

**MINUTES OF THE ANNUAL SHAREHOLDERS' MEETING
SEAL BEACH MUTUAL FOUR**

May 24, 2017

The Annual Meeting of the Shareholders of Seal Beach Mutual Four, a California corporation, was called to order by President Slater at 10:00 a.m. on Wednesday, May 24, 2017, in Clubhouse 4.

PLEDGE OF ALLEGIANCE

Ms. Joy Reed led the *Pledge of Allegiance*.

QUORUM

President Slater advised that a quorum was present, either in person or by ballot, and he declared the meeting officially in session.

SHAREHOLDER DECLARATION

Mr. Stuart White of Unit 73-A, declared his intent to vote cumulatively at this Annual Shareholders' Meeting.

CERTIFICATION OF NOTICE OF MEETING

Secretary Kuhl read the Certification Notice:

I, Jan Kuhl, Secretary for Seal Beach Mutual No. Four, hereby certify that the Notice of Stockholders' Meeting and Ballots were mailed in accordance with Article IV, Section 4, of the Bylaws of said Corporation to all subscribers of common stock as of April 24, 2017.

**FURTHER, IN ACCORDANCE WITH THE BYLAWS, THE CUMULATIVE
VOTING PROCEDURE WILL BE USED.**

EXPLANATION OF WRITE-IN CANDIDATE

Ms. Cheryl Wilson, Accurate Voting Services, Inc. explained the process of a write-in candidate and nomination of that write-in candidate.

INTRODUCTION OF CANDIDATES

The following nominated candidates were introduced as follows:

Jan Kuhl	(Incumbent)
Mike Levitt	(Incumbent)
Bob Slater	(Incumbent)
Suzi Smith	(Incumbent)
Tom Gerrity	(New Candidate)
Phil G. Ladner	(New Candidate)
Jon Russell	(New Candidate)

President Slater called for nominations from the floor. Mike Levitt nominated Marsha Gerber. Marsha Gerber, Unit 4-3L, accepted. There being no further nominations, President Slater requested a motion to close the nominations. Upon a MOTION duly made by Nancy Duncan, Unit 47-L, and seconded by Jeanne Delgado, Unit 78-A, it was

RESOLVED, That the nominations be closed.

The MOTION passed.

BALLOTING

Ms. Cheryl Wilson from Accurate Voting Services thanked the Mutual for the opportunity to provide this election procedure for the Mutual. They are the outside independent election service company that was selected to create the ballot, mail the ballot to the shareholders, and receive the return ballots to be opened today to determine Mutual Four's new Directors.

Mr. Slater announced that the ballot boxes were closed and instructed any interested shareholders to accompany Accurate Voting Services to the counting area to observe the counting of the ballots. When the counting is completed, the newly-elected Board will hold its Organizational Meeting to elect officers. The results of the election will be posted on the main doors of all the clubhouses.

MINUTES

President Slater asked for a motion to dispense with reading the minutes of the last Annual Shareholders' Meeting held on May 27, 2015, and that they be approved as printed and distributed. Upon a MOTION duly made by Gino Pelegrino, Unit 87-G, and seconded by Thelma Kieffer, Unit 51-I, it was

MINUTES (CONTINUED)

RESOLVED, That the Annual Shareholders' Meeting minutes of May 25, 2016, be approved as printed and distributed.

The MOTION passed.

INTRODUCTION OF CURRENT BOARD MEMBERS AND GUESTS

President Slater introduced the current 2016-2017 Board members:

Bob Slater, President
Mike Levitt, Vice President
Jan Kuhl, Secretary
Suzi Smith, Chief Financial Officer

Janet Wade, Director
Marsha Harris, Director
Marsha Gerber, Director

President Slater then introduced the Golden Rain Foundation Representative, Joy Reed; Executive Director, Randy Ankeny; and Mutual Administration Manager, Blessilda Fernandez.

PRESIDENT'S REPORT

Mr. Slater presented his report (attached).

VICE PRESIDENT'S REPORT

Mr. Levitt presented his report (attached).

SECRETARY'S REPORT

Ms. Kuhl presented her report (attached).

CHIEF FINANCIAL OFFICER'S REPORT

Mrs. Smith presented her report (attached).

DIRECTORS' REPORTS

Ms. Wade presented her report (attached).

Ms. Gerber presented her report (attached).

GOLDEN RAIN FOUNDATION REPRESENTATIVE'S REPORT

Mrs. Reed presented her report (attached).

