mutual One Laundry Rooms at a cost not to exceed $48,400.00. Funds to come from Infrastructure and authorize the President to sign any necessary documentation.

J.C. KRESS CONSTRUCTION
(562) 430-9380
(714) 282-0559
Lic. 525989

PROPOSAL

DATE	1/19/23
PROPOSAL #	1

1394 Scotch Circle
Placentia, CA. 92870

TO

Re: Mutual 1 laundry room electrical panel
Physical Properties
Seal Beach, Ca. 90740

QUICK SCOPE OF WORK	ALLOWANCES	AMOUNT
Replace metered electrical panel in Laundry room closet		
Install new 200 amp metered panel, 1 phase 3 Wire		
New panel to be comparable to the one that has already been changed Catalog # JA220CF		
Patch drywall around panel, NO PAINT		
Run new ground to cold water line in Laundry room		
Golden Rain is to contact Southern Ca. Edison if required to get panel location approval		
and unlock meters if required		
Estimated cost of work as outlined above		$ 2,800.00
City permit fee was 125.00 for laundry room		$ 125.00
Ground round material was 100.00		$ 100.00
Total cost of panel installation with permit fees per panel		$ 3,025.00
16 locations x 3,025.00	$48,400.00	$ 48,400.00
Excludes		
Any hazardous waste material removal or any fees associated with hazardous materials		
Any additional electrical work that may be needed other than panel change		
Any painting if required		
Any work to equipment that is currently feed out of this panel		
Any reprogramming of equipment feed from this panel, time clocks solar etc.		
Cost of permits if required		
Any specialty breakers, like AFCI or GFCI breakers if required		
If a Ground rod is required in place of the cold water ground, The Mutual is required		
to locate the location of the ground rod to avoid any underground		
We are not responsible for any issue's that may accrue due to the installation of the panel		
or ground rod		
Tracing out circuits to label panel if panels are not currently labeled		
Pricing may change due to the volatile nature of the material cost and availability		
	TOTAL	$ 48,400.00

Mutual Corporation No. One

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: APPROVAL OF MUTUAL MONTHLY FINANCES (NEW BUSINESS, ITEM A)
DATE: JANUARY 26, 2022
CC: MUTUAL FILE

I move to acknowledge, per the requirements of the Civil Code Section 5500(a)-(f), a review of the reconciliations of the operating and reserve accounts, operating revenues and expenses compared to the current year's budget, statements prepared by the financial institutions where the mutual has its operating and reserve accounts, an income and expense statement for the mutual's operating and reserve accounts, the check registers, monthly general ledger and delinquent assessment receivable reports for the month of November and December 2022.

Mutual Corporation No. One

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO AUTHORIZE MUTUAL ATTORNEY TO REVIEW RULES AND REGULATION TO DRAFT A GARDEN RULE AND TO CREATE A RULE/PROCEDURE TO IMPOSE FINES (NEW BUSINESS, ITEM B)
DATE: JANUARY 26, 2022
CC: MUTUAL FILE

I move to authorize Mutual Attorney to review Mutual One's Rules and Regulations to draft a Garden Rule and Fine Enforcement Rule.

Mutual Corporation No. One

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO RATIFY RESOLUTION DATED ON 11/21/2022 – APPROVED SUPERWIRE/SPECTRUM CABLE CONTRACT (NEW BUSINESS, ITEM C)
DATE: JANUARY 26, 2023
CC: MUTUAL FILE

On Monday, November 21, 2022, the Mutual One Board of Directors, “RESOLVED to approve the SuperWire/Spectrum Cable contract and authorize the President to sign any necessary documentation.”.

I move to ratify resolution dated on 11/21/2022, “RESOLVED to approve the SuperWire/ Spectrum Cable contract and authorize the President to sign any necessary documentation.”

Mutual Corporation No. One

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO RATIFY AMENDED RULES & REGULATIONS, ARTICLE VI – PHYSICAL PROPERTY (NEW BUSINESS, ITEM D)
DATE: JANUARY 26, 2023
CC: MUTUAL FILE

I move to ratify the proposed rule change by amending the Rules and Regulations, Article VI - Physical Property; the 28-day posting requirement has been met.

SEAL BEACH MUTUAL NO. ONE

AMEND

Rules and Regulations

- If any of these conditions are found, the hoses are to be replaced at the Shareholder's own expense, with a follow- up by the GRF Building Inspector to verify completion.
- In all closes of escrow and changes of stock ownership, all hoses must be changed prior to closing. The maintenance fee for this work shall be borne by the Shareholder/Seller.
- The Shareholder assumes full responsibility for any damage incurred as a result of the installation and/or use of a personal washer and/or dryer in their Unit.
- No portable washers are permitted.

1.6 New washers and dryer installation specifications:

New washers and dryer installations
Shall be submitted to the Physical Property Department with a plan describing the proposed connection to the sewer.
All washers shall be installed with a battery powered water alarm behind the washing machine unit at the floor.
Only braided metal supply hoses are allowed for the appliance.
Dryer vents must go to the roof and have a clean out accessible within the Unit.
All venting must be galvanized pipe with a short flex line used for the connection to the appliance. This ensures that the appliance may be pulled out and serviced without breaking the vent seal.
The contractor may cut a hole for the vent from within the attic but may not have access to the roof of the Mutual building.
The contractor must then contact the GRF Inspector to ensure that it is flashed with the approved damper cap.
An insulation inspection must occur to verify the presence of the soundproofing (if on common walls) before the GRF Building Inspector will sign off on the project.

1.7 Electrical Upgrades

- **Any electrical additions or electrical changes relating to the installation of a ceiling fan, microwave oven or dishwasher that increase the electrical load or number of circuits on the existing electrical panel will require upgrading the service panel at the shareholder's expense.**

2. ARCHITECTURAL GUIDELINES: INTERIOR

2.1 Installation of Showers/Bathtubs

- Shareholders may install a bathtub within the Shareholder's Unit at the Shareholder's own expense, so long as the bathtub meets the requirements set forth in this section and after obtaining a permit from Physical Properties Department.

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SEAL BEACH MUTUAL NO. ONE

AMEND

Rules and Regulations

	• Existing ~~**ducted**~~ HVAC Units will require a 3½"-thick concrete mechanical platform. The site shall be level and compacted. • Existing ~~**ductless**~~ HVAC Units not currently on an authorized and code compliant base shall be corrected. • Existing ~~**ducted and ductless**~~ HVAC Units will be inspected and serviced as needed and condensation drain lines and line set covers will be rodent- proofed. • **Existing HVAC Units will be inspected and serviced for proper function, as well as adding attic access, rodent proof drain and line set covers and reroute drain line to trap side of sink.**
Applicable Codes	• All ductless and ducted HVAC Units shall be installed in such a way as to ensure compliance with all current state and local building, electrical, and plumbing codes. Both Golden Rain Foundation and City of Seal Beach building permits are required. • **Noise Levels.** All new installations shall conform to the current local interior and exterior noise ordinances at the time of installation. The compressor is not to exceed 50 decibels, measured as stated in Seal Beach Municipal Code Section 7.15.035, and the air handler in the attic cannot exceed interior noise levels as stated in Seal Beach Municipal Code Section 7.15.020. ○ If the noise level specified above exceeds either of the two levels, the shareholder shall be responsible for having the unit(s) repaired within 30-days of written notice by the Board to the shareholder. If the HVAC Unit is not repaired by the shareholder within the 30-day written notice period, the HVAC Unit may not be used by the shareholder. ○ The Mutual may elect after the 30-day notice period to repair the HVAC unit. Should the Mutual elect to repair the HVAC Unit, the shareholder will be billed for all expenses relating to the repair. The shareholder will be required to pay for the HVAC Unit repair costs within 30-days of being invoiced by the Mutual.
Wall Heaters	• Permits are required for all wall heaters and window/wall AC units. In all construction work or remodels where wall heaters replace the original ceiling heat source, a metal

DRAFT

(Oct 2022)

SEAL BEACH MUTUAL NO. ONE

AMEND

Rules and Regulations

- The Mutual will maintain the maintenance responsibility for the exterior wood members upon completion and approval of the work.

4.5 Drywall

- All drywall at common walls, ceilings, skylight shafts shall be type x 5/8 inch.

4.6 Plumbing

- The Shareholder shall ensure that if any work is to be done on exposed original plumbing, (water/sewer) that the plumbing shall be changed to copper (type L) with sweat joints or ABS pipe and cast iron in some instances, at the discretion of the GRF inspector.
- Full remodels shall have a brass ball valve main shut off installed for the cold water entering the unit.
- All valves shall be easily accessible. The shut off valve for the hot water shall be at the cold-water supply to the water heater and easily accessible through a panel.
- The water heater shall be easily accessible for service and have a drip pan and a dual water alarm (Such as Son in™) installed by the contractor.
- Only metal braided supply lines with 1⁄4 turn metal angle stops are allowed for all plumbing fixtures.
- All supply lines shall have metal nuts.

4.7 Electrical

- ~~If a new circuit is required and space cannot be found within the existing panel, then a new panel will be necessary and shall only be Square D Q0124L125 24 spaces/24.~~
- ~~Circuits with 100 amp main shut off.~~
- ~~No sub panels are allowed when remodeling.~~
- All electrical boxes in the common walls shall be metal, not plastic.
- All remodels shall require high efficiency lighting such as LED, Gu24, or fluorescent tube. No screw in bulbs will be permitted.
- **Any electrical additions or electrical changes that increase the electrical load or number of circuits on the existing electrical panel will require upgrading the service panel at the shareholder's expense**
- **The main electrical panel must be upgraded to a 125-amp Square D Q01241125PG with a 100-amp main breaker**

4.8 Insulation/Sound Proofing/Fireproofing

- All common walls shall be insulated for soundproofing and fireproofing.

(Oct 2022)

DRAFT

Mutual Corporation No. One

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE THE TRANSFER RESOLUTION FORM – REGARDING RECURRING EXPENSES THAT ARE OVER $10,000 FOR THE 2023 YEAR (NEW BUSINESS, ITEM E)
DATE: JANUARY 26, 2023
CC: MUTUAL FILE

In compliance with legislation, Assembly Bill 2912 (AB 2912) – Association Finances, which as of January 1, 2019 has gone into effect, the Board of Director are now required to prove a review of all Financials. The bill is intended to require the Board of Directors to provide a greater oversight of the finances of their associations in an effort to better protect against fraudulent activity and potential loss.

I move to approve that the Mutual 01 Board of Directors authorize the recurring expenses listed on the Transfer Resolution Form dated January 3, 2023, to be in compliance with Civil Code Section 5502.

CERTIFICATE OF SECRETARY

I, the undersigned, hereby certify that: (1) I am the duly appointed secretary of the Seal Beach Mutual No. 01, a California non-profit mutual benefit corporation (the "Association"); and (2) the following is a true copy of a resolution adopted by the vote of a majority of the members of the Board of Directors on January 26, 2023:

SEAL BEACH MUTUAL NO. 01
RESOLUTION OF BOARD OF DIRECTORS

WHEREAS, Civil Code Section 5502 provides, among other things:

> "Notwithstanding any other law, transfers shall not be authorized from the association's reserve or operating accounts without prior written approval from the board of the association unless the amount of the transfer is less than the following:
>
> * * *
>
> (2) The lesser of ten thousand dollars ($10,000) or 5 percent of the estimated income in the annual operating budget, for associations with 51 or more separate interests."

WHEREAS, the Association has certain monthly recurring expenses for basic Association expenses (e.g., utilities and insurance) which exceed the lesser of $10,000 or 5% of the Association's estimated income in the annual operating budget (the "Transfer Limit"), which, heretofore have been paid from the Association's operating accounts via electronic transfer by the Association's property manager;

WHEREAS, the Association's Board of Directors desires to authorize its property manager to continue to make such recurring payments with this Resolution deemed with prior written Board approval for each transaction;

NOW, THEREFORE, IT IS HEREBY RESOLVED that the Association's Board of Directors provides its prior written approval pursuant to Civil Code Section 5502 for GRF, the Association's property manager, to make transfers from the Association's operating accounts which exceed the Transfer Limit to pay the following recurring expenses of the Association:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Mutual Corporation No. One

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO AUTHORIZE MUTUAL ADMINISTRATION TO MAIL OUT OPT-OUT NOTICES TO THE MUTUAL'S SHAREHOLDERS (NEW BUSINESS, ITEM F)
DATE: JANUARY 26, 2023
CC: MUTUAL FILE

I move to approve that Mutual Administration mail an Opt-Out Notice, allowing the shareholder to remove their name, property address, mailing address, and/or e-mail address from the membership list, per Civil Code §5220 Membership List Opt-Out.

Mutual Corporation No. One

Opt-Out Notice

A member may request that the Association provide him or her with a copy of the membership list(s), including the names, property address, mailing address and, as of January 1, 2020, the email address, of each member. The member's request must be in writing and must set forth the purpose for which the list(s) is requested, which purpose must be reasonably related to the requester's interests as a member of the Association. The Association will be obligated to provide the member with a copy of such membership list(s) unless it reasonably believes that the member will use the information for another purpose. **NOTE: If filed in previous years, you are not required to submit this notice again**.

Pursuant to Civil Code § 5220, a member can "opt out" of having his or her name and address(es) included on a membership list(s) which must be distributed to members upon request. If you would like to "opt out" of having your name and/or address(es) included on a membership list(s), please complete the following form and return by mail:

Mutual Administration
PO Box 2069, Seal Beach, CA 90740
OR

In-Person to
Stock Transfer
Administration Building A, Mail Drop-Box

Email to
MutualSecretaries@lwsb.com

To Whom It May Concern,

Please **REMOVE** the following information related to my Mutual _____ and Unit _____ from the Mutual's membership list in accordance with Civil Code § 5220 until further written notice from me:

(Check all that are applicable)

☐ Name

☐ Property Address

☐ Mailing Address

☐ Email Address

Date: _____

Print Name: _____

Signature: _____

Unit Address: _____

Mutual Corporation No. One

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE TRANSFER OF FUNDS FROM US BANK TO AMERITRADE (NEW BUSINESS, ITEM G)
DATE: JANUARY 26, 2023
CC: MUTUAL FILE

I move to approve the transfer of funds of $750,000.00 from US Bank to Ameritrade.