

**A G E N D A**  
**REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS**  
**SEAL BEACH MUTUAL ONE**  
**September 28, 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](mailto: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](mailto: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. Hall, Sr. Director of Member Services  
Mr. Black, Physical Property Manager  
Mr. Stolarz, Building Inspector  
Ms. Equite, Portfolio Specialist

5. **APPROVAL OF MINUTES:**
  - a. Regular Meeting Minutes of August 24, 2023
  - b. Special Meeting Minutes of September 13, 2023 (p. 3)
6. **GUEST SPEAKER – a** Ms. Hall
  - a. Discuss and vote to approve the 2024 Operating Budget (p. 4-7)
7. **GUEST SPEAKER – b** Mr. Black
  - a. Discuss painting of red curbs by church on Thunderbird
8. **BUILDING INSPECTOR'S REPORT** Mr. Stolarz  
Permit Activity; Escrow Activity; Contracts & Projects; Shareholder and Mutual Requests (pp. 8-11)
  - a. Discuss and vote to approve Sewer Pipe Cleaning contract (pp. 12-13)
  - b. Discuss and vote to approve J&J Landscape gutter cleaning proposal (p. 14-15)
  - c. Discuss and vote to approve J&J Landscape seeding of grass proposal (pp. 16-17)
  - d. Discuss and vote to approve J&J Landscape removal of tree roots (pp. 18-20)
9. **GRF REPRESENTATIVES** Mr. Weber /Ms. Gambol
10. **UNFINISHED BUSINESS**
  - a. Discuss and vote to approve/deny whether Mutual Board documents should still be posted on the public LWSB Mutual website (p. 21)
  - b. Discuss and vote to amend Article V. – Landscape/Garden Rules and Regulations of the Rules and Regulations (pp. 22-24)

**STAFF BREAK BY 11:00 a.m.**

**11. NEW BUSINESS**

- a. Discuss and vote to approve Monthly Finances (p. 25)
- b. Discuss and vote to approve signs in carports to be printed in black and white (pp. 26-27)
- c. Discuss and vote to adopt Section 3.11 – Trash to the Rules and Regulations (pp. 28-29)
- d. Discuss and vote to rescind resolution dated 4/27/23 – FICO Scores (p. 30)
- e. Discuss and vote to amend Procedure 01-7510-3 Eligibility Requirements (p. 31-34)
- f. Discuss meet and greet held on April 14, 2024 in Clubhouse 1 at 1:00 p.m. – 5:00 p.m.

12. SECRETARY / CORRESPONDENCE

Ms. St. Aubin

13. CHIEF FINANCIAL OFFICERS REPORT

Mr. Markovich

14. PORTFOLIO SPECIALIST

Ms. Equite

15. ANNOUNCEMENTS

- a. REMINDER: Block 3 Buildings 43-70 Inspections will start in October.
- b. An address form will be provided election ballots will be mailed to your summer residence.  
MOST IMPORTANCE we need every shareholder to VOTE
- c. **NEXT BOARD MEETING:** Thursday, October 26, 2023, at 9:00 a.m., via Zoom/Video Conference Call and Conference Rm B.
- d. **November monthly board meeting has been rescheduled to November 30, 2023**
- e. **December monthly board meeting will be held on December 28, 2023 as scheduled**

16. COMMITTEE REPORTS

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

17. DIRECTORS' COMMENTS

18. SHAREHOLDER COMMENTS

19. ADJOURNMENT

20. EXECUTIVE SESSION

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

**MINUTES OF THE SPECIAL BOARD MEETING OF THE  
BOARD OF DIRECTORS  
SEAL BEACH MUTUAL ONE  
September 13, 2023**

A Special Meeting of the Board of Directors of Seal Beach Mutual One was called to order by President Weber at 1:30 p.m. on Wednesday, September 13, 2023, in Conference Room C.

Those members present were President Weber, Vice President Luther-Stark, Chief Financial Officer Markovich, Secretary St. Aubin, Director Perrotti, Director Collazo, Directors Barreras and Rockwood. Also present was Building Inspector Stolarz.

One shareholder was present.

The purpose of the meeting was to prepare September Agenda items for the Board Meeting.

President Weber adjourned the meeting at 2:30 p.m.

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Attest, JoAnn St. Aubin, Secretary  
SEAL BEACH MUTUAL ONE  
DE 09/13/23

# *Mutual Corporation No. One*

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## MEMO

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**TO:** MUTUAL BOARD OF DIRECTORS  
**FROM:** MUTUAL ADMINISTRATION  
**SUBJECT:** DISCUSS AND VOTE TO APPROVE THE 2024 OPERATING BUDGET  
(GUEST SPEAKER, ITEM A)  
**DATE:** SEPTEMBER 28, 2023  
**CC:** MUTUAL FILE

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Mutual Board Resolution to Pass the 2024 Budget (Excluding GRF Assessment)

For Mutual board approvals at meetings prior to GRF.

I move to approve the 2024 Operating Budget for Mutual One of \$2,417,631, resulting in a regular monthly Mutual assessment of \$238.71 per apartment per month, showing no per month over the total Mutual operating costs of 2023, as presented, and to adopt this budget forthwith.