EXECUTIVE DIRECTOR'S REPORT

Mr. Ankeny presented his report (attached).

MUTUAL ADMINISTRATION DIRECTOR'S REPORT

In Ms. Hopkin's absence, Ms. Fernandez presented her report (attached).

RECESS

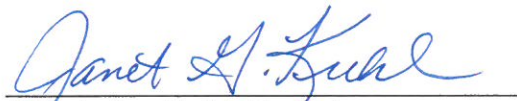
President Slater called a break at 10:55 a.m. to 11:05 a.m., which was necessary to finish the counting the ballots

ELECTION RESULTS

Ms. Cheryl Wilson of Accurate Voting Service, Inc., reported the following results of the election: Tom Gerrity, elected with 223 votes; Jan Kuhl, elected with 210 votes; Phil G. Ladner, elected with 104 votes; Mike Levitt, elected with 312 votes; Jon Russell, elected with 141 votes; Robert "Bob" Slater, elected with 236 votes; Suzi Smith, elected with 210 votes; and Marsha Gerber re-elected with 3 votes.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 11:10 a.m.



Attest, Jan Kuhl, Secretary
SEAL BEACH MUTUAL FOUR
cad:5/24/17

Attachments

ANNUAL SHAREHOLDERS MEETING

May 24, 2017

Your President's Report

On behalf of the Mutual Four Board of Directors, welcome to you all.

The President usually speaks of all the accomplishments during the year, but you're going to hear from the people who headed those projects.

After three years with the same Board members, we will be losing three; it was a great Board while it lasted, much was accomplished by this Board.

So to Janet Wade, Marsha Gerber and Marsha Harris: Best of luck in your retirement or whatever. However, we think you have some fine candidates to fill your shoes. Time will tell.

Mutual Four was faced with some new money issues. Repiping, dethatching and Smart Burners. By shifting some things around, we found the extra dollars and none of it came from your increased monthly payments; that went into infrastructure (sewers). This will have no effect on our ongoing roof replacements.

And yes, we will be doing some more of our streets (concrete) and some sidewalks. I would be remiss if I didn't thank Joy Reed, our GRF Director for keeping us up to date on GRF stuff and her input on Mutual history.

I would also like to thank the people I see on a daily basis from time to time: Randy Ankeny and his staff, Jodi Hopkins and her staff, Courtney Knapp and her staff, Mark Weaver and his staff, Terry DeLeon and his staff, Reuben Gonzales and his everchanging staff and to our new Security Staff.

Thank you one and all, and to Kevin Black with whom all directors work, the man on-call, so to speak.

And finally, to you shareholders: Thank you for helping make Mutual Four the best mutual in Leisure World.

Mutual 4 Annual Report, May 24, 2017
Mike Levitt, Director

This has been a relatively uneventful year for Mutual 4. During the record-setting rains this past winter, our roofs held up well and flooding was minimal. The dethatching operation left our lawns and walkways -- not to mention our livingrooms -- a mess of dead grass and uprooted weeds. We wore out a broom trying to keep up with the dust that blew in every time somebody walked in. But our lawns look great now.

Along with other directors, I helped rewrite the mutual's pet policy, parking policy, and carport policy.

Director Suzie Smith and I, as the mutual's landscape committee-of-two, produced a catalogue of trees appropriate to LW and M4, and indicating which are best for large greenbelts and which should only be planted in small greenbelts. Now when a resident requests a tree be planted on his or her greenbelt or turf area, he or she will be able to thumb thru this colorful book, select the appropriate one and immediately learn how much the resident will have to pay for the mutual to plant that tree.

I've done what little I can to protest some of the draconian and non-sensical traffic rules imposed on us by the GRF. In case you missed this...if a vendor or contractor, or even a friend, comes visiting you and is ticketed for parking illegally on a GRF street: YOU have to pay the fine. And you haven't done anything wrong. And you are not even aware that anything *is* wrong until you get the ticket in the mail. Bad enough a GRF rep would write something like that....worse yet, the rest of that gang approved it!

I want to thank my hard-working Building Captains. They represent me and the entire Mutual when a resident needs information or help. And I need help recruiting additional Building Captains. I'm short one now, and I've been wearing out the others. If you have the time...I have the job. Call me.

And finally, twice in the past two months, I had to call Service Maintenance to remove large electronic waste, such as TVs, from a trash dumpster and dispose of it properly. It is illegal for the trash company to haul it away and so they won't touch it.

