

**MINUTES OF THE REGULAR MONTHLY MEETING OF
THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL FOUR
February 10, 2016**

The Regular Monthly Meeting of the Board of Directors of Seal Beach Mutual Four was called to order, following the open forum for shareholders to address the Board, by President Slater on Wednesday, February 10, 2016, at 9:30 a.m. in Conference Room A of the Administration Building, followed by the *Pledge of Allegiance*.

ROLL CALL

Present: President Slater, Vice President Levitt, Secretary Kuhl, Chief Financial Officer Smith, and Directors Gerber, Wade, and Harris

GRF
Representative: Mrs. Reed

Guests: Eight shareholders of Mutual Four

Staff: Mrs. Weller, Mutual Administration Director
Mr. Black, Building Inspector
Ms. Day, Recording Secretary

INTRODUCTIONS

President Slater welcomed the guests and staff members to the meeting.

MINUTES

President Slater asked if there were any corrections to the January 13, 2016, Board Meeting minutes. There being none, the minutes were approved as printed.

CORRESPONDENCE

Secretary Kuhl presented a letter on handicapped parking, a letter on parking regulations, a letter on parking carts, scooters, etc., a letter concerning estate sales, and a letter on a ladder donation from shareholders.

GRF REPRESENTATIVE'S REPORT

GRF Representative Reed presented her report (as attached). In addition, she reported that the new GRF website is up and running. All agendas, meeting minutes, etc., are available for viewing.

BUILDING INSPECTOR'S REPORT

Inspector Black updated the Board on activity in the Mutual (see his attached summary).

Following a discussion, and upon a MOTION duly made by Secretary Kuhl and seconded by CFO Smith, it was

RESOLVED, That the funds for the pole box diamond plates painting be taken out of the Service Maintenance standard, as opposed to the Painting Reserves.

The MOTION passed.

Inspector Black left the meeting at 10:27 a.m.

OLD BUSINESS

Vice President Levitt discussed the sandbag issue and the confusion about who pays for them. In Director Wade's January report, she stated that the cost to the shareholder will be \$1.50 per sandbag, plus the cost of delivery (\$38 per hour, pro-rated), and also it is the shareholders responsibility to remove the sandbags.

President Slater asked for a motion to ratify adopted/posted Policy 7508.4 – Estate Sales, and rescind Policy 7508 – Patio/Estate Sales – All Mutuals. Upon a MOTION duly made by Vice President Levitt and seconded by CFO Smith, it was

RESOLVED, To ratify adopted/posted Policy 7508.4 – Estate Sales, and rescind Policy 7508 – Patio/Estate Sales – All Mutuals.

The MOTION passed.

OLD BUSINESS (continued)

President Slater asked for a motion to ratify adopted/posted Policy 7584.4 – Street Parking (attached). Upon a MOTION duly made by Vice President Levitt and seconded by Director Harris, it was

RESOLVED, To ratify adopted/posted Policy 7584.4
– Street Parking, as amended.

The MOTION passed.

Following a discussion, and upon a MOTION duly made by Director Harris and seconded by Director Gerber, it was

RESOLVED, To approve the agreement with Mr.
C's Towing in Mutual Four.

The MOTION passed.

NEW BUSINESS

Following a discussion, and upon a MOTION duly made by CFO Smith and seconded by Director Wade, it was

RESOLVED, To authorize President Slater to go to
the Mutual attorney to prepare a ballot for 2016 for
staggered two-year terms.

The MOTION passed.

Vice President Levitt discussed dividing buildings with CFO Smith concerning landscape issues. Shareholders in the 30, 40, and 50 buildings can call CFO Smith. Shareholders in the 70 and 80 buildings call Vice President Levitt.

Following a discussion, and upon a MOTION duly made by CFO Smith and seconded by Vice President Levitt, it was

NEW BUSINESS (continued)

RESOLVED, That the 2015 excess funds be left in the General Operating Fund.

The MOTION passed.

(Recording Secretary Day left for break at 11:24 a.m. to 11:39 a.m.)

President Slater discussed the following items from the February Presidents' Council: a new fire suppressant called FireAvert, a home warranty policy for non-standard appliances, and Blackout Buddy a new rechargeable emergency flashlight and nightlight now available in the Purchasing Department (see attached).

DIRECTOR(S)' CONCERNS

President Slater said any information he gets pertaining to a Directors building, he will make sure that information is passed on to the Director.

President Slater asked for a consensus of the Board to authorize him to contact the Mutual attorney regarding 30-day notices to comply, enforcement letters, unauthorized individuals living in a unit, and issues concerning the Occupancy Agreement. The Board agreed.

CFO Smith discussed the fire/safety inspections and whether the Mutual should purchase devices for handicapped shareholders, such as, a strobe light alarm, etc.

Vice President Levitt stated that plastic bags do not go in the recycle bin (see flyer attached).

MUTUAL ADMINISTRATION DIRECTOR'S REPORT

Mrs. Weller presented her report (as attached).

PRESIDENT'S REPORT & BUILDINGS 73 – 77

President Slater submitted his report (as attached).

VICE PRESIDENT'S REPORT & BUILDINGS 81, 85 – 89

Vice President Levitt submitted his report (attached).

CHIEF FINANCIAL OFFICER'S REPORT & BUILDINGS 38 – 43

CFO Smith presented her Financial Report (attached).

PHYSICAL PROPERTY/DIRECTOR'S REPORT & BUILDINGS 78 – 80, 82 – 84

Director Wade presented her report (attached).

EMERGENCY PREPAREDNESS REPORT & BUILDINGS 44 – 47, 49, 52

Secretary Kuhl presented her report (attached).

DIRECTOR'S REPORT & BUILDINGS 48, 50 – 52

Director Gerber submitted her report (attached).

SHAREHOLDER COMMENT

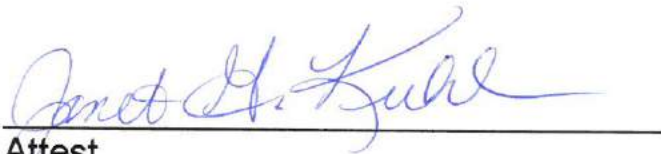
One shareholder made a comment.

EXECUTIVE SESSION

Member issues were discussed in Executive Session.

ADJOURNMENT

There being no further business to conduct, President Slater adjourned the meeting at 12:15 a.m. and announced there would be an Executive Session following the meeting to discuss member issues.



Attest

Janet G. Kuhl, Secretary
SEAL BEACH MUTUAL FOUR
cd:02/27/16
Attachments

(These are tentative minutes, subject to approval by the Board of Directors at the next Regular Board of Directors Meeting.)

NEXT MEETING: WEDNESDAY, MARCH 9, 2016, at 9:30 a.m.

**RESOLUTIONS IN THE REGULAR
MONTHLY MEETING OF FEBRUARY 10, 2016**

- 02/10/16 RESOLVED, That the funds for the pole box diamond plate painting be taken out of the Service Maintenance standard, as opposed to the Painting Reserves.
- RESOLVED, To ratify adopted/posted Policy 7508.4 – Estate Sales, and rescind Policy 7508 – Patio/Estate Sales – All Mutuals.
- RESOLVED, To ratify adopted/posted Policy 7584.4 – Street Parking, as amended.
- RESOLVED, To approve the agreement with Mr. C's Towing in Mutual Four.
- RESOLVED, To authorize President Slater to go to the Mutual attorney to prepare a ballot for 2016 for staggered two-year terms.
- RESOLVED, That the 2015 excess funds be left in the General Operating Fund.

GRF Report

February 10, 2016

"My mission in life is not merely to survive, but to thrive; and to do so with some passion, some compassion, some humor, and some style." Maya Angelou

The work on the Globe has begun again with a finish date of March 31. Now I say this knowing if the weather gets difficult or something unexpected happens it will be later than this date. Watch the newspaper for the Big Day when it is revealed.

I'm on a sub committee from (MAC) Mutual Administration called Document Review which I chair. The sub committee is working on two important documents. The first is the "Welcome Book". This booklet needed to be updated. We are a few months from having this document finished. The second is the "Bereavement Packet ". This is a brand new document that is in its first rough draft.

The Farmers Market is coming back in March. This time it will be on Saturday. Look for the banners to announce the Farmers Market.

I'm including some information on GRF committees for your connivence. You can always check the web site or the newspaper for this information.

Some things that you might like to know:

1. The new benches for the Healthcare and Administration building arrived damaged. They have been re ordered.
2. Security, Bus and Transportation Committee is working on a new policy 1926 which will replace earlier policies. It has fines in it.
3. Physical Properties will be presenting a Town Hall meeting on proposed improved traffic flow on St. Andrews. Please watch the newspaper for all the information. Date February 17, in Clubhouse 2 at 1:00.
4. It looks like the shows for the summer have been picked. Even better shows than last year. We are expecting a great season.
5. Leisure World has an improved Web site. You always have been able to find Minutes and Agendas for GRF but now it is easier. Be sure to type in the address to the improved site first. Don't use your old Icon. You will have problems.

If you have any questions please call me. Remember I only deal with Golden Rain Foundation (GRF) I'm not a Mutual 4 Director. Please call your Director for help in Mutual 4. Call me about GRF concerns.

Respectfully Submitted,
Joy Reed
GRF Corporate Secretary



SECURITY, BUS, AND TRAFFIC COMMITTEE MEETING

SUMMARY REPORT

Wednesday, January 13, 2016

Action/Request	Person Responsible
1. OLD BUSINESS: Parking and Traffic Sub-Committee Report	Perry Moore – requests February meeting be dedicated to completing work in process.
2. OLD BUSINESS: RV Parking at CH 4	Randy Ankeny – has introduced a policy concept and a MOTION was made to pass the recommended policy on to the Board for approval.
3. OLD BUSINESS: Transportation Sub-Committee Report	Paul Pratt – requested one more meeting next month and thanked all involved for their hard work.
4. NEW BUSINESS: Information Telephone Line	Randy Ankeny – introduced a concept to update and improve the existing telephone system. A CONSENSUS was given to move forward with the new Information Telephone Line concept.
5. NEW BUSINESS: 15 MPH Speed Limit on North Gate Rd. and St. Andrews Drive	Jaime Guerrero – A CONSENSUS was given to request the Physical Properties Department have a Traffic Engineer evaluate the feasibility of increasing the speed to 25 MPH.
6. STAFF REPORTS	Annual recaps were given by Jaime Guerrero for Security, and Grant Winford for Transportation. Randy Ankeny gave updates on LB Animal Control, St. Andrews Drive improvements, and Security satellite office activities.
7. POLICY 1926-37	Paul Pratt and Perry Moore will meet to finalize the changes suggested and will present back to the Committee for final approval by the Board in February 2016



PUBLICATIONS COMMITTEE MEETING

SUMMARY REPORT

Thursday, January 14, 2016

Action/Request	Person Responsible
1. CORRESPONDENCE: 5 Letters Received	Marisa McAuley - draft "Acknowledgment of Correspondence" for the Chair's signature
2. UNFINISHED BUSINESS: "Did You Know" Future Publication	Randy Ankeny – Consensus of the Committee to change the name to "Profiles"
3. UNFINISHED BUSINESS: Spotlight	Randy Ankeny –submitted the proposed copy of the spotlight magazine general consensus of the Committee to continue to move forward.
4. UNFINISHED BUSINESS: Community Navigator	Randy Ankeny – Unanimous Motion to approve the canceling of the publication of the Navigator for 2016 and to revisit in January 2017
5. UNFINISHED BUSINESS: Newsstands	Marisa McAuley – Send to ADRC to look into the replacement of the newsstands. Total count 12 Idea from shareholder – Find stands that may be around \$250 each and offer Clubs to purchase and donate with a plaque
6. POLICIES: Various Polices under the Communications Committee Preview	Marisa McAuley – Motion to approve the presented Policies as amended to the Board



FINANCE COMMITTEE MEETING

SUMMARY REPORT

Monday, January 19, 2016

Action/Request	Person Responsible
1. OLD BUSINESS: Review of Reserve Study	The Executive Director will present examples of reserve study software programs to the February Finance Committee meeting.
2. NEW BUSINESS: Video Producers Club Lease	The Executive Director will present the amended lease to the Video Producers Club.
3. Reserves – Main Gate Beautification	The Finance Committee approved not to accelerate funding for beautification of the Main Gate.
4. Clubhouse Six Heat Pump	This item was removed from the agenda.
5. Security Restroom Upgrades	The Committee advised that funds in the amount of \$32,500, from Reserves, are available for the Security Restroom upgrade.



PHYSICAL PROPERTY COMMITTEE MEETING

SUMMARY REPORT

WEDNESDAY, FEBRUARY 3, 2016

Action/Request	Person Responsible
1. OLD BUSINESS – Item 7A Perimeter Wall, Section B	Randy reported some resistance. May offer higher numbers. No action taken
2. OLD BUSINESS – Item 7B Perimeter Wall, Section J & K	<p>Carole Damoci MOTIONED, seconded by Mary Greer and unanimously carried to postpone recommendation to the Board to possibly cancel contract with Dantuma until contract and all supporting documents are reviewed by the Committee.</p> <ul style="list-style-type: none"> • Staff is to provide Committee with copies of contract and all supporting documents ASAP.
3. OLD BUSINESS – 7C Grant Writer	Remove from Agenda
4. OLD BUSINESS – 7D Perimeter Wall, Section L & M	<p>Perry Moore MOTIONED, Seconded by Linda Stone and unanimously carried to select Option A as presented by Facilities Director for the Perimeter Wall, Section L & M and recommend to the Board for approval.</p> <ul style="list-style-type: none"> • Mark Weaver to send out RFPs and present to the Committee. • Mayor Masa-Lavitt suggested that staff makes an appointment with the City Engineer regarding the City possibly acquiring the outside property. <ul style="list-style-type: none"> ○ Randy will make a motion to the Board to initiate that action. • Carole Damoci to place on next EC's meeting agenda.
5. OLD BUSINESS – 7E Amphitheater Seating	<p>Bids to be presented at next month's meeting.</p> <ul style="list-style-type: none"> • David Rudge to prepare for the Committee.
6. OLD BUSINESS – 7F Concrete – Clubhouse 3	Committee decided to wait until Recreation Committee decides what they will do with the batting cage area and make recommendations to ADRC.

Action/Request	Person Responsible
7. OLD BUSINESS – 7G Heat Pump, Clubhouse 6	Mary Greer MOTIONED, seconded by Perry Moore and unanimously carried to select the bid in the amount of \$10,650.00 from Greenwood Heating & Air to replace two (2) heat pumps in Clubhouse 6 and recommend to the Board and the Finance Committee for approval.
8. OLD BUSINESS – 7H Sales Office Bike Parking	Perry Moore MOTIONED, seconded by Linda Stone and unanimously carried to move the Bike Parking Rack to the side of the Sales Office Building and place fencing in front of the new area. Cost not to exceed \$4,500.00. Funding is to come from Project No. 725-14(B) "Resales Office Remodel."
9. OLD BUSINESS – 7I Fire Hydrants – No Parking Signs	Perry Moore MOTIONED, seconded by Mary Greer and unanimously carried to paint the curbs on Trust property, 15' in both directions from the fire hydrant as indicated in the California Vehicle Code "V C Section 22514 – Fire Hydrants," with a recommendation to the Board and Finance Committee for approval.
10. OLD BUSINESS – 7J Floor Replacement	Linda Stone MOTIONED, seconded by Perry Moore and unanimously carried to select Old Town Flooring for the project of replacing the flooring in the Physical Property Conference and Break Rooms, not to exceed \$8,100 with recommendation to the Board and the Finance Committee for approval.
11. OLD BUSINESS – 7K Golf Course Lake Wall	Carole Damoci MOTIONED, seconded by Linda Stone and unanimously carried to put this project off until capital funds are available for the full replacement of the Golf Course Lake Retention Wall. (Check capital funds available in 6 mos. – Aug 2016)
12. NEW BUSINESS Donation of Bus Shelter	Linda Stone MOTIONED, seconded by Perry Moore to accept Mutual 14 donation of a bus shelter to be added to the Trust's assets. After further discussion by the Committee, the Committee voted not to accept donation with one abstain (Mr. Lukoff). Letter to be prepared to Mutual 14 of the Committee's decision.
13. NEW BUSINESS Mutual 6 Request	Information to Committee only. No action taken.
14. NEW BUSINESS Bus Shelter Amphitheater	Remove from Agenda – no support.
15. NEW BUSINESS Light Pole Replacement	Paula Snowden MOTIONED, seconded by Linda Stone and unanimously carried to approve the replacement of Light Pole #4 in the Medical Center/Clubhouse 6 Parking Lot with an upgraded LED unit in the amount of

Action/Request	Person Responsible
	<p>\$6,558.00 with recommendation to the Board and Finance Committee for approval.</p> <ul style="list-style-type: none"> • Mark Weaver – ensure sprinkler is adjusted
<p>16. POLICIES</p>	<p>After discussion by the Committee, acceptable vine selection for walls should be made by each Mutual and sent back to the Committee for approval/waiver of responsibility. The policy then to be forwarded to policy rewrite for adjustment.</p>
<p>17. STAFF REPORTS</p>	<p>Facilities Director</p> <ul style="list-style-type: none"> • To bring estimated landscaping costs to the Committee for Perimeter Project, Section A to the next meeting. • Security Bathroom – provide start and end date to the Committee at next meeting. • Damage to Clubhouse 2 Wall –getting costs and waiting for the insurance company for the go-ahead. Provide update to the Committee at next meeting. • Storm Drains – majority is finished. Provide update at next meeting. • Provide Permit Policy for the Committee’s review.
	<p>Project Coordinator</p> <ul style="list-style-type: none"> • Provided update on the Globe and all other projects in the community.



SPECIAL EXECUTIVE COMMITTEE MEETING

SUMMARY REPORT

Thursday, February 4, 2016

Action/Request	Person Responsible
1. OLD BUSINESS: GRF Election materials	Consensus of the Committee to request corporate counsel review Policy 5025-30, Election Procedures and other election documents, incorporating the Committee's suggestions.
2. OLD BUSINESS: Approval of election provider	The Committee moved to recommend to the GRF BOD acceptance of Accurate Voting Services, Inc. as the independent third-party vendor to perform all elections services for 2016, as Inspector of Elections.



ITS COMMITTEE MEETING

SUMMARY REPORT

Monday, February 9, 2016

Action/Request	Person Responsible
1. UNFINISHED BUSINESS: Axxerion Software Conversion Project	TO recommend to the Finance Committee the approval of \$20,000, (amended to \$25,000) to be charged against the Capital Improvement Fund, to cover estimated remaining costs of the Axxerion software conversion project.



MUTUAL ADMINISTRATION COMMITTEE MEETING

SUMMARY REPORT

Tuesday, February 9, 2016

Action/Request	Person Responsible
1. UNFINISHED BUSINESS: Pet Policy	TO forward the draft Policies 7501, Pet Ownership, 7501-SA, Service Animal and 7501-ESA, Service Animal to corporate counsel for review.
2. UNFINISHED BUSINESS: Disclosures on Pre-Listing	TO forward the disclosures on pre-listing to corporate counsel for review.
3. UNFINISHED BUSINESS: Expired Leisure World ID Cards	TO recommend to Finance Committee amendment of Policy 5061-31, Fees, to include a non-return penalty of Golden Rain Foundation property, in the amount of \$500.
4. NEW BUSINESS: Employee Vehicle Parking Passes	TO direct the Executive Director amend Policy 5536.1-33, Guest Passes, to reflect the issuance of four (4) guest passes to shareholder/members.



Recreation Committee

SUMMARY REPORT
Monday, February 8, 2016

Action/Request	Person Responsible
<p>Approval of Minutes /Changes</p> <p>Chair Hood declared the regular meeting minutes of January 11, 2016 approved as corrected:</p> <ul style="list-style-type: none"> • page 4 under Entertainment Sub-Committee to change the word "needs" to "need" • page 6, first paragraph third sentence to change the word "is" to "are". 	<p>Recording Secretary</p>
<p>Table Tennis Robot</p> <p>TO recommend the Committee not accept the donation of the Table Tennis Robot and to allow it to remain as-is with the condition that all Shareholders be allowed to use the machine and the Table Tennis Club continue to maintain or replace the unit, and the Recreation Department to install safety netting at a cost not to exceed \$300 and if cost exceeds that amount to go to the Chair and Finance Committee for funding approval.</p>	<p>Terry De Leon</p>
<p>Video Producers Club Move</p> <p>TO move the Video Producers Club to Clubhouse Three, Room A.</p> <p>TO recommend the Finance Committee approve a cost not to exceed \$5,000 as a non-budgeted expense for bids presented totaling \$4,655 for moving the Video Producers Club from Building/Clubhouse Five to Clubhouse Three, Room A.</p>	<p>Terry De Leon Service Maitnenance</p>
<p>Swimming Pool Engineering</p> <p>TO pass the Architectural Design and Engineering report for the Swimming Pool project to the Physical Property Committee as a Capital expenditure.</p> <p>TO direct the Swimming Pool Sub-Committee to generate a scope of work for the Swimming Pool project and forward to the Physical Property Committee for inclusion into a Request for Proposal.</p>	<p>FWD to: Physical Property Committee</p>



Recreation Committee

SUMMARY REPORT
Monday, February 8, 2016

<p>Dog Park</p> <p>TO accept the concept in development of a dog park on Golden Rain Trust property be discontinued due to the lack of an available appropriate area that would ensure the comfort, safety, size, health, and well-being of those animals and people using the area, as well as those in the immediate vicinity of its location.</p>	<p>No action</p>
<p>New Club Policy Review</p> <p>Concurred to forward the "Packet for Forming a New Club" to the Policy and Procedure Sub-Committee for review with changes suggested by the Committee to:</p> <ul style="list-style-type: none">• Policy 1423-50 Use of Community Facilities – Bulletin Board Item 1.a. to change "lifeguards" to "attendants"• Suggestions for Bylaws, Article V – Dues & Fees to state the financial statements/operational budget are to be in English.	<p>FWD to: Policy and Procedure Sub-Cmtte</p>
<p>American Legion Memorial Day Celebration Event</p> <p>TO support the Memorial Day celebration concept to be held at the Amphitheater for a cost of about \$1,250 and for staff to make every reasonable effort to gain sponsorships to fund the event and offset discretionary funds used totaling \$500 each from the Recreation; Executive; and Security, Bus, Traffic Committees.</p> <p>The Executive Director and Recreation Supervisor will meet with the American Legion and Auxiliary to finalize the details of the event and present the proposal to the Committee at the next meeting.</p>	<p>Terry De Leon Tommy Fileto Randy Ankeny</p>
<p>Amphitheater Movie Season</p> <p>TO request a purchase of video projector equipment for the Amphitheater movie season from B&H in the amount of \$9,531.88 and an additional \$300 for installation for a total of \$9,831.88 and approve the Recreation Department to make the purchase.</p>	<p>Terry De Leon Bill Coleman</p>



Recreation Committee

SUMMARY REPORT
Monday, February 8, 2016

<p>Event Signage</p> <p>TO purchase 10 banner signs to hang from brackets on the light poles along Golden Rain Road, St. Andrews Gate, and North Gate that states "Farmers Market Returns this Spring" at a cost of \$100 per banner from All American Sign and for staff to install the banners.</p>	<p>Tommy Fileto Service Maintenance</p>
<p>Library - Access Policy, Report</p> <p>TO request the GRF Board approve Policy 1407-50 Access To and Use of Trust Property for adoption with item 3.1 under Access to Seal Beach Leisure World Library removed.</p> <p>Library Ms. Vanessa Morris, Library Supervisor, will attend this meeting on a quarterly basis and her monthly Library reports will be included in the GRF Board meeting packets.</p>	<p>FWD to: GRF BOARD</p> <p>Vanessa Morris</p>
<p>Pickle Ball</p> <p>TO conduct a six month trial of Pickle Ball at Clubhouse Six first floor in the table tennis area during the hours of 8:00 a.m. until 4 p.m. on Sundays and to direct staff to purchase items needed for the court and paint boundary marker dots on the floor for court set up in an amount not to exceed \$800, and the janitorial staff will set up and tear down the barriers surrounding the court.</p>	<p>Terry De Leon</p>
<p>Technology Workshops</p> <p>TO approve the use of Trust property and equipment for technology workshops held by students at Stanbridge College, and one posting in the GRF NEWS promoting the classes at no charge, dependent on availability of space and no conflict arises with any other GRF, Mutual, Club and/or Shareholder function. Such approval is granted solely for the purpose of educational classes as outlined in the syllabus provided.</p>	<p>Randy Ankeny Terry De Leon Tommy Fileto</p>
<p>Clubhouse/Building Five Remodel</p> <p>TO recommend the Finance Committee approve a proposal from Hoskins and Hoskins as a Capital Expense in the amount of \$1,300 to draft plans for Building Five/Clubhouse Five to reconfigure the first</p>	<p>Terry De Leon Randy Ankeny</p>



Recreation Committee

SUMMARY REPORT
Monday, February 8, 2016

<p>floor of the building and approve the retention amount requested for the start of work.</p>	
<p>Clubhouse Three Blinds</p> <p>Staff to research costs for black out film on the sliding and regular glass doors and cutting blinds shorter at sliding glass door handle and present the findings at the next meeting.</p> <p>ADRC available to assist in the selection of the door treatments and blinds at Clubhouse Three.</p>	<p>Terry De Leon</p>
<p>Holiday Decoration Award Plaque</p> <p>Request the Sunshine Club:</p> <ul style="list-style-type: none"> • have a picture of the plaque uploaded to the LWSB.com website, displayed on monitors within the Clubhouses, • donate their plaque to the Leisure World Historical Society which would display it on their behalf. 	<p>Daniel Fabian</p>
<p>Policy Review by Attorney, Staff</p> <p>Staff to draft revisions to Policy 1412.2-50 Use of Community Facilities- Smoking Prohibition and present them at the next meeting.</p> <p>Corporate attorney Jeff Beaumont is reviewing Policy 1407-50 Access To and Use of Trust Property for adoption.</p> <p>Board is reviewing corporate attorney Jeff Beaumont's recommendations for Policy 1023-33 Pet Ownership Rules – Golden Rain Foundation and Policy 1023.1-33 Regulation for Pet Ownership – Golden Rain Foundation in regard to pet and emotional support animal classifications, accessibility, and regulations</p>	<p>Terry De Leon, Randy Ankeny</p> <p>Atty. Jeff Beaumont</p> <p>GRF Board</p>



Recreation Committee

SUMMARY REPORT
Monday, February 8, 2016

Club Disruption Executive Director to speak with the person who has disrupted a club's room reservations.	Randy Ankeny
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1. MUTUAL ESCROW ACTIVITY

- **Prelisting Inspections**
- **New Buyer Orientations**
 - **48G**
- **Close of Escrows**
 - **48G**

2. MUTUAL PERMITS and REMODELS

- **See attached spreadsheet**

3. MUTUAL PROJECTS

- **Concrete**
 - **Vinyl fence at 43L, still waiting, spoke again with MJ he stated he is looking for another vinyl fence contractor**
 - **With the rains, carport asphalt in need of attention. Concrete?**
- **Dry Rot / Termite Repairs**
 - **Maintenance has started and at buildings 37-76 at the moment. Had to remove vinyl at 43F, lots of it.**
- **Painting**
 - **Painting is going well, have walked first set of 5 buildings, small touch up list. Currently at 43 and moving south bound**
- **Light Poles**
 - **See attached list of light poles that need repair prior to painting. Upgraded paint cost for poles is \$500.00. BOD approved last month, maintenance is repairing list provided**
- **Pull Box Diamond Plates**
 - **Costs for the 17 plates is \$3,400.00 or \$200.00 per plate(Hutton)**
 - **2nd costs for pull boxes is \$2,520.00 or \$140.00 each(Advance)**
- **Roofing**
 - **Contract is signed, April start date.**
 - **Satellite Dish Vent mount, see attached brochure**
- **Stove Hoods/Vent Piping**
 - **Walked all 6 buildings to be re-roofed on Monday and Tuesday for a material count. Spreadsheet is being completed. Walked with Kress Construction.**
- **Attic Water Lines**
 - **Maintenance will pick this up at the start of the New Year, buildings left 39,40,42,43 and 44. Set to do building 44 Thursday**

4. MUTUAL CONTRACT WORK

- **Termite and Pest Control – contracted with Fenn Pest Control**
- **Landscaping – contracted with Total Landscape Maintenance**
- **So Cal Fire Protection – contract is in effect**
- **MJ Jurado – Concrete replacement project**
- **Hutton Painting – Contact is signed**
- **Roofing Standards – Contract signed, April start**

5. MUTUAL and SHAREHOLDER REQUESTS

- **39L – window repaired, 1.28.16**
- **47A – checked on deco wall**
- **84E – check on loose ceiling at den, repaired**
- **84C and D – check for water on patio, possible roof leak**

PRESIDENT'S REPORT

Wednesday, February 10, 2016

At the last Presidents' Council a new product was introduced called "Fire Avert." It's smoke-induced and cuts out the power to the oven and stovetop when the smoke alarm is activated. Waiting for the final cost. I would guess about \$150.00 per unit. We may be able to see it on Superwire.

Superwire

The role they play in Leisure World: the basic cost of television (it's included in your monthly carrying charge, \$26.25) and additional services are billed by Time Warner. If you have a problem with **ANYTHING** go to Superwire first. You will save yourself a lot of grief.

A Home Warranty program was presented. This is not to be confused with an HO6 Policy (Home Owner Policy). Check with your current insurance carrier for costs and coverage. This will cover your non-standard items.

SBPD (Seal Beach Police Department) will be in Leisure World and will issue citations for violations for vehicles parked in the Fire Lanes. First offense: \$45.00.

The Long Beech Animal Control will be in Leisure World shortly to check on pet licenses, shots, stray dogs not on leashes and barking dogs. They can cite you, Enough said.

Edison will restart their "Resident Replacement programs: Light fixtures and lights, etc. You will be informed by Edison with doorknob posters.

A new product is available from Purchasing: "Blackout Buddy." See attached flyer.

And last, but certainly not least, although our weather has changed, do not lose sight that we are still in the midst of El Niño.

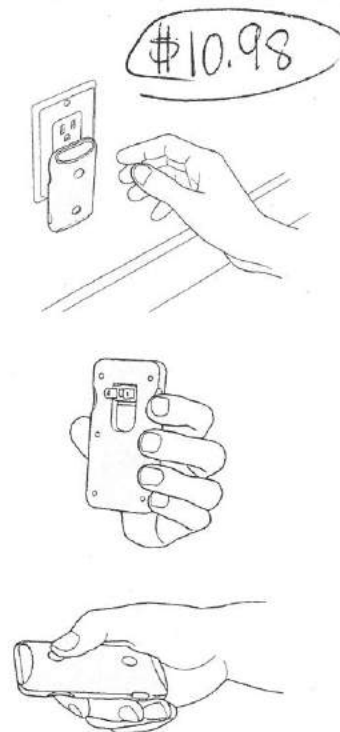
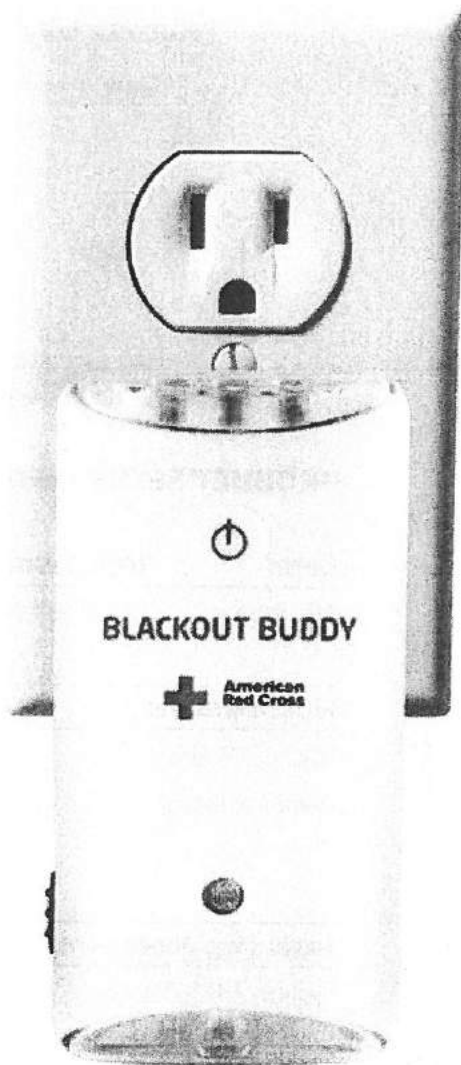
Respectfully Submitted,

Bob Slater, The Prez

The rechargeable, always ready emergency flashlight and nightlight

ETON
EMPOWERED BY NATURE

Blackout Buddy



Night Light



Emergency Light



LED Flashlight

ONE BRIGHT IDEA

Well actually two. This emergency LED blackout flashlight doubles as a nightlight, so it's perfect for home or office. When the power goes out, the Blackout Buddy automatically turns on.

READY FOR ACTION

Just leave the slim and trim Blackout Buddy in your wall socket and you'll never be in the dark.

The rechargeable, always ready emergency flashlight and nightlight



IN A FLASH

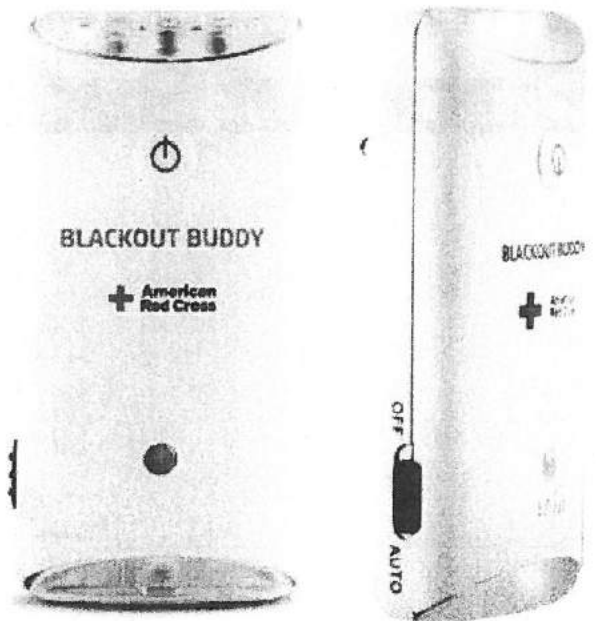
Fold up the prongs and you've got a handy dandy, super bright 3 LED flashlight. When it's fully charged you'll have up to 4 hours of light.

LIGHT UP THE NIGHT

Blackout Buddy doubles as an LED nightlight, so you can keep your kids' rooms, hallways, or office illuminated.

FEATURES

- Bright emergency 3 LED light
- Lights up when there is a power failure or blackout
- Can be used as a flashlight
- One LED night light
- Fold-up prongs plug directly into electrical socket for constant charge

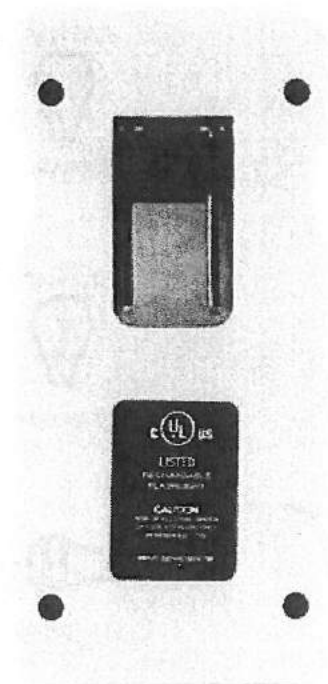


PRODUCT SETUP INFORMATION

Color	Item Number	UPC
ARC White	ARCB200W-SNG	750254804410

What's included	Product Size & Weight
Blackout Buddy	Height: 3.93" (100 mm)
Owner's manual	Width: 2" (50.8 mm)
	Depth: .75" (19.05 mm)
	Weight: 2 oz (56 g)

Packaging Dimensions*	Master Carton Dimensions*
Height: 7.91" (201 mm)	Height: 31.69" (805 mm)
Width: 3.54" (90 mm)	Width: 10.62" (270 mm)
Depth: 1.2" (30.5 mm)	Depth: 9.64" (245 mm)
Weight: 3.4 oz (96.39 g)	Weight: 13.23 lbs (6 kg)
Case Quantity	50



*All measurements to be confirmed.
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Mutual 4
Director's Monthly Report for January, 2016
February 10, 2016
Mike Levitt

January was certainly a busy month for all of your directors. Out-of-the-ordinary weather, such as the month's short-but-heavy rains, will always require additional hours of work by the folks who are entrusted with your safety.

Many of the rain gutter down spouts were not long enough to empty the rain onto the grassy areas where we want it, and instead gushed into the garden areas, flooding those and seeping under the foundations, where we don't want it. And so I checked my buildings, ordered down spout extensions, cut them to size and installed them, usually during the heaviest downpours, to ensure they worked properly.

January is fire and safety inspections month for Mutual 4. Meaning I joined our staff inspector in vetting the 72 apartments in my buildings for violations of health and safety policies and ordinances. Happily, very few apartments needed to be corrected. Biggest problems: storing food, lots of food, on the floors, which attracts vermin. And storing combustibles in the oven. Those paper and cardboard containers will quickly go up in flames when a visiting relative or friend warms up the oven, prior to using it, without looking inside and seeing a month's worth of dry cereal boxes.

Met with Security to formulate a new Parking Policy for Mutual 4 that will protect our limited curb parking space and give us the legal ability to have violating vehicles towed out of here to tow-man's land.

I had to deal with a “cross border” incident where a large tree in an adjacent mutual sent one of its tentacle-like roots snaking into Mutual 4, uprooting a sidewalk. This will require having the root surgically removed and new walkway poured. And money spent to ensure your safety.

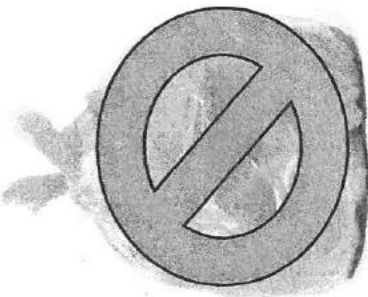
