

A G E N D A
REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL ONE
August 24, 2023
Meeting begins at 9:00 a.m.
Zoom/Video Conference Call and Conference Rm B

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:

Mr. Weber, GRF Representative
Ms. Gambol, GRF Representative
Ms. Young, Sr. Director Internal Operations
Mr. Stolarz, Building Inspector
Ms. Barua, Sr. Portfolio Specialist
Ms. Equite, Portfolio Specialist

5. **GUEST SPEAKER** Ms. Young
 - a. Discuss and vote to approve whether Mutual Board documents should still be posted on the LWSB Mutual website (p.3)
6. **APPROVAL OF MINUTES:**
 - a. Regular Meeting Minutes of July 27, 2023
7. **BUILDING INSPECTOR'S REPORT** Mr. Stolarz

Permit Activity; Escrow Activity; Contracts & Projects; Shareholder and Mutual Requests (pp. 4-7)

 - a. Discuss and vote to approve patio proposal for Unit 25-G (pp. 8-10)
 - b. Discuss and vote to authorize Building Inspector to go out to bids for laundry room windows(p.11)
 - c. Discuss and vote to approve a contingency factor for 10% for concrete work (p. 12)
 - d. Discuss Fenn Termite and Pest Control to alleviate rodents
8. **GRF REPRESENTATIVES** Mr. Weber /Ms. Gambol
9. **UNFINISHED BUSINESS**
 - a. Discuss and vote to ratify Section 5.3 – GRF Permit for Building Alterations /Additions (pp. 13-14)
 - b. Discuss and vote to ratify amended Article V. – Landscape/Garden Rules and Regulations of the Rules and Regulations (pp. 15-25)

STAFF BREAK BY 11:00 a.m.

10. **NEW BUSINESS**

- a. Discuss and vote to approve Monthly Finances (p. 26)
- b. Discuss and vote to authorize J&J Landscape to trim trees by carport 15 (p. 27)
- c. Discuss and vote to approve association reserves for 2024 (p. 28) (handout)
- d. Discuss and vote to change November Monthly meeting date (p. 29)
- e. Discuss election voting
- f. Discuss compost bins
- g. Discuss Hotline updates

11. SECRETARY / CORRESPONDENCE

Ms. St. Aubin

12. CHIEF FINANCIAL OFFICERS REPORT

Mr. Markovich

13. PORTFOLIO SPECIALIST

Ms. Equite

14. ANNOUNCEMENTS

- a. **NEXT BOARD MEETING:** Thursday, September 28, 2023, at 9:00 a.m., via Zoom/Video Conference Call and Conference Rm B.

15. COMMITTEE REPORTS

- a. Landscape Committee
- b. Physical Property Report
- c. New Buyer Orientation Report
- d. Carport/Patio Report
- e. Caregivers/Pets Report

16. DIRECTORS' COMMENTS

17. SHAREHOLDER COMMENTS

18. ADJOURNMENT

19. EXECUTIVE SESSION

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

Mutual Corporation No. One

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE WHETHER MUTUAL BOARD DOCUMENTS SHOULD STILL BE POSTED ON THE LWSB MUTUAL WEBSITE (GUEST SPEAKER, ITEM A)
DATE: AUGUST 24, 2023
CC: MUTUAL FILE

Documents: agendas, minutes, summary reports, governing documents, policies/rules, bylaws, occupancy agreement, board roster

I move to have _____, _____, _____, _____, removed from the public LWSB Mutual Website and posted only to CINC for Mutual One shareholder viewing only.

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL : **(01) ONE**

INSPECTOR : **RICH STOLARZ**

MUTUAL BOARD MEETING DATE: August 24, 2023

PERMIT ACTIVITY

UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	PERMIT ISSUE	COMP. DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR / COMMENTS
1-I	FLOORING	GRF	08/15/23	09/30/23	NO	NONE	KARY'S CARPETS
2-D	ELECTRICAL	BOTH	08/07/23	09/07/23	NO	NONE	OGAN CONSTRUCTION
3-B	CARPORT CABINET	GRF	07/25/23	09/07/23	NO	NONE	VICKER'S CONSTRUCTION
4-A	SKYLIGHT REPLACEMENT	BOTH	08/01/23	09/30/23	NO	NONE	M&M CONSTRUCTION & SKYLIGHTS
4-C	SHOWER CUT DOWN	BOTH	07/19/23	08/19/23	NO	08/04/23 FINAL	NUKOTE
5-B	CARPORT CABINET	GRF	07/01/23	07/20/23	NO	PENDING	VICKER'S CONSTRUCTION
5-F	PATIO & PERGOLA	GRF	06/08/23	08/18/23	NO	07/25/23 FINAL	LOS AL BUILDERS
12-L	F.A.U.	BOTH	08/21/23	10/21/23	NO	NONE	ALPINE HEATING & AIR
14-E	ABATEMENT	GRF	07/17/23	07/18/23	NO	PENDING	UNIVERSAL ABATEMENT
14-E	HEAT PUMP	BOTH	07/06/23	09/26/23	NO	NONE	SWIFT HVAC
14-E	FLOORING	GRF	07/10/23	08/31/23	NO	NONE	MICHAEL'S CARPET
16-W	WINDOW / DOOR	BOTH	07/26/23	09/30/23	NO	NONE	LOS AL BUILDERS
17-C	SHOWER	BOTH	07/14/23	08/14/23	NO	08/04/23 FINAL	NUKOTE
28-I	WINDOWS / DOOR	BOTH	06/10/23	09/30/23	NO	08/16/23 FINAL	MP CONSTRUCTION
32-E	FLOORING	GRF	08/10/23	09/30/23	NO	08/15/23 FINAL	KARY'S CARPETS
32-E	HEAT PUMP	BOTH	07/28/23	10/28/23	NO	NONE	GREENWOOD
34-E	CARPORT CABINET	GRF	07/10/23	08/01/23	NO	07/26/23 FINAL	VICKER'S CONSTRUCTION
40-D	HEAT PUMP	BOTH	08/02/23	10/02/23	NO	08/09/23 FINAL	ALPINE HEATING & AIR
42-J	SHOWER CUT DOWN	BOTH	07/26/23	08/26/23	NO	08/04/23 FINAL	NUKOTE
43-I	CEILING FAN	GRF	08/08/23	09/20/23	NO	NONE	LOS AL BUILDERS
45-G	SHOWER	BOTH	06/28/23	07/28/23	NO	08/16/23 FINAL	NUKOTE
45-I	HEAT PUMP	BOTH	08/04/23	11/04/23	NO	NONE	GREENWOOD
50-G	GLASS AND GATE	GRF	06/01/23	09/30/23	NO	NONE	LW DÉCOR
53-I	PLANTER BOARDER	GRF	06/21/23	06/26/23	NO	07/24/23 FINAL	ANGUIANO LAWN CARE