**Seal Beach Mutual One  
Operating Budget  
2024**

Mutual Monthly Assessment:	\$238.71
Notable Operating Changes:	
	Interest - \$4MM at 5% driving \$200K
	Water - Historical + 5%
	Landscape - Historical + 5%
	Insurance - Historical + 5%
Reserve Contribution:	\$1,404,981
Reserve % Funded:	100.90%
Notable Reserves Changes:	
	Add \$85K to concrete
	Add \$220K to panels
GRF Monthly Assessment:	

**Seal Beach Mutual One  
Operating Budget  
2024**

		Monthly		Change	Annual
		2023	2024		2024
	<b>Assessments</b>	\$201,471.24	\$201,471.43	\$0.19	\$2,417,657.13
5375000	Laundry Machines	\$4,996.50	\$4,583.33	-\$413.17	\$55,000.00
	Interest Income	\$1,721.75	\$16,667.00	\$14,945.25	\$200,004.00
5610000	Late Charges	\$84.42	\$69.44	-\$14.98	\$833.33
	Other Taxable Income		\$442.17	\$442.17	\$5,306.00
5921000	Inspection Fees	\$2,920.25	\$2,083.33	-\$836.92	\$25,000.00
5980000	Miscellaneous	\$101.25	\$100.00	-\$1.25	\$1,200.00
	Excess Income		\$14,246.72		\$170,960.64
5351100	Parking Fines	\$16.92	\$0.00	-\$16.92	
<b>TOTAL INCOME</b>		<b>\$211,312.33</b>	<b>\$239,663.43</b>	<b>\$14,104.38</b>	<b>\$2,875,961.10</b>
6420000	Electricity	\$6,000.83	\$6,666.67	\$665.84	\$80,000.00
6421000	Telephone	\$33.75	\$31.00	-\$2.75	\$372.00
6423000	Water	\$17,209.17	\$14,007.50	-\$3,201.67	\$168,090.00
6424000	Trash	\$9,706.00	\$9,553.00	-\$153.00	\$114,636.00
6434000	Legal Fees	\$4,169.33	\$7,083.33	\$2,914.00	\$85,000.00
6435000	Investment Fees	\$8.42	\$0.00	-\$8.42	\$0.00
6474000	Janitorial Services	\$413.58	\$325.00	-\$88.58	\$3,900.00
6475000	Landscape - Contract	\$25,075.25	\$25,463.50	\$388.25	\$305,562.00
6475500	Landscape - Extras	\$2,920.25	\$3,125.00	\$204.75	\$37,500.00
6475505	Landscape - Trees	\$2,084.67	\$1,666.67	-\$418.00	\$20,000.00
6477100	Painting	\$413.58	\$750.00	\$336.42	\$9,000.00
6477200	Pest Control	\$2,886.50	\$3,306.17	\$419.67	\$39,674.00
6477300	Structural Repairs	\$4,996.50	\$5,416.67	\$420.17	\$65,000.00
6477400	Miscellaneous Services	\$413.58	\$408.33	-\$5.25	\$4,900.00
6478100	Other Service Contracts	\$2,498.25	\$2,833.33	\$335.08	\$34,000.00
6812100	Office Supplies	\$8.42	\$16.67	\$8.25	\$200.00
7552000	Standard Service	\$12,499.67	\$12,500.00	\$0.33	\$150,000.00
6720000	State & Federal Taxes	\$489.50	\$951.33	\$461.83	\$11,416.00
6730000	Property & Liability Insurance	\$27,818.25	\$28,477.51	\$659.26	\$341,730.10
	Reserve Contribution	\$91,664.83	\$117,081.75	\$25,416.92	\$1,404,981.00
	Capital Contribution		\$0.00	\$0.00	
<b>TOTAL EXPENSES</b>		<b>\$211,310.33</b>	<b>\$239,663.43</b>	<b>\$28,353.10</b>	<b>\$2,875,961.10</b>
<b>Mutual Assessments</b>		<b>\$238.71</b>	<b>\$238.71</b>	<b>\$0.00</b>	<b>\$2,417,657.13</b>
<b>GRF Assessments</b>		<b>\$193.23</b>			
<b>TOTAL**</b>		<b>\$431.94</b>	<b>\$238.71</b>	<b>\$0.00</b>	<b>\$2,417,657.13</b>

\*\*Property taxes are assessed to the stockholder's unit and are added to the regular assessment and become part of the monthly payment. Accordingly, they are excluded from the operating budget.

**Seal Beach Mutual One  
Operating Budget  
2024**

	Monthly		Change	Annual
	2023	2024		
<b>Reserve Contribution</b>	\$91,664.83	\$117,081.75	\$25,416.92	\$1,404,981.00
<b>Appliance</b>	\$8,289.83	\$11,778.83	\$3,489.00	\$141,346.00
<b>Painting</b>	\$15,118.75	\$17,903.83	\$2,785.08	\$214,846.00
<b>Roofing</b>	\$67,881.25	\$22,715.42	-\$45,165.83	\$272,585.00
<b>Infrastructure</b>		\$64,683.67	\$64,683.67	\$776,204.00
<b>*Contingency</b>	\$375.00	\$0.00	-\$375.00	\$0.00
<b>TOTAL ALLOCATION</b>	<b>\$91,664.83</b>	<b>\$117,081.75</b>	<b>\$25,416.92</b>	<b>\$1,404,981.00</b>

