



REGULAR MONTHLY BOARD OF DIRECTORS MEETING

MUTUAL ONE

SUMMARY REPORT

Thursday, July 27, 2023

Action/Request	Person Responsible
<p>1. <u>Approval of Minutes – a</u> RESOLVED to approve the Regular Meeting Minutes of May 25, 2023, as printed.</p>	Mutual Board Assistant Portfolio Specialist
<p>2. <u>Approval of Minutes – b</u> RESOLVED to approve the Organizational Meeting Minutes of June 12, 2023, as printed.</p>	Mutual Board Assistant Portfolio Specialist
<p>3. <u>Guest Speaker – a</u> RESOLVED to approve the CINC Portal & Invoice Approval from GRF and “turn on” the following modules for CINC Portals: ACC Requests, Calendar, Photos, Board Aging Report, Board Invoice Approval with two (2) approvers, and Electronic Check Signing with a \$20,000 max check signing amount.</p>	Mutual Board Mutual Administration GRF Administration Finance
<p>4. <u>Building Inspector – a</u> RESOLVED to amend the resolution dated May 25, 2023, “RESOLVED to approve the Fenn Termite and Pest Control, proposal for inspection and maintenance of 200 bait stations from 2023-2025 at a cost not to exceed \$2,300.00. Funds to come from Operating and authorize the President to sign any necessary documentation,” to change the dollar amount from \$2,300 to \$27,600.</p>	Mutual Board Finance Physical Property Building Inspector
<p>5. <u>Building Inspector – d</u> RESOLVED to propose a rule change by amending Section 5.3 – <u>GRF Permit for Building Alterations/Additions</u> of the Rules and Regulations and approve 28-day posting of notice of the proposed rule change. The proposed rule change will be considered by the board at the next scheduled meeting following review of any shareholder comments received.</p>	Mutual Board Mutual Administration Physical Property Stock Transfer
<p>6. <u>Building Inspector – e</u> RESOLVED to approve MJ Jurado proposal for buildings 2, 3, and 9 to replace sidewalk concrete, at a cost not to exceed \$40,487.40. Funds to come from Infrastructure Reserves and authorize the President to sign any necessary documentation.</p>	Mutual Board Finance Physical Property Building Inspector



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<p>7. <u>Building Inspector – f</u> RESOLVED to approve MJ Jurado proposal for buildings 29, 32, and 33 to replace sidewalk concrete, at a cost not to exceed \$50,279.10. Funds to come from Infrastructure Reserves and authorize the President to sign any necessary documentation.</p>	Mutual Board Finance Physical Property Building Inspector
<p>8. <u>Building Inspector – g</u> RESOLVED to approve MJ Jurado proposal for buildings 69, 52, and 49 to replace sidewalk concrete, at a cost not to exceed \$55,120.90. Funds to come from Infrastructure Reserves and authorize the President to sign any necessary documentation.</p>	Mutual Board Finance Physical Property Building Inspector
<p>9. <u>Unfinished Business – a</u> RESOLVED to ratify proposed rule change by amending the Fine Schedule of the Rules and Regulations; the 28-day posting requirement has been met.</p>	Mutual Board Mutual Administration Stock Transfer
<p>10. <u>Unfinished Business – b</u> RESOLVED to ratify proposed rule change by amending Article II, Section 4.3 <u>Caregiver Parking</u> of the Rules and Regulations; the 28-day posting requirement has been met.</p>	Mutual Board Mutual Administration Stock Transfer
<p>11. <u>Unfinished Business – c</u> RESOLVED to ratify proposed rule change by amending Section 6 – <u>Pets</u> of the Rules and Regulations; the 28-day posting requirement has been met.</p>	Mutual Board Mutual Administration Stock Transfer
<p>12. <u>Unfinished Business – d</u> RESOLVED to propose a rule change by amending Section 9.3 – <u>Fine Schedule/ Carports</u> and Section 10.2 – <u>Enforcement of Community Traffic Regulations</u> of the Rules and Regulations; the 28-day posting requirement has been met.</p>	Mutual Board Mutual Administration Stock Transfer Security
<p>13. <u>Unfinished Business – e</u> RESOLVED to propose a rule change by amending Article V. <u>Landscape/Garden Rules and Regulations</u> of the Rules and Regulations and approve 28-day posting of notice of the proposed rule change. The proposed rule change will be considered by the board at the next scheduled meeting following review of any shareholder comments received.</p>	Mutual Board Mutual Administration Stock Transfer Physical Property