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL : **(01) ONE**

INSPECTOR : **RICH STOLARZ**

MUTUAL BOARD MEETING DATE: **August 24, 2023**

54-J	PORCH CARPET	GRF	07/11/23	08/15/23	NO	08/08/23 FINAL	B&B CARPETS & FLOORING
56-B	FLOORING	GRF	03/02/45	07/18/72	NO	NONE	KARY'S CARPETS
56-D	REMODEL	BOTH	08/28/23	11/15/23	NO	NONE	OGAN CONSTRUCTION
61-F	PATIO	GRF	07/24/23	09/24/23	NO	NONE	MJ JURADO INC
62-H	WINDOWS / DOOR	BOTH	05/30/23	06/30/23	YES	08/16/23 FINAL	VICKER'S CONSTRUCTION
63-B	CARPORT CABINET	GRF	07/28/23	08/28/23	NO	NONE	VICKER'S CONSTRUCTION
64-L	HEAT PUMP	BOTH	07/20/23	10/20/23	NO	NONE	GREENWOOD HEATING & AIR
70-G	HEAT PUMP	BOTH	07/13/23	09/13/23	NO	08/04/23 FINAL	ALPINE HEATING & AIR

ESCROW ACTIVITY

UNIT #	NMI	PLI	NBO	FI	FCOEI	ROF	DOCUMENTS/COMMENTS
1-C		07/14/23	08/16/23	08/15/23	08/29/23		
1-D		03/20/23					
2-F		07/13/23					
8-E		07/12/23					
9-L		06/16/23					
10-G		04/10/23					
10-L		06/13/23					
12-C		03/10/23	05/11/23	05/11/23	05/25/23	08/04/23	
14-L		10/10/22					
17-D		06/13/23	08/16/23				
20-A		04/10/23					
21-F		08/30/22	07/07/23	07/18/23	08/01/23		
26-B		06/27/23	08/11/23	08/11/23	08/25/23		
26-L		03/22/23	07/25/23	07/31/23	08/14/23		
28-A		04/20/23					

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL : **(01) ONE**

INSPECTOR : **RICH STOLARZ**

MUTUAL BOARD MEETING DATE: **August 24, 2023**

30-K		05/17/23					
32-E		04/10/23	05/23/23	05/24/23	06/08/23	08/15/23	
36-B		07/14/23					
39-B		05/17/23	05/22/23	05/31/23	06/12/23	07/28/23	
40-D		08/18/22	06/13/23	06/14/23	06/26/23		
43-B		07/19/23					
44-D		03/10/23	05/31/23	05/31/23	06/12/23	07/27/23	
45-B		09/14/22	06/29/23	07/07/23	07/19/23		
47-H		06/16/23	07/21/23	07/20/23	08/03/23		
49-B		02/10/23	05/22/23	05/22/23	06/06/23	08/14/23	
56-B		03/02/23	05/01/23	05/01/23	05/15/23	08/07/23	
64-H		07/19/23					
64-K		03/02/23	03/05/23	04/20/23	05/04/23		

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 5/01/2026	TERMITES & PEST SERVICE
FENN GOOD THROUGH 6/30/2026	BAIT STATIONS
WASH GOOD THROUGH 06/30/28	WASHERS & DRYERS
J&J LANDSCAPING GOOD THROUGH 12/01/2024	LANDSCAPING
A-1 TOTAL SERVICE PLUMBING 12/31/23	SEWER PIPE RELINING
SOUTHERN PROPERTY FIRE PROTECTION - FIRE EXTINGUISHER CERTIFICATION GOOD THROUGH 12/2023	
UPDATE - A1 TOTAL PLUMBING - WORKING ON BLDG. 65, 66 - COMPLETED BLDG 64	
DISCUSS AND VOTE TO APPROVE EXTENDED PATIO PLANS FOR UNIT 25-G	