	Useful Life		2024 Rem. Useful Life		Estimated Replacement Cost in 2024	2024 Expenditures	01/01/2024	01/01/2024	Remaining Bal. to be Funded	2024 Contributions
							Current Fund Balance	Fully Funded Balance		
	Min	Max	Min	Max						
Infrastructure	1	100	0	43	\$8,596,900	\$251,500	\$1,709,222	\$1,693,265	\$6,887,678	\$471,204
Painting	5	10	3	8	\$1,224,800	\$0	\$402,114	\$398,360	\$822,686	\$214,846
Roofing	18	25	10	17	\$5,741,450	\$0	\$2,215,307	\$2,194,625	\$3,526,143	\$272,585
Appliances	1	1	0	0	\$124,000	\$124,000	\$125,169	\$124,000	\$-1,169	\$141,346
					<b>\$15,687,150</b>	<b>\$375,500</b>	<b>\$4,451,812</b>	<b>\$4,410,250</b>	<b>\$11,235,338</b>	<b>\$1,099,980</b>

Percent Funded: 100.9%

# INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL : **(01) ONE**

INSPECTOR : **RICH STOLARZ**

MUTUAL BOARD MEETING DATE: September 28, 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
1-K	FLOORING	GRF	09/15/23	10/30/23	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
3-K	SCREEN ROOM	GRF	09/18/23	11/30/23	NO	NONE	LOS AL BUILDERS
4-A	SKYLIGHT REPLACEMENT	BOTH	08/01/23	09/30/23	NO	09/08/23 FRAMING	M&M CONSTRUCTION & SKYLIGHTS
4-A	SKYLIGHT REPLACEMENT	BOTH	08/01/23	09/30/23	NO	09/13/23 DRYWALL	M&M CONSTRUCTION & SKYLIGHTS
5-B	CARPORT CABINET	GRF	07/01/23	07/20/23	NO	PENDING	VICKER'S CONSTRUCTION
9-A	SHOWER CUT DOWN	BITH	10/02/23	11/02/23	NO	NONE	NUKOTE
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	08/30/23 FINAL	UNIVERSAL ABATEMENT
14-E	HEAT PUMP	BOTH	07/06/23	09/26/23	NO	08/30/23 FINAL	SWIFT HVAC
14-E	FLOORING	GRF	07/10/23	08/31/23	NO	08/30/23 FINAL	MICHAEL'S CARPET
16-A	WINDOW	BOTH	08/28/23	10/30/23	NO	NONE	LW DÉCOR
16-W	WINDOW / DOOR	BOTH	07/26/23	09/30/23	NO	NONE	LOS AL BUILDERS
17-D	FLOORING	GRF	09/11/23	11/11/23	NO	NONE	B&B CARPET & FLOORING
20-A	FLOORING	GRF	09/30/23	11/30/23	NO	NONE	KARY'S CARPETS
20-D	FLOORING	GRF	08/27/23	10/30/23	NO	NONE	LW DÉCOR
21-F	SKYLIGHT / CEILINGS	BOTH	09/01/23	10/27/23	NO	NONE	KONRAD KONSTRUCTION
21-F	ABATEMENT	BOTH	09/07/23	10/27/23	NO	NONE	KONRAD KONSTRUCTION
27-C	SHOWER	GRF	11/13/23	12/29/23	NO	NONE	JOHN M. BERGKVIST
32-E	HEAT PUMP	BOTH	07/28/23	10/28/23	NO	09/08/23 FINAL	GREENWOOD
33-E	SECURITY SCREEN DOOR	GRF	08/31/23	10/15/23	NO	NONE	LW DÉCOR
43-E	CEILING FAN	GRF	08/08/23	09/20/23	NO	09/06/23 FINAL	LOS AL BUILDERS



# INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL : **(01) ONE**

INSPECTOR : **RICH STOLARZ**

MUTUAL BOARD MEETING DATE: **September 28, 2023**

45-I	HEAT PUMP	BOTH	08/04/23	11/04/23	NO	09/01/23 FINAL	GREENWOOD
46-H	SHOWER	BOTH	10/01/23	12/22/23	NO	NONE	JOHN M. BERGKVIST
48-D	SHOWER CUT DOWN	BOTH	08/23/23	09/23/23	NO	NONE	NUKOTE
49-A	SHOWER CUT DOWN	BOTH	08/21/23	09/21/23	NO	NONE	NUKOTE
49-I	FLOORING	GRF	09/30/23	10/30/23	NO	NONE	KARY'S CARPETS
50-G	GLASS AND GATE	GRF	06/01/23	09/30/23	NO	09/12/23 FINAL	LW DÉCOR
53-C	WINDOW / DOOR	BOTH	09/13/23	11/15/23	NO	NONE	LOS AL BUILDERS
54-K	SECURITY DOOR	GRF	09/07/23	10/30/23	NO	NONE	LW DÉCOR
56-D	REMODEL	BOTH	08/28/23	11/15/23	NO	08/24/23 FOOTING	OGAN CONSTRUCTION
56-D	REMODEL	BOTH	08/28/23	11/15/23	NO	09/07/23 FRAMING	OGAN CONSTRUCTION
56-D	REMODEL	BOTH	08/28/23	11/15/23	NO	09/07/23 LATH	OGAN CONSTRUCTION
56-D	REMODEL	BOTH	08/28/23	11/15/23	NO	09/07/23 ROUGH WIRING	OGAN CONSTRUCTION
56-D	REMODEL	BOTH	08/28/23	11/15/23	NO	09/07/23 ROUGH PLUMBING	OGAN CONSTRUCTION
56-D	REMODEL	BOTH	08/28/23	11/15/23	NO	09/08/23 INSULATION	OGAN CONSTRUCTION
56-D	REMODEL	BOTH	08/28/23	11/15/23	NO	09/12/23 DRYWALL	OGAN CONSTRUCTION
58-H	FLOORING	GRF	09/05/23	10/30/23	NO	NONE	KARY'S CARPET
61-F	PATIO	GRF	07/24/23	09/24/23	NO	NONE	MJ JURADO INC
61-i	FLOORING	GRF	10/01/23	12/30/23	NO	NONE	BIXBY PLAZA CARPET & FLOORING
63-B	CARPORT CABINET	GRF	07/28/23	08/28/23	NO	09/05/23 FINAL	VICKER'S CONSTRUCTION
64-L	HEAT PUMP	BOTH	07/20/23	10/20/23	NO	07/10/23 FINAL	GREENWOOD HEATING & AIR
70-E	WINDOWS	BOTH	08/15/23	11/15/23	NO	NONE	BODIES GLASS SERVICE