Every time I or another director has Service Maintenance remove electronic trash from a trash container -- it costs us all. It is a waste of all of our money.

Please, remind whoever is helping you to move, or remove stuff -- no electronic waste is allowed in the trash bins or next to them.

Thank you for joining us today, and for expressing your pleasure -- or displeasure, by voting.

2016-2017 Mutual 4 Director's Annual Report

2016-2017 has been an active year in Mutual 4. Like all the directors, I have worked with individual shareholders with their concerns for their own units and the impact of mutual projects. Also, in my "area" I have met with and worked with 7 new shareholders and monitored two laundry rooms.

As secretary of the mutual corporation, I have picked up and delivered mutual mail to the appropriate directors along with minutes, announcements, and postings. Walking around our mutual with these items I have been able to meet or greet many of you. I enjoy this. The secretary also keeps minutes as needed.

My major work this year has been in the area of Emergency Information. I have led the LW Mutuals' Emergency Preparedness Information Council. In this group approximately 15 mutual representatives and shareholders discuss their concerns about how to proceed should we experience outages, an earthquake, a plane crash, terrorism, flood or other disaster. Our main concern is to impress upon all shareholders that they must personally be prepared to take care of themselves for approximately seven days. Our mutual has a plan to communicate our condition out to local authorities. But we do not provide water, food, medications, shelter, or evacuation.

This year your directors have written and rewritten a number of mutual policies. I wish to thank the shareholders in "my" buildings 44, 45, 46, 47, and 49 for vigorously complying with the policies. They have embraced the changes and kept their carports, gardens, and parking areas clean and appropriate. I also organize for the mutual the annual Great California Shake Out in October and several training sessions for organizations and the mutuals preparing for that event.

Thank you for the opportunity to serve you.

Respectfully submitted,

Jan Kuhl Ph. 562-446-0082, Unit 46E

Mutual 4 Shareholders' Meeting – May 24, 2017
CFO, Suzi Smith

Thank you for the opportunity to serve as your CFO over the last year. It has been an honor and a privilege.

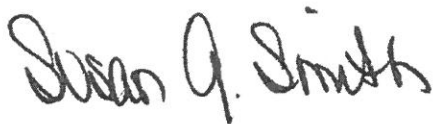
You have all received the final financial statements for the calendar year ending 12.31.16 for Mutual 4. Before depreciation we showed excess income of \$9,192 which is near perfect. Not over budget and not a lot under budget.

We started 2016 with reserves \$2,364,000; we ended at \$1,954,000. This is a net decrease of \$410,000 for the year due to the major projects we completed, including roofing six buildings, re-piping two buildings, dethatch/seed turf areas and sprinkler head project and major concrete work.

We will continue to balance reserves and required Mutual projects. For 2017: more concrete work on failing carport roadways, re-roofing 5 more buildings and re-piping two more buildings.

As always, feel free to call me if you have any questions. I am not always able to answer the phone right away, but I will call you back if you leave your name and number.

Again, thank you for the opportunity to serve.

A handwritten signature in black ink that reads "Susan Q. Smith". The signature is written in a cursive style with a small dot above the 'i' in "Smith".

Seal Beach Mutual 4 Director's Report
Janet Wade, Director, Buildings 78-80, 82-84

Greetings and Good byes!

May 24, 2017

I am sorry to have to say good bye for the next year. I did not choose to return as a director due to a serious health problem dealing with my eyes. I am recovering but must take it easy for a long while yet. I look forward to the new people coming in as directors and will support them in any way I can.

THANK YOU...As I look back over the past year I am thankful to my building captains that assist with our communications. Kudos to Jeanne Delgado, Jeanette Dearden, Joanie Hathaway, Chris Althenes, Minnie Woods and David Tautges. Many thanks to the GRF departments that assist with director assistance.

This is the annual mutual meeting. At this meeting the yearly election ballots are counted and the next board of directors are introduced and installed. While we wait for the ballot count to be completed all of the directors provide a yearly summary. Following are the tasks that I accomplished during 2016-2017.

PHYSICAL PROPERTY DIRECTOR DUTIES

- Attendance at the Physical Property Council meetings; report back to the other directors what will impact our mutual plus topics of interest; provide a written report to the shareholders via board meeting report. These are held once every three months.
- Attendance at the GRF Physical Property meetings is optional but always very informative. These are held on a monthly basis. I usually provide information to the other directors on any new topics.

ROOFING Project Roofing of the next five building.