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL : (01) ONE

INSPECTOR : RICH STOLARZ

MUTUAL BOARD MEETING DATE: August 24, 2023

MUTUAL & SHAREHOLDER REQUEST

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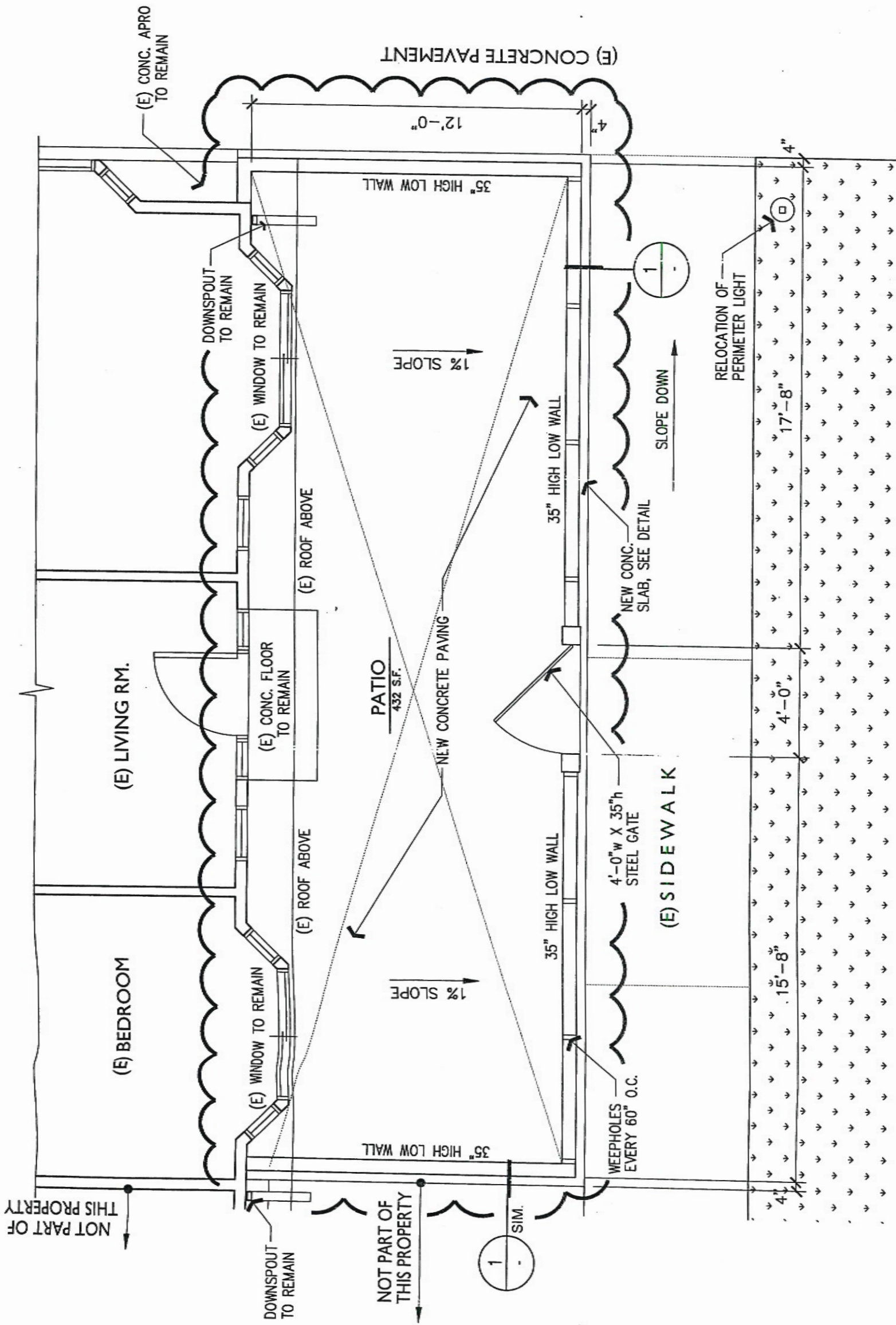
SITE VISITS