## 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					

# INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL : **(01) ONE**

INSPECTOR : **RICH STOLARZ**

MUTUAL BOARD MEETING DATE: **September 28, 2023**

2-F		07/13/23					
5-J		08/25/23					
6-H	09/15/23						
8-E		07/12/23	09/05/23	09/15/23	09/29/23		
9-L		06/16/23					
10-G		04/10/23					
10-L		06/13/23					
14-I		09/01/23					
14-L		10/10/22					
17-D		06/13/23	08/16/23	08/21/23	09/05/23		
20-A		04/10/23					
21-F		08/30/22	07/07/23	07/18/23	08/01/23	09/05/23	
21-G		08/21/23					
25-I		09/20/23					
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					
30-K		05/17/23	08/15/23	08/23/23	09/07/23		
33-B		08/25/23					
36-B		07/14/23					
36-D		09/08/23					
40-D		08/18/22	06/13/23	06/14/23	06/26/23		
43-B		07/19/23	08/31/23	08/31/23	09/15/23		
45-B		09/14/22	06/29/23	07/07/23	07/19/23	09/05/23	
46-J		09/20/23					
46-A		08/25/23					
47-H		06/16/23	07/21/23	07/20/23	08/03/23		
51-C		09/05/23					

# INSPECTOR MONTHLY MUTUAL REPORT

**MUTUAL : (01) ONE**

**INSPECTOR : RICH STOLARZ**

**MUTUAL BOARD MEETING DATE: September 28, 2023**

64-H		07/19/23					
64-K		03/02/23	03/05/23	04/20/23	05/04/23	08/21/23	

**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. 67 - COMPLETED BLDG 65, 66	
DISCUSS AND VOTE TO APPROVE - SEWER PIPE CLEANING 2023, 2024, 2025	
DISCUSS AND VOTE TO APPROVE - J&J LANDSCAPE GUTTER PROPOSAL	
DISCUSS AND VOTE TO APPROVE - J&J LANDSCAPE SEEDING PROPOSAL	
DISCUSS PAINTING OF RED CURBS	

## MUTUAL & SHAREHOLDER REQUEST

67

SITE VISITS

# *Mutual Corporation No. One*

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## MEMO

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**TO:** MUTUAL BOARD OF DIRECTORS  
**FROM:** MUTUAL ADMINISTRATION  
**SUBJECT:** DISCUSS AND VOTE TO APPROVE SEWER PIPE CLEANING CONTRACT  
(BUILDING INSPECTOR, ITEM A)  
**DATE:** SEPTEMBER 28, 2023  
**CC:** FILE

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I move to approve the Sewer Pipe Cleaning contract from \_\_\_\_\_, at a cost not to exceed \$\_\_\_\_\_ for three years. Funds to come from \_\_\_\_\_ and authorize the President to sign any necessary documentation.

<b>EMPIRE PIPE CLEANING - Sewer Pipe Cleaning</b>					
<b>MUTUALS</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>3 Year Total:</b>	
<b>1</b>	\$ 5,632.53	\$ 5,680.14	\$ 5,632.53	\$	16,945.20
<b>2</b>	\$ 5,539.95	\$ 5,899.67	\$ 5,539.95	\$	16,979.57
<b>3</b>	\$ 3,134.33	\$ 3,252.03	\$ 3,134.33	\$	9,520.69
<b>4</b>	\$ 2,843.38	\$ 2,949.18	\$ 2,843.38	\$	8,635.94
<b>5</b>	\$ 3,352.54	\$ 3,479.50	\$ 3,352.54	\$	10,184.58
<b>6</b>	\$ 2,987.53	\$ 3,857.73	\$ 2,987.53	\$	9,832.79
<b>7</b>	\$ 2,478.37	\$ 2,570.94	\$ 2,478.37	\$	7,527.68
<b>8</b>	\$ 2,331.57	\$ 2,420.18	\$ 2,331.57	\$	7,083.32
<b>9</b>	\$ 2,769.32	\$ 2,873.79	\$ 2,769.32	\$	8,412.43
<b>10</b>	\$ 1,967.88	\$ 2,041.94	\$ 1,967.88	\$	5,977.70
<b>11</b>	\$ 2,187.42	\$ 2,269.41	\$ 2,187.42	\$	6,644.25
<b>12</b>	\$ 3,644.81	\$ 3,782.35	\$ 3,644.81	\$	11,071.97
<b>14</b>	\$ 2,770.64	\$ 2,875.12	\$ 2,770.64	\$	8,416.40
<b>15</b>	\$ 3,570.75	\$ 3,627.62	\$ 3,570.75	\$	10,769.12
<b>16</b>	\$ 363.69	\$ 378.24	\$ 363.69	\$	1,105.62
<b>17</b>	\$ 872.85	\$ 908.56	\$ 872.85	\$	2,654.26