RE-PIPING with copper pipes project. This was a learning process – learn the details of what a re-pipe involves; learn the costs involved; learn the timeline involved. When the walls of a unit are opened then the opportunity is available to get rid of the old galvanized pipes and put in new copper pipes. Not just for the one unit but for the two to four units that are connected to that piping. Through the attendance of meetings, presentations and the help of our Inspector all the facts became available. As presented to the board of directors we could then make an educated and wise decision to go forward with re-piping on a case by case basis..

FIRE, SAFETY, HEALTH INSPECTIONS. In the beginning of each year each director and an inspector will visit every unit in their respective buildings to look for and assist in resolving any situation that does not meet our standards. This is highly important for the safety of all shareholders. I am responsible to cover 72 units in 6 buildings (2 buildings per day). Then I re-visit approximately 15% (12 units) which have not met one or more of the standards. Rarely is a third visit necessary.

BUG BUSTERS and CRITTERS I am always on the hunt for inexpensive and non-poisonous methods to control bugs and repel critters. These recipes and methods will be found in the monthly board meeting report. This is the most fun that I have as a director.

Once again I thank all those who assist with running the business of mutual four and for those who personally make this a pleasant place to live. I urge you all to continue to be a good neighbor and support your local directors.

Respectfully submitted, Janet Wade

Mutual Four Annual Shareholder's Meeting

Wednesday, May 24, 2017

Marsha Gerber, Director

I will be leaving the Board after 2-1/2 years of service. I was appointed a replacement director in December, 2014. I thank you for allowing me to work on your behalf. Lots of things were accomplished during this period. All the unit exteriors have been painted, many buildings have new roofs and more to come, and our grass is beautiful thanks to the Mutual approving dethatching and new sprinklers.

I have done many Fire Inspections, Pre List Inspections and New Buyer Orientations. I was in attendance at all monthly meetings. But the most important thing is I got to know many of you that I probably would not have if I wasn't involved with our Board activities.

It is such a good feeling to know that if an issue is brought to the Board, we can actually do something about it. An on-going issue that I have great interest in is the approval of patios in our Mutual. I hope this new board will consider this.

An issue I brought up in my January 2015 monthly report has now been addressed by the GRF. I was concerned about the amount of gate passes floating around out there. Also I had a concern about there not being a rule in place to collect the IDs of residents moving out. We are going to get new IDs very soon with expiration dates. These issues have been corrected and I am very happy about it.

One part of my "Director Job" that is my passion is party planning. I enjoyed working with Marsha Harris on the "Black and White" Building

Captain's Luncheon in September, 2015. It was a huge success and I believe the Mutual will be having another thank you luncheon for our much needed Building Captains sometime soon.

Our Annual "Picnic" gathering has now become a really nice festive evening thanks to the leadership of Suzi Smith. The attendance nearly doubled last year and you can expect another outstanding dinner in November. I love doing the decorations and I hope you enjoyed our Italian Night Out last year. The new theme is still a secret, but it will be lots of fun. Hope to see you there!

Respectfully,

Marsha Gerber

Marsha Gerber

May 24, 2017
GRF Corporate Secretary Annual Report
Joy Reed - Mutual 4

“Well done is better than well said.” Benjamin Franklin

The year has flown by. Welcome to our Mutual 4 Annual Meeting. As your GRF Director let me remind you of some of my accomplishments during the last year. I became Corporate Secretary for the second year in a row. That translates into being one of the four corporate officers on the Golden Rain Board. I was on the following committees Executive Committee, ADRC (Architectural Design and Review) which I was Vice Chair. I was placed on the Recreation Committee for the third year. I was on MAC (Mutual Administration Committee) again. That puts me on four standing committees.

I was on Rewrite a Sub Committee where we were given policies that needed to be rewritten or reviewed. One of GRF's goals is to review every GRF policy. I was chair of the Sub Committee Bereavement Workbook which was finalized and passed by the board this year. I was Co-Chair of the Code of Ethics which also was finalized and passed by the board this year. In addition I was on the Sub Committee Tree Approval. ADRC is putting together a list of plants and trees that are approved.

There is new landscaping with plantings boulders and rocks around the Administration Building and On-Site Sales offices were also newly landscaped. I worked with two other directors on these plantings. Hope you enjoy them.

GRF has added much needed conference rooms B and C. GRF is in the process of improving Accounting with remodeling and improvements.