Mutual Corporation No. One

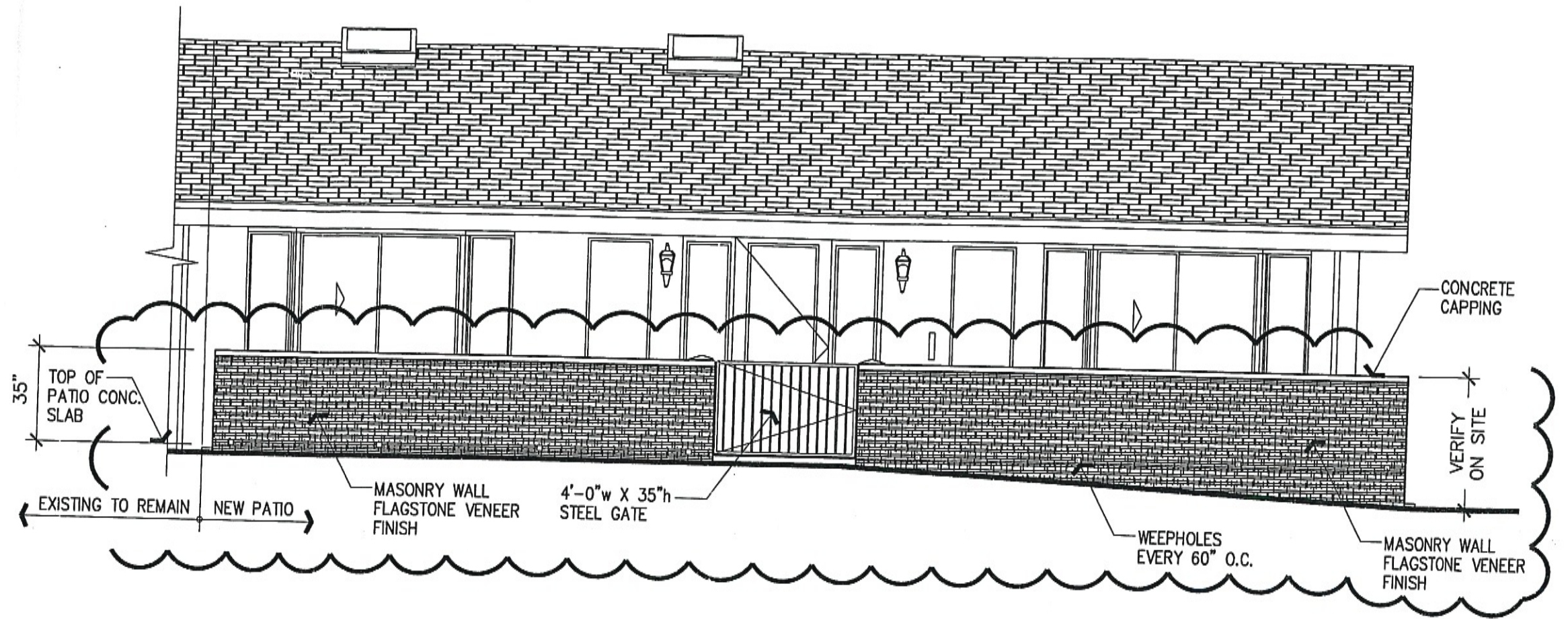
MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE PATIO PROPOSAL FOR UNIT 25-G
(BUILDING INSPECTOR, ITEM A)
DATE: AUGUST 24, 2023
CC: MUTUAL FILE

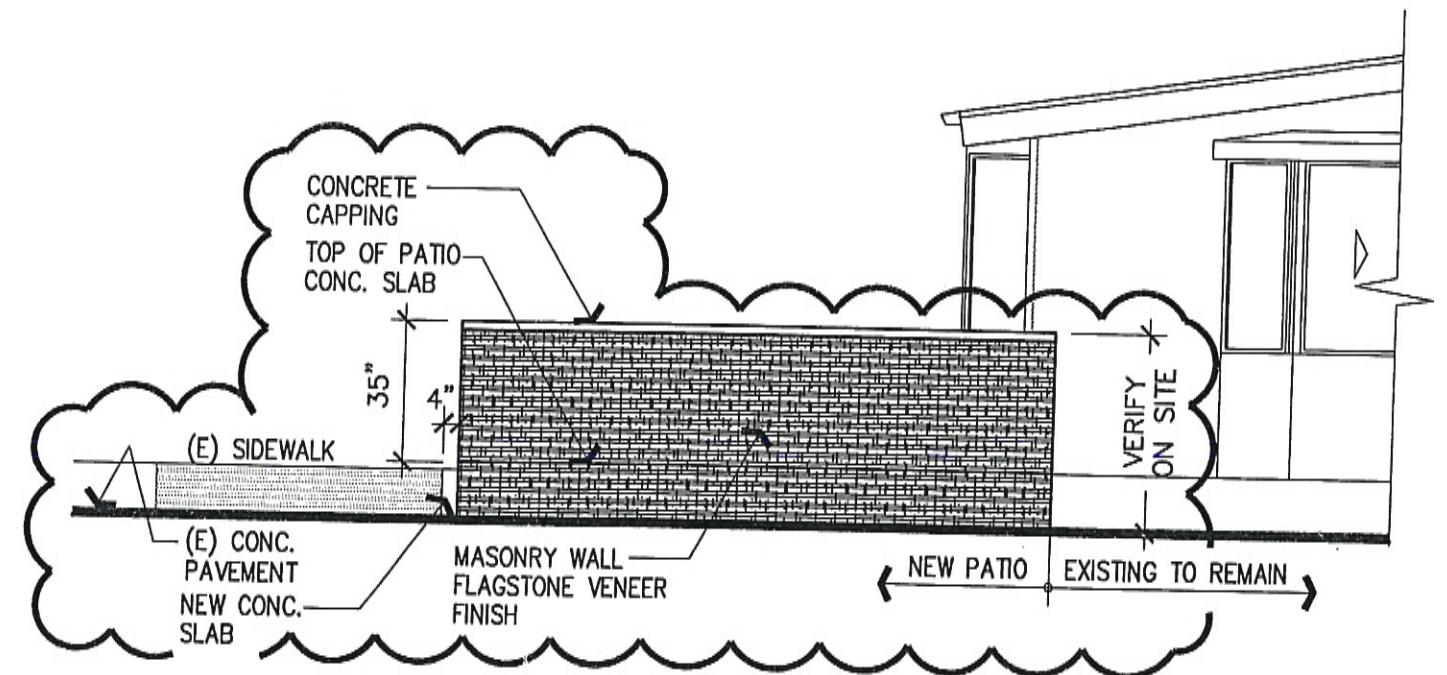
I move to approve patio proposal for Unit 25-G, work to be done at the shareholders expense.



NEW FLOOR PLAN
SCALE: 1/4" = 1'-0"



FACING NORTH-WEST ELEVATION (NEW)
 SCALE: 1/4" = 1'-0"



FACING SOUTH-WEST ELEVATION (NEW)
 SCALE: 1/4" = 1'-0"

Mutual Corporation No. One

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO AUTHORIZE BUILDING INSPECTOR TO GO OUT TO BIDS FOR LAUNDRY ROOM WINDOWS (BUILDING INSPECTOR, ITEM B)
DATE: AUGUST 24, 2023
CC: MUTUAL FILE

I move to authorize the Building Inspector to go out to bids for laundry room windows.