<b>A-1 TOTAL SERVICE - Sewer Pipe Cleaning</b>					
<b>MUTUALS</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>3 Year Total:</b>	
<b>1</b>	\$ 11,830.00	\$ 27,580.00	\$ 11,830.00	\$	51,240.00
<b>2</b>	\$ 12,168.00	\$ 28,368.00	\$ 12,168.00	\$	52,704.00
<b>3</b>	\$ 6,084.00	\$ 14,184.00	\$ 6,084.00	\$	26,352.00
<b>4</b>	\$ 5,577.00	\$ 13,002.00	\$ 5,577.00	\$	24,156.00
<b>5</b>	\$ 6,929.00	\$ 16,154.00	\$ 6,929.00	\$	30,012.00
<b>6</b>	\$ 5,746.00	\$ 13,396.00	\$ 5,746.00	\$	24,888.00
<b>7</b>	\$ 5,408.00	\$ 12,608.00	\$ 5,408.00	\$	23,424.00
<b>8</b>	\$ 4,901.00	\$ 11,426.00	\$ 4,901.00	\$	21,228.00
<b>9</b>	\$ 5,408.00	\$ 12,608.00	\$ 5,408.00	\$	23,424.00
<b>10</b>	\$ 3,887.00	\$ 9,062.00	\$ 3,887.00	\$	16,836.00
<b>11</b>	\$ 4,394.00	\$ 10,244.00	\$ 4,394.00	\$	19,032.00
<b>12</b>	\$ 7,436.00	\$ 17,336.00	\$ 7,436.00	\$	32,208.00
<b>14</b>	\$ 5,746.00	\$ 13,396.00	\$ 5,746.00	\$	24,888.00
<b>15</b>	\$ 8,112.00	\$ 18,912.00	\$ 8,112.00	\$	35,136.00
<b>16</b>	\$ 845.00	\$ 1,970.00	\$ 845.00	\$	3,660.00
<b>17</b>	\$ 339.00	\$ 1,182.00	\$ 339.00	\$	1,860.00

# *Mutual Corporation No. One*

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## MEMO

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**TO:** MUTUAL BOARD OF DIRECTORS  
**FROM:** MUTUAL ADMINISTRATION  
**SUBJECT:** DISCUSS AND VOTE TO APPROVE J&J LANDSCAPE GUTTER CLEANING PROPOSAL (BUILDING INSPECTOR, ITEM B)  
**DATE:** SEPTEMBER 28, 2023  
**CC:** FILE

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I move to approve the gutter cleaning proposal from J&J Landscape at a cost not to exceed \$5,908.00. Funds to come from \_\_\_\_\_ and authorize the President to sign any necessary documentation.



J & J  
Landscaping

Lic# 790032

## PROPOSAL

(562) 650-1511  
[CD\\_Juventud@yahoo.com](mailto:CD_Juventud@yahoo.com)

11535 Belcher St.,  
Norwalk, CA 90650

Attention:  
Mutual No.1  
Golden Rain Foundation  
P.O. Box 2069  
Seal Beach, CA 90740  
Date: 9-13-23

Description	Quantity	Unit Price	Cost
Clean the gutters			\$ 5,908
<b>Labor and materials</b>		Total	\$ 5,908

Thank you for choosing J & J Landscaping!

# *Mutual Corporation No. One*

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## MEMO

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**TO:** MUTUAL BOARD OF DIRECTORS  
**FROM:** MUTUAL ADMINISTRATION  
**SUBJECT:** DISCUSS AND VOTE TO APPROVE J&J LANDSCAPE SEEDING OF GRASS PROPOSAL (BUILDING INSPECTOR, ITEM C)  
**DATE:** SEPTEMBER 28, 2023  
**CC:** FILE

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I move to approve the seeding of grass proposal from J&J Landscape at a cost not to exceed \$6,500.00. Funds to come from \_\_\_\_\_ and authorize the President to sign any necessary documentation.





# *Mutual Corporation No. One*

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## MEMO

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**TO:** MUTUAL BOARD OF DIRECTORS  
**FROM:** MUTUAL ADMINISTRATION  
**SUBJECT:** DISCUSS AND VOTE TO APPROVE J&J LANDSCAPE ROOT REMOVAL PROPOSAL (BUILDING INSPECTOR, ITEM C)  
**DATE:** SEPTEMBER 28, 2023  
**CC:** FILE

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I move to approve the root removal proposal from J&J Landscape at a cost not to exceed \$6,600.00. Funds to come from \_\_\_\_\_ and authorize the President to sign any necessary documentation.