Some things that GRF did for the community this year

1. Clubhouse 4 remodel.
2. Astrolabe moved and new landscaping added.
3. Additional staff in Service Maintenance and Administration were hired.
4. New lighting and work stations in the library.
5. Future plans for multi purpose courts outside of Clubhouse 2.
6. New look and name for Newspaper.
7. Installation of vending machines behind Clubhouse 3.
8. Lift Station repairs completed.
9. The new Spotlight and Profiles publications have been delivered to every member.

I attended an average 33-35 meetings a month. I went Monday through Friday to Administration to sign necessary documents.

I will be getting a small summer vacation in June. GRF takes about three weeks to get the new committees and chairs in place. Will keep you informed.

Sincerely and with Respect,

Joy Reed
Mutual Four
Corporate Secretary



Executive Director's Annual Meeting Report

Mutual 4

To the President, Directors, and Shareholders of Mutual 4:

It's been four years since I joined the Golden Rain Foundation of Seal Beach (GRF) and I'm happy to report that the community is running well, and our over 220 staff members are working diligently to insure smooth and fully transparent operations of GRF. This is due to our collective commitment to protect the value of Trust property and the enhancement of lifestyle for all Shareholder/Members. Our continuing commitment to the community includes, but is not limited to, efficiency, respect, teamwork, accountability, innovation, and integrity. We are committed as an organization to the highest ethical standards and compliance with all applicable laws, rules and regulations.

GRF is financially healthy. This is evident in the audited statements and tracking from the monthly financial statements. The auditing firm of NSBN issued an "unmodified" opinion for the 2016 audit. This is the standard of our accounting operations for which we strive.

In addition, recognition of achievement has been rewarded by Philadelphia Insurance Companies for "Outstanding Risk Management"; this recognition is evident in the reduction or insurance premiums for this policy period.

The effectiveness of our community depends heavily on the GRF and Mutual Board members, our leaders. On behalf of the GRF Staff, we sincerely thank the GRF and Mutual Boards. The past year could not have been a success without your dedication, hard work, and public service for your fellow Shareholder/Members. You have made this past year an unprecedented success.

This speaks highly of everyone who unselfishly volunteers their time to serve on a Board. The job can be taxing and time-consuming, and I know how stressful it can be. Your work does not go unnoticed. A simple thank you is not enough for your community service!

We look forward to working with the Boards to ensure that our community continues to prosper and thrive for the betterment of all Shareholders and Members.

This simple quote by an unknown author clearly states our thanks to all Board members,

"For all you do, for who you are, I will be forever grateful you are in my life."

Thank you for allowing my staff and I to be part of your community and your lives.

Respectfully submitted,

Randy Ankeny,
Executive Director
for the Golden Rain Foundation

Annual Mutual Shareholders' Meeting

2017

Here we are at the start of a new election year. It's been a good year, thanks to the talent and effort from all of us.

I will start by thanking this Mutual Board of Directors of Leisure World Seal Beach Mutual *Four*, and each member of Seal Beach Mutual *Four*. Together we have accomplished a lot this year: meetings, special meetings, policies, the Bylaws and amendments; this list could go on and on.

Join our team of staff members, along with the new or returning Mutual *Four* Directors to continue the legacy that has been set by others many years ago; and continue the growth of your community. Let us continue to incorporate everyone and work for the good of all.

There will be changes. There will be new ideas that were not thought of in prior years, making this a very exciting time. This is our opportunity to work together with a common goal of bettering your community.

Thank you to the Golden Rain Foundation (GRF) Board of Directors, more specifically *Joy Reed* your GRF Representative. What is GRF one may ask, well, the answer is, GRF is a non-profit corporation that holds in trust, operates, and maintains the Trust property facilities, the streets, and other improvements and amenities within the geographic area identified as Leisure World Seal Beach, for the benefit of everyone.

We really look forward to the next year. I am confident with the direction of our Executive Director, Randy Ankeny, along with the best team effort possible, we will continue to strive, grow, and thrive to provide an outstanding Active Adult Community.

Confucius said: 'What I hear, I forget; what I see, I remember; what I do, I understand.' Let's do this together. We've heard what we have done. We can see what we need to do. Now is the time to do it, and, together, we can do it."

Respectfully the Mutual Administration Team:

- Mutual Administration Director: Jodi Hopkins
- Mutual Administration Manager: Blessilda Fernandez
- Member Resources Liaison: Cynthia Tostado
- Office Secretary: Catherine Dailey
- Recording Secretary: Carol Day
- Recording Secretary: Kheara Aquino
- Receptionist: Stephanie Louison