Mutual Corporation No. One

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE A CONTINGENCY FACTOR OF 10%
FOR CONCRETE WORK (BUILDING INSPECTOR, ITEM C)
DATE: AUGUST 24, 2023
CC: MUTUAL FILE

I move to approve a contingency factor of 10% for concrete work, funds to come from _____
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 SECTION 5.3 – GRF PERMIT FOR BUILDING ALTERATIONS/ADDITIONS (UNFINISHED BUSINESS, ITEM A)
DATE: AUGUST 24, 2023
CC: MUTUAL FILE

I move to ratify proposed rule change by amending Section 5.3 – GRF Permit for Building Alterations/Additions of the Rules and Regulations; the 28-day posting requirement has been met.

SEAL BEACH MUTUAL NO. ONE**AMEND****Rules and Regulations**

- Contractors or vendors engaged by a shareholder for the purpose of performing interior or exterior remodeling, or installing or removing equipment and appliances associated with such work on the unit in this Mutual, will be permitted to do so only between the hours of 8:00 a.m. and 5:00 p.m.
- No work is permitted on Saturdays, Sundays, or holidays except as noted below. These limitations also apply to shareholders who are doing any permissible work on their own.

Shareholders or their contractors or vendors doing work in a unit may work on Saturdays if:

- Prior permission is obtained from the Mutual President or other Mutual director.
- The work is done between the hours of 8:00 a.m. and 5:00 p.m.

Contractors must follow the rules and regulations as set forth by the Golden Rain Foundation Physical Property Department.

5.3 GRF Permit for Building Alterations/Additions.

- In order to conduct any construction for the alterations and/or additions in the Shareholder's Unit within the Mutual buildings, the Shareholder or contractor shall submit an application for issuance of a building permit to the Physical Property Department and obtain a GRF Permit for the alterations and/or additions.
- The Shareholder must provide the Physical Property Department with a written, signed proposal and contract between the Shareholder and the contractor performing the work, which describes the work to be done by the contractor, the fees to be paid, and the commencement and completion dates of the work.
- Such contract must be in the form of the appropriate Standard Form Contract provided by GRF and must be properly completed and signed by the Shareholder and contractor proposing to do the work.
- The Standard Form Contract will contain a per day penalty for every calendar day that exceeds the completion date set forth in the Contract. Said penalty to be paid by the Contractor to the Shareholder. The Mutual Board, or its designee, may make an exception to the completion date and award an extension to the contractor without penalty due to unforeseen delays or problems.
- Mutual requires the signature of the Mutual **Corporation's** President or, **in the absence of the President, the Vice President, Physical Properties Director or any other Board Officer** ~~any designated Director~~ on any building permit, building plans, and or change orders issued for Unit remodeling. ~~and approved by GRF.~~
- No Shareholder shall make any structural alterations in the Unit or Mutual premises, or in the water, electrical conduits, plumbing, or other fixtures connected therewith, or remove any additions, improvements or fixtures from the Unit or Mutual premises, without the prior written consent of the Mutual and GRF.

(March 2023)

Mutual Corporation No. One

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO RATIFY AMENDED ARTICLE V. LANDSCAPE/
GARDEN RULES AND REGULATIONS (UNFINISHED BUSINESS, ITEM B)
DATE: AUGUST 24, 2023
CC: MUTUAL FILE

I move to ratify proposed rule change by amending Article V. Landscape/Garden Rules and Regulations of the Rules and Regulations; the 28-day posting requirement has been met.

LANDSCAPING/GARDEN RULES AND REGULATIONS

Landscape Areas, Trees and Shrubs

PURPOSE

These rules and regulations are adopted to enhance the enjoyment of the Mutual One living style by setting and enforcing standards for Mutual One landscaping.

These rules and regulations outline the shared responsibilities of Mutual One and its Shareholders. The Landscape Committee is entrusted with the management of landscaping including the responsibility for inspections and enforcement of these rules and regulations.

If all Shareholders follow the rules and regulations as outlined below, the landscape areas will display what most Shareholders would consider an appealing appearance of Mutual One, a benefit to us all as a good place to live and enhancement of property values in the event of resale.

GARDEN AREAS SIZES

Every Shareholder is allowed the privilege of a flowerbed area in front of their unit. Existing flowerbeds range in width from 24" to 36" and cannot be more than 36". The flowerbed must, however, conform and align with the existing flowerbeds in front of the building. Under no circumstances can flowerbeds exceed the width of the predominate flowerbeds in front of the building. The maximum permissible width of 36" is measured from the outer edge of the building/porch/patio toward the sidewalk, and must be aligned with the adjacent flowerbeds in a straight and contiguous alignment. At the time of sale, transfer of stock or remodel, extensions will be returned to the permissible width in conformity with the established predominant alignment in front of the building. The work will be done by Mutual One at the Shareholder's expense when a remodel occurs or as a Seller's expense upon sale of the unit.

The Mutual will advise residents of violations of these Rules and Regulations, in writing. If the violating Shareholder does not correct the violation within 30 days, the Mutual will make the correction(s) at the expense of the Shareholder. (Refer to Appendix A - Shareholder Garden Notice to Comply Letter.)

The Mutual's landscape contract includes routine trimming of shrubbery, cultivating and weeding. Rose bushes are pruned annually, usually in January.

LANDSCAPE RULES AND REGULATIONS:

- * Shareholders must contact the HELPLINE for any gardening requests or sprinkler service. Shareholders are prohibited from requesting such work directly from the landscapers.
- * Shareholder's "set limits" for Shareholder flowerbed areas are set by the existing flowerbed border. (Refer to Patio Rules and Regulations)
- * The Mutual reserves the right to determine if a Shareholder flowerbed area has become cluttered or unsightly. If so determined, the Mutual will send a 30 day written notice to the violating Shareholder. If further action is needed, the Mutual will take steps to bring the Shareholder flowerbed area into compliance at the expense of the Shareholder and the Shareholder will not be reimbursed for any discarded items. (Refer to Appendix A - Shareholder Flowerbed - Notice to Comply Letter.)
- * Containers on the ground in the standard Shareholder flowerbed area must be decorative. Nursery containers are not permitted.
- * Shareholders may plant greenery of their choice from the Mutual One approved planting list (page 7), at their cost, subject to the restrictions set forth in these Rules and Regulations.
- * Vines (all varieties) are not permitted. Vines provide ready habitat for rats and other small animals; they also increase humidity against all surfaces, causing dry rot.
- * All parts of all plantings must be at least 6" from the building/porch/patio and remain 18" below the eaves.
- * All non-conforming plantings will be cut back by the Mutual at the Shareholder's expense.
- * All plants/trees in the flowerbed areas with a trunk diameter of 4" or more will be removed by the Mutual at the Shareholder's expense.
- * All fertilization and plant pest control within the flowerbed area are the responsibility of the Shareholder at their expense. Pesticide application requires careful attention to prevent endangerment to others as well as danger to useful insects.

- * Flowerbed areas are cultivated, weeded, and trimmed by Contracted Landscaping Staff. Shareholders who desire to do that work themselves may alert Contracted Landscaping Staff by placing red flags within the flowerbed areas. Flags are available from Directors.
- * The staff members of the Contracted Landscaping Service are instructed to remove weeds from all flowerbed areas, including Baby's Tears, wild mint, and plants of the spiderwort family. All these plants are capable of spreading onto the lawns or invading neighboring flowerbeds.
- * In no instance are plants of any sort permitted to become entwined, lay upon, or in any manner touch a roof, an exposed beam, or any portion of a structure, as these conditions tend to invite termites, rats, and mice.
- * Any plant materials in the flowerbed areas whose roots are damaging the building structure, walkways, lawn area, or retaining wall must be removed at the expense of the Shareholder and the damages repaired at the expense of the Shareholder.
- * Plants not already trimmed to acceptable standards will be cut back, at the Shareholder's expense, when the structure is painted or repaired.
- * No more than 15 pots/containers will be allowed per side of personal flowerbed areas of common areas of an individual unit (end units 15 in front and 15 on the side). Under no circumstances should potted plants prohibit unit ingress or egress.
- * Any potted plants placed in the flowerbed areas must be in decorative pots - they may not be left in nursery containers. Potted plants are to be kept trimmed and in a healthy state. The flowerbeds are to be kept in an attractive state to avoid an overabundance of plants that can be an eyesore and attract black widow spiders, other spiders, bugs and rodents.
- * Care must be exercised to avoid over-planting flowerbed areas.
- * Patio furniture is not permitted in the flowerbed area.
- * Containers that have no drainage holes and standing water are not permitted, they are breeding grounds for mosquitoes.
- * Freestanding inanimate objects are permitted in Shareholder flowerbed areas, but shall be limited to six (6) objects.
- * Hanging objects on porches are limited to six (6).

- * Shareholders are prohibited from leaving unused gardening materials/equipment, empty pots, fertilizer, pavers, trash, newspapers, household items, water dishes or food of any kind in their flowerbeds and common areas. Units with outside storage cabinets cannot store fertilizers in the storage units or in the carport storage units (fire hazard). If not removed within 30 days, a 30 day written notice to correct will be issued.
- * At all times, entrance walkways, from the sidewalk to the structure/porch/patio, must be kept clear of potted plants and all other impediments, including electric carts. Nothing that will in any way impede the full use of the 36-inch-wide walkway and entry from the sidewalk to the entrance onto the porch is permitted to remain on the walkway. Plant materials must not extend outside the flowerbed limits, over scallop borders, walkways, turf areas, or onto neighboring flowerbed areas.
- * Block, brick or concrete must border each decorative walkway and between Shareholder flowerbed area and turf. Edging must be approved by the Architectural Committee, prior to installation.
- * Plants are not permitted on top of the Padmount transformer, cable vaults, and telephone vaults, hung or placed on Padmount enclosures (per policy 7492), telephone poles, or adjacent areas.
- * Plants must never rub against the building structure, stucco, or deco blocks.
- * All non-conforming plantings will be cut back by the Mutual at the Shareholder's expense.
- * All plants and trees must remain at least eighteen inches (18) below the eaves to allow access for inspection and maintenance (i.e., painting).
- * A maximum of six (6) hanging items is permitted which includes flower baskets, wind chimes or other artifacts. Plants must be kept trimmed, healthy and on non-rusting hangers.
- * Shareholder's of units A, and L, upon prior written Board approval, may be allowed to plant in the areas adjacent to the ends or sides (triangles in A and L) of their units. If the Shareholder has written permission to use the area, the Shareholder must follow the rules as to what plants are permitted and care for the planting, so as to keep them aesthetically appealing. Approval for these special areas may be revoked by the Board and the plants removed at any time without reimbursement to the Shareholder for the items removed. A 36" unencumbered aisle or dirt walkway will be maintained from the sidewalk to the front window of the 2nd bedroom to ensure unobstructed access for emergency personnel. Violation of

this requirement is not protected by a “grandfather” clause and any such plantings will be removed at the Shareholder’s expense without compensation.