### Mutual 1 Root Removal

BUILDING	TREE	PRICE
2F	Maleluca	\$80.00
3K	Brazilian Pepper	\$80.00
2E	Ficus	\$120.00
1A	4 Ficus	\$150.00
1A	Ash	\$200.00
1J	Maleluca	\$30.00
5I	Tipu	\$40.00
13F	Willow	\$100.00
13G	Willow	\$100.00
13 BY THE WALL	Magnolia	\$100.00
16Y	Ash	\$150.00
20F	Ash	\$80.00
3F	Mulberry	\$80.00
21J	Liquid Amber	\$100.00
22I	Mulberry	\$100.00
GB IN FRONT OF 25 & 28	3 Ash	\$200.00
29I	Ash	\$250.00
38G	Mulberry	\$80.00
36G	Mulberry	\$80.00
40D	Ash	\$100.00
39F	Liquid Amber	\$100.00
55H	Mulberry	\$50.00
55F	Ash	\$150.00
51K	Pear	\$50.00
50G	Ash	\$80.00
50F	Tipu	\$80.00
47I	Ash	\$200.00
47G	Ash	\$100.00
43I	Brazilian and Ash	\$200.00

<b>BUILDING</b>	<b>TREE</b>	<b>PRICE</b>
44I	Mulberry	\$200.00
44F	Maleluca	\$150.00
45K	Maleluca	\$100.00
52G	Brazilian Pepper	\$200.00
49G	Maleluca	\$200.00
49K	Maleluca	\$200.00
48D	3 Ash	\$250.00
52B	Maleluca	\$80.00
53F	Maleluca	\$80.00
53F	Soapberry	\$200.00
65I	Ash	\$100.00
68E	Pear	\$80.00
69I	Pine	\$200.00
69E	Ash	\$150.00
69C	Liquid Amber	\$150.00
67L	Ash	\$150.00
67G	Ash	\$150.00
66F	Soapberry	\$80.00
67F	Ash	\$150.00
63K	Ash	\$200.00
62C	Ash	\$150.00
63F	Ash	\$150.00
<b>TOTAL</b>		<b>\$6,600.00</b>

# Mutual Corporation No. One

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## MEMO

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**TO:** MUTUAL BOARD OF DIRECTORS  
**FROM:** MUTUAL ADMINISTRATION  
**SUBJECT:** DISCUSS AND VOTE TO APPROVE/DENY WHETHER MUTUAL BOARD DOCUMENTS SHOULD BE POSTED ON LWSB MUTUAL WEBSITE (UNFINISHED BUSINESS, ITEM A)  
**DATE:** SEPTEMBER 28, 2023  
**CC:** MUTUAL FILE

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

I move to have Mutual meeting documents: \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, removed from the public LWSB Mutual Website and posted only to CINC for Mutual 01 shareholders viewing only.

Or

I move to deny removing the Mutual meeting documents from the public LWSB Mutual Website.

# Mutual Corporation No. One

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## MEMO

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**TO:** MUTUAL BOARD OF DIRECTORS  
**FROM:** MUTUAL ADMINISTRATION  
**SUBJECT:** DISCUSS AND VOTE TO AMEND ARTICLE V. LANDSCAPE/ GARDEN RULES AND REGULATIONS (UNFINISHED BUSINESS, ITEM B)  
**DATE:** SEPTEMBER 28, 2023  
**CC:** MUTUAL FILE

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I move to propose a rule change by amending Article V. Landscape/Garden Rules and Regulations 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.

## **ARTICLE V. LANDSCAPE/GARDEN RULES AND REGULATIONS**

The Mutual's landscape contract includes routine trimming of shrubbery and cultivating and weeding of shareholder Garden Areas as well as all Mutual 1 common areas.

### **Landscape Requests**

- Contact the HELPLINE for any gardening request or sprinkler service, including on plants not generally listed on Approved Plants below.
- The City of Seal Beach has zoned the area between the garden area and the facing sidewalk as HOA/ Commercial. Please note these may have different restrictions than "common use" area.
- The State and City have imposed water restrictions on Leisure World. Currently watering of Garden Areas is allowed for 15 minutes a day between 6PM and 7AM. Be aware this may change at any time. The City had previously imposed fines on shareholder violators. The Board will publicly update any new restrictions as they occur.

### **Gardening Areas**

- Shareholders who wish to maintain their shareholder garden areas themselves, can obtain a red flag from a director or contact the helpline (landscaping) to indicate to the gardeners to pass over the unit's garden area.
- Drip lines may be added within the shareholder garden area. Installation and maintenance expenses are the responsibility of the shareholder. Installation must be attached to the shareholder's water system and face away from all building structures. No Slow watering of plants all day or all night or without attendance.
- Up to 6 hanging plants on porches.
- Trees are allowed only in pots. No roots extending through the pots. No contact with the unit walls or exterior décor.
- Fruits and vegetables allowed in the garden areas; must be in pots.
- Pots must be decorative. No nursery pots.
- Pots/ containers must have drainage holes- no standing water permitted.
- 15 pots/ containers max in the shareholder garden area.
- Shareholder end units (A, L, F and G) may plant in the "side" area adjacent to the building. An additional 15 pots/ containers max in the end unit space.
- There must be 36" aisle/walkway from the sidewalk to the window of the 2<sup>nd</sup> bedroom for access of emergency personnel.
- No unused gardening material. equipment, empty pots, fertilizer, pavers, trash, garbage, newspapers, household items, water dishes, or food in the garden areas or side areas.
- No storage of fertilizer in outside storage cabinets or carports.
- Plants must be less than 12" below eaves and clear of the building.
- Climbing plants must be on a trellis.
- Block, brick, or concrete border areas must separate garden areas and turf.
- Plants must not block the 36" entry and walkway requirement.
- Outdoor Holiday lighting and decorations may be installed in the garden area.
- Make sure any solar lighting doesn't interfere with mowing or edging.