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<p>14. <u>New Business – a</u> RESOLVED 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 May 2023.</p>	Mutual Board Finance
<p>15. <u>New Business – b</u> RESOLVED to approve 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.</p>	Mutual Board Mutual Administration Stock Transfer
<p>16. <u>New Business – c</u> RESOLVED to deny that Mutual One continues to receive one hard copy of the various mutuals’ monthly minutes in their mailbox in the Mutual Mailroom.</p>	Mutual Board Mutual Administration
<p>17. <u>New Business – d</u> 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.</p>	Mutual Board Mutual Administration Finance
<p>18. <u>New Business – e</u> RESOLVED to deny that the Mutual One Board of Directors authorizes the Mutual Administration Department to release Director information as requested.</p>	Mutual Board Mutual Administration Stock Transfer
<p>19. <u>New Business – f</u> RESOLVED to deny that the Mutual One meeting minutes disclose “yes” votes, “no” votes, and abstentions in the motion results effective July 2023.</p>	Mutual Board Mutual Administration



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<p><u>20. New Business – g</u> RESOLVED to approve a commitment by the Board of Directors of Mutual One, to help support the unified mission of the collective mutuals of Leisure World Seal Beach, to ensure appointments are made to meet with GRF staff.</p>	Mutual Board Mutual Administration
<p><u>21. New Business – h</u> RESOLVED to approve that Mutual One authorizes, that according to Procedure 01-7510-3 – <u>Eligibility Requirements</u>, if there is a question of financial eligibility; Mutual One WILL BE contacted by the Stock Transfer Office in the event of a non-qualifying financial issue, and furthermore to send a letter to the Golden Rain Foundation to state that Procedure 01-7510-3 – <u>Eligibility Requirements</u>, and all Mutual One Rules and Regulations and Procedures, are to be followed as written.</p>	Mutual Board Mutual Administration Stock Transfer
<p><u>22. New Business – i</u> RESOLVED to deny the GRF Mutual Administration Website Access Agreement for Mutual 01.</p>	Mutual Board Mutual Administration IT Department
<p><u>23. New Business – j</u> RESOLVED to require new Mutual One resident to set up a trust.</p>	Mutual Board Mutual Administration Stock Transfer
<p><u>24. New Business – l</u> RESOLVED to authorize the spending of up to \$3,500 per incidence by the Mutual One Landscaping chair. Funds to come from Operating Budget and authorize the President to sign any necessary documentation.</p>	Mutual Board Finance Building Inspector Physical Property
<p><u>25. New Business – m</u> RESOLVED to authorize the spending of up to \$5,000 per incident for the Mutual One Building Inspector. Funds to come from Operating Budget and authorize the President to sign any necessary documentation.</p>	Mutual Board Finance Building Inspector
<p><u>26. New Business – n</u> RESOLVED to require two directors; Dan Weber and John Markovich to sign for transferring money between accounts for Mutual One.</p>	Mutual Board Finance



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<p>27. <u>New Business – o</u> RESOLVED to approve to deliver Mutual One Matters newsletter to all Mutual One residence every two months, at a cost not to exceed \$600.00. Funds to come from Operating Budget and authorize the President to sign any necessary documentation.</p>	Mutual Board Finance
<p><u>Follow-Ups for Next Regular Board Meeting</u></p> <ol style="list-style-type: none"> 1. Consent Calendar June & July 2. Monthly Finances 3. Discuss and vote to approve whether Mutual Board Documents such as the agendas, minutes, summary report, policies/rules, board roster should still be posted on Mutual Website. 4. Discuss and vote to approve J&J Landscaping proposal to remove rocks from Bldg. 49 G-F. 5. Discuss and vote to approve J&J Landscaping proposal to remove rocks and plants from triangle by Bldg. 58 	Assistant Portfolio Specialist