- * Watering flowerbed areas is the Shareholder’s responsibility. Slow watering of plants all day or all night is not permitted. Watering plants without attendance is not permitted; this is to prevent flooding and over watering of the area. Hoses may not be left unattended if the water is on, and soaker hoses are not permitted.
- * If a flowerbed is deemed to be an eyesore by the Landscape Committee and provides hiding places for spiders and rodents, then the Shareholder will be asked, in writing, to clean it out. If the Shareholder does not clean out the “overgrown” flowerbed and/or overabundance of potted plants, then the Mutual will do it at the Shareholder’s expense, and the Shareholder will not be reimbursed for any plants, pottery, containers or non-authorized “items” in the flowerbed.
- * Flowerbed and patio solar lighting must be installed that such lighting does not interfere with mowing or edging.
- * Maintenance of solar lighting is the responsibility of the Shareholder.
- * The Landscape Contractor and/or Mutual will not reimburse the Shareholder for the damages to any flowerbed and/or patio lighting.
- * Any electrical lighting installations must be permitted by the Golden Rain Foundation Physical Property Department.
- * Shareholders may install holiday lighting and decorations in their flowerbed and/or porch/patio areas only with materials that are approved for outdoor usage.
- * Decoration of the walkway light poles and light globes is prohibited. Decorating or blocking the light in these walkway lights in any way can limit the necessary and appropriate light for safe passage through the area. Items that are placed on, in or around the walkway lights/poles (i.e., painting the globes, potted plants, planting in the ground, ornamental items or items that block the light, placed around the poles, will be removed with no compensation to the Shareholder.
- * The limited planting area around Shareholders’ units does not allow for the planting of trees in the ground.
- * Trees are allowed (above ground in pots) but cannot have roots extend through the pot into the soil of the flowerbed area and cannot come into contact with the unit walls or exterior decor.

- * Shareholders with fruit trees in pots (fruit trees are prohibited from being planted in the ground in the flowerbed area) are required to keep the ripened fruit picked and remove any fallen fruit immediately to deter rodents. For any non-compliance, the Shareholder will be notified and given 30 days to comply, otherwise, the fruit tree will be removed by the Mutual at the Shareholder's expense with no compensation.
- * Fruits and vegetables are permitted to be grown in pots (not in the ground) in the Shareholder's flowerbed area.
- * Free-standing, hanging, and inanimate objects are permitted within the Shareholder's flowerbed area with the following limitations:
 - * Limit of 6
 - * May not flash, blink, spin, rotate, or cause a public nuisance of any kind
 - * Decorations, including holiday decorations, landscape or accent lighting, wall mounted flags and lanterns, for sale, patio sale, yard sale, and political campaign signs, as long as erected and taken down in a timely manner
 - * No signs may be placed on common property
 - * Every effort should be made not to disturb or adversely affect neighbors with the installation and operation of flood or security lights
 - * The Board may request a Shareholder remove an item(s) if surrounding Shareholders complain
 - * Commercial advertising signs and flags are prohibited

COMMON AREA MAINTENANCE & USE

Common areas/turf areas are described as the ground areas located outside the unit's flowerbed area. The Mutual is responsible for the maintenance of this area. Laundry room planters are a part of the Mutual's landscape/lawn property - they are not for the Shareholders' use. If a Shareholder infringes upon this area, the Mutual will ask the Shareholder to remove such infringements and removed with no compensation to the Shareholder.

Shareholders are not permitted to install, maintain, remove, or relocate plants or any other landscaping or non-landscaping materials in the common or turf areas, around trees, irrigation corners on greenbelts, or around walkway light poles. Any items, including plants and other landscaping material that is placed in the common/turf area by a Shareholder may be removed at the Shareholder's expense. Directors have the authority to authorize such removal.

Shareholders are not permitted to install, relocate, or adjust common/turf area sprinklers. Shareholders are not permitted to hand water common/turf areas except for areas inadequately irrigated by the sprinkler system.

The Mutual will not plant or replace trees in common or turf areas that have less than an eight foot clearance from planting to the sidewalk and/or entrance walkway.

Temporary use of common/turf areas by Shareholders, requires prior written approval by a Director (examples could include a picnic, party, moving, construction material storage, etc.).

Walkway lights may not be decorated, have anything attached to them or any items (plants or decorative) placed at the base of the walkway light pole on common/turf areas.

Any damages or fees incurred by the Mutual for items placed in the common or turf areas by Shareholders will be the responsibility of the Shareholder.

Common/turf area trees will be removed due to age or disease and may be replaced with approval from the Board of Directors. Shareholders can speak to the Landscape Chairperson about donating a tree to the Mutual greenbelt area.

APPROVED AND PROHIBITED PLANTS

The list of approved plants is shown below (no other plants are to be placed in the flowerbeds). If a Shareholder has a question about a plant that does not appear on the approved list, the Shareholder needs to contact the Mutual One Landscape Chairperson for clarification and obtain written approval from the Chairperson prior to planting. If planted without prior written approval, the Mutual will remove, at its discretion, the offending plant(s) at the Shareholder's expense.