- No commercial signs, flags, flashing, blinking objects please.
- Converting a garden area into a patio requires both permits and approval from the City, Golden rain, and Mutual Board approval.
- Edison pad mount transformers, cable vaults, telephone vaults and meter panels must be accessible and objects on them easily removable.

## Common Areas

- The larger grassy areas in Mutual 1 have been declared by Leisure World as common use “park” like areas. Please note these may have different restrictions than “Gardening Areas”. “Comon area” also includes planting at the end of carports.
- Temporary use age of LARGER common turf /lawn areas for parties/ events is allowed. Remove any trash or debris after the event.
- The Mutual provides landscaping. No shareholder planting, removal, or relocating plants or signs please.

## Approved Plants

- A list of approved and commonly used plants is shown below. Plants rated by California Department of Food and Agriculture (CDFA) as invasive may not be planted. Contact the Mutual Landscape chair-person, or leave a detailed message on the Mutual Helpline for questions about ANY specific plant NOT included below.

Daylily  
Santa Barbara Nandia Gulfstream  
Raphilolepis -  
Agapanthus  
Roses  
Pyracantha  
Heaven’s breath  
Echeveria  
Penniselium fairy tails  
Mexican sage  
Duranta  
Holy family  
Lily of the Nile  
Cape honeysuckle  
Blonde ambition  
Aloe  
Pink Muhlygrass

Firestick  
Nandia- Gulfstream  
Pink Lady  
Fuchsia  
Verbena  
Hot lips sage  
Statice plant  
Kniphofia- red hot poker  
Vinca  
Marjorie channon pittosporum  
Heather – Mexican heather  
Hydrangea  
Linrope  
Lantana little lucky  
Carissa green carpet  
Carex- foothill sedge  
Impatients



# *Mutual Corporation No. One*

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## MEMO

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**TO:** MUTUAL BOARD OF DIRECTORS  
**FROM:** MUTUAL ADMINISTRATION  
**SUBJECT:** APPROVAL OF MUTUAL MONTHLY FINANCES (NEW BUSINESS, ITEM A)  
**DATE:** SEPTEMBER 28, 2023  
**CC:** MUTUAL FILE

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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 August 2023.

# *Mutual Corporation No. One*

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## MEMO

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**TO:** MUTUAL BOARD OF DIRECTORS  
**FROM:** MUTUAL ADMINISTRATION  
**SUBJECT:** DISCUSS AND VOTE TO APPROVE SIGNS IN CARPORT TO BE PRINTED IN BLACK AND WHITE (NEW BUSINESS, ITEM B)  
**DATE:** SEPTEMBER 28, 2023  
**CC:** FILE

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I move to approve the carport signs to be printed in black and white at a cost not to exceed \$\_\_\_\_\_. Funds to come from \_\_\_\_\_ and authorize the President to sign any necessary documentation.



# *Mutual Corporation No. One*

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## MEMO

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**TO:** MUTUAL BOARD OF DIRECTORS  
**FROM:** MUTUAL ADMINISTRATION  
**SUBJECT:** DISCUSS AND VOTE TO ADOPT SECTION 3.11 – TRASH TO THE RULES AND REGULATIONS (NEW BUSINESS, ITEM C)  
**DATE:** SEPTEMBER 28, 2023  
**CC:** MUTUAL FILE

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I move to propose a rule change by adopting Section 3.11 – Trash to 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.

### **Section 3.11 - Trash.**

Trash receptacles are hidden behind cinderblock walls by the carports. Three bins are provided; 1) for normal “trash”; 2) for recyclable trash including broken down cardboard, glass, and metal; 3) Green waste including food scraps, bones, fruit and vegetables.

- Breakdown cardboard containers.
- No plastic sacks in recycle bin please- empty trash in recycle bin and put plastic back in normal trash bin.
- Disposable food waste containers and bags are available for green waste collection prior to disposal.
- Place easily transported trash or other small items in the trash bins. No trash or other items may on the ground, the cover of the trash bin, or wall of the trash enclosure. **Do Not Overload Trash Containers.**
- Take furniture or other large items to the trailers located by the “mini-farm” for disposal.
- Take Electronic waste (i.e computers, toasters, household furniture to the maintenance yard (located at the end of Golden Rain Road) for disposal.

# *Mutual Corporation No. One*

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## MEMO

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**TO:** MUTUAL BOARD OF DIRECTORS  
**FROM:** MUTUAL ADMINISTRATION  
**SUBJECT:** DISCUSS AND VOTE TO RESCIND RESOLUTION DATED 4/27/23 – FICO SCORES (NEW BUSINESS, ITEM D)  
**DATE:** SEPTEMBER 28, 2023  
**CC:** FILE

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I move to rescind the resolution dated 4/27/23, “RESOLVED to authorize Apartment Owners Association to conduct new fico scores for Mutual One, at a cost not to exceed \$16.95 for each fico score review conducted and a \$97.00 annual membership. Funds to come from Miscellaneous and authorize the President to sign any necessary documentation.”

# *Mutual Corporation No. One*

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## MEMO

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**TO:** MUTUAL BOARD OF DIRECTORS  
**FROM:** MUTUAL ADMINISTRATION  
**SUBJECT:** DISCUSS AND VOTE TO AMEND PROCEDURE 01-7510-3 ELIGIBILITY REQUIREMENTS (NEW BUSINESS, ITEM E)  
**DATE:** SEPTEMBER 28, 2023  
**CC:** MUTUAL FILE

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I move to amend procedure 01-7510-3 Eligibility Requirements by removing sections 1.2.1.3, 1.2.8, and 1.2.9.

**SEAL BEACH MUTUAL NO. ONE****AMEND****Resident Regulations****Eligibility Requirements**

All persons seeking approval of the Board of Directors of Seal Beach Mutual No. One to purchase a share of stock in the Mutual, and to reside in the Mutual, shall meet the following eligibility criteria:

Apply for and be accepted as a member of the Golden Rain Foundation, Seal Beach, California.

Meet the Mutual eligibility criteria as follows:

**1. MEET THE MUTUAL ELIGIBILITY CRITERIA AS FOLLOWS:****1.1. Age**

**1.1.1.** Minimum of 55 years, as confirmed by a birth certificate, passport, driver's license, or Real ID. Effective October 1, 2020 a "REAL" ID will be accepted in lieu of a Birth Certificate or Passport.

**1.2. Financial Ability**

**1.2.1.** The prospective resident shareholder must show:

**1.2.1.1.** Verified monthly income that is at least five (5) times or greater the monthly carrying charge (Regular Assessment plus Property Tax and Fees) at the time of application.

**1.2.1.2.** Liquid assets of at least \$50,000 for the past 6 months.

**1.2.1.3.** ~~An averaged FICO 2, 4 and 5 credit score of 700. The prospective resident shareholder shall authorize the Mutual to obtain the foregoing FICO credit score reports. To determine the average, the Mutual shall add the 3 scores together and divide by 3. The Mutual shall not accept credit score reports provided by the prospective resident shareholder. The cost of such reports shall be borne by the prospective resident shareholder; and~~

**1.2.2.** To establish the foregoing financial qualifications:

**1.2.2.1.** Verified monthly income/assets will be in the form of the past two years of:

- Equity in U.S. residential property
- Savings accounts in U.S. financial institutions
- Cash value life insurance
- Certificates of deposit, money market accounts in U. S. Financial institutions
- IRA, SEP, 401(k) and Keogh accounts
- U.S. state or municipal government bonds – valued at current Market prices.

(April 23)



**SEAL BEACH MUTUAL NO. ONE****AMEND****Resident Regulations**

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- American traded investments (NYSE, AMEX, OTC, NASDAQ, etc.) valued at current market prices.
  - Mortgages and promissory notes, provided that interest is reported on:
    - The applicant's tax return
    - Equity in U.S. income producing real estate.
- 1.2.3.** Adjusted Gross Income per 1040, 1040A, or 1040EZ; plus that portion of Social Security, IRA distributions, and pensions and annuities not included in adjusted gross income; plus tax exempt interest; minus income tax, Social Security, Medicare, and self-employment taxes paid; and minus Medicare medical insurance and prescription drug premiums; all divided by twelve (12) will equal net monthly income to be used in Section 1.2.1 above.
- 1.2.4.** Projected assessments will be the previous year's assessment (total of carrying charge less any cable charge, less Orange County Property Taxes and Fees), and the addition of the new property tax at 1.2% of the sales price plus Orange County District fees divided by twelve (12) for the new projected monthly assessment. This new figure (Regular Assessment plus Orange County Property Taxes and District Fees) times five (5) will be the monthly income required. This will be verified by the escrow company and the Stock Transfer Office. Stock Transfer shall have the final say in establishing verifiable income/assets.
- 1.2.5.** Verification shall be done by the Escrow Company and the Stock Transfer Office prior to the new buyer interview and prior to the close of escrow
- 1.2.6.** Only the resident shareholder's income shall be considered for qualifying.
- 1.2.7.** If moving within Leisure World, or if there are any additions/changes to the title, the proposed shareholder(s) must meet these eligibility requirements unless they have been in good standing for five years
- ~~**1.2.8.** A credit check will be ordered and paid for by the Mutual One Board, and results shared with the Escrow Company and Stock Transfer, with the results included in the financial package.~~

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1 If major remodeling, expansion, or addition of a bathroom is being considered, the increase in taxes over the 1.2% of the purchase price must be taken into consideration.

(April 23)

SEAL BEACH MUTUAL NO. ONE

**AMEND**

**Resident Regulations**

~~1.2.9. The cost of the Credit check will be born by the prospective shareholder.~~

**2. HEALTH**

**2.1.** Leisure World Seal Beach is an “Active Adult Community” that offers independent living options (co-op and condominium style housing) under provisions of an age restricted community of persons 55 years of age and older. Leisure World is not a nursing home, an assisted living facility, nor an independent senior living community.

Assume, in writing, the obligations of the “Occupancy Agreement” in use by the Mutual Corporation.

Officers or Committees of the Board of Directors designated to approve new applicants are responsible that the eligibility criteria of this corporation is equitably applied to all applicants. Approval or disapproval of buyer(s) must be received by the Stock Transfer Office at least ten (10) working days prior to the close of escrow.

Any exceptions to this policy shall be determined by a Mutual One Eligibility Committee comprised of three members who shall be voted upon by the entire Board.

I have read and understood what is required for eligibility consideration in the above named Mutual, including necessary documentation.

\_\_\_\_\_  
Prospective Buyer Date

\_\_\_\_\_  
Prospective Buyer Date

\_\_\_\_\_  
Prospective Buyer Date

\_\_\_\_\_  
Prospective Buyer Date