Approved Plant List:

If a Shareholder has a question about a plant that does not appear on the approved plant list, the Shareholder needs to contact the Landscape Director for clarification and written approval prior to planting. If planted prior to written approval, the Mutual will remove, at its discretion the offending plant, at the Shareholder's expense.

Daylily	Mexican Sage
Santa Barbara Nandia Gulfstream	Marjorie Channon Pittosporum
Nandia - Gulfstrea	Duranta
Raphilolepis - Pink Lady	Heather - Mexican Heather
Agepanthus	Holy Family
Fuchsia	Hydrangea
Roses	Lily of the Nile
Verbena	Linrope

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approved plant list continued:

Pyracantha	Cape Honeysuckle
Hot Lips Sage	Lantana Little Lucky
Heaven's Breath	Blonde Ambition
Statice Plant	Carrissa Green Carpet
Echeveria	Aloe
Kniphofia-Red Hot Poker	Carex (Foothill Sedge)
Penniselium Fairy Tails	Pink Muhlygrass
Euonymus Variegated	Impatiens
Vinca	

Prohibited Plant List:

Flowers or plants on the non-approved list shall not be planted in the garden area effective as of the date of the adoption of these rules. Additional prohibited flowers and plants may, in the future, be added to the list by the Board of Directors. The common name of the non-approved plants will be listed first, and the botanical or Latin names will follow in parentheses.

Asparagus Fern (Myer's Asparagus) Asparagus densiflorus, Myer's Cactus, large cactus
 Ivy (Hedera helix)
 Wild Mint (Mentha arvensis)
 Spiderwort (Tradescantia Virginiana)
 Bamboo (bambusa vulgaris)
 Ficus (Ficus spp.)
 Palms with a trunk diameter larger than 4 inches
 Elephant Ears (Colocasia Esculenta)
 Firestick Plant (Euphorbia Tirucalli)
 Split Leaf Philodendron (Jade)
 All vines

NOTE: Any tree or plant will be removed if deemed by the landscaper or Physical Property Inspectors to have roots that will cause damage to the sewers or infrastructure.

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ENFORCEMENT

Any Shareholder that does not adhere to the flowerbed area Rules and Regulations requirements will be advised in writing of the problem(s) that needs to be corrected. If the Shareholder does not correct the problem(s), the Mutual will cause the correction to be made at the Shareholder's expense. The Internal Dispute Resolution (IDR) process is available for any disputes or concerns.

At the time of sale or transfer of the share of the unit, any vegetation not in compliance with these Rules and Regulations, including vegetables and fruit trees, in the Shareholders flowerbed area, shall be removed and remediated at the Seller's expense.

Final inspection and signing of escrow shall not take place until the above changes have been completed.

ADMONITIONS

Use of leaf blowers by Shareholders is strictly prohibited.

Legally, shopping carts from stores and markets that are brought into Leisure World are considered stolen property. TAKE THEM BACK.

Shareholders with a four-legged pet must clean up after their pet if it relieves itself in any area of the Mutual. Defecated material destroys grass and is a costly hazard to the landscapers.

Easily transported trash or other small items for disposal should be placed into the trash bins provided. Trash or other items may **NOT** be left on the ground, on the cover of a trash bin, or on the wall of the trash enclosure.

ANY and all electronic waste (computers, toasters, televisions, household furniture, etc., must be take to the Maintenance Yard (located at the very end of Golden Rain Road) and disposed of properly. DO NOT LEAVE THESE ITEMS IN THE TRASH BIN AREA.

Large, heavy items not destined for donation and pick-up by some organization must not be placed into a dumpster, or left on the ground adjacent to the dumpster. These types of items must be takes to a special dumpster located on the street opposite the

Mini-Farm. If that is inconvenient, contact a Director who will arrange for the item(s) to be transported to the Mini-Farm area (Shareholder will be charged a fee for this service).

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If large, heavy trash items are abandoned at or near a dumpster in the Mutual, the cost to properly dispose of these items will be charged to the owner, if the owner is identified. If the owner is not identified then the Mutual will have to pay for it and that means that all of Mutual One Shareholders pay for the removal of your abandon items when you leave them at the dumpster.

Be careful with hanging baskets, pots, hummingbird feeders (no other type of bird feeders are permitted), and any other items that hang from the eaves. If the item is too heavy, it may damage the eaves. If not well-fastened, it may be blown off by a strong wind and break a window or injure someone.

Mutual Corporation No. One

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: APPROVAL OF MUTUAL MONTHLY FINANCES (NEW BUSINESS, ITEM A)
DATE: AUGUST 24, 2023
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 June and July 2023.

Mutual Corporation No. One

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO AUTHORIZE J & J LANDSCAPE TO TRIM TREES BY CARPORT 15 (NEW BUSINESS, ITEM B)
DATE: AUGUST 24, 2023
CC: MUTUAL FILE

I move to authorize J&J Landscape to trim trees by carport 15, at a cost not to exceed \$_____. Funds to come from _____ 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 APPROVE ASSOCIATION RESERVES FOR 2024
(NEW BUSINESS, ITEM C)
DATE: AUGUST 24, 2023
CC: MUTUAL FILE

I move to approve the proposed contract with Association Reserves for 2024, at a cost not to exceed \$1,620.00. Funds to come from _____ 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 CHANGE NOVEMBER MONTHLY MEETING DATE
(NEW BUSINESS, ITEM D)
DATE: AUGUST 24, 2023
CC: MUTUAL FILE

I move to reschedule the regular November monthly meeting date to November 30, 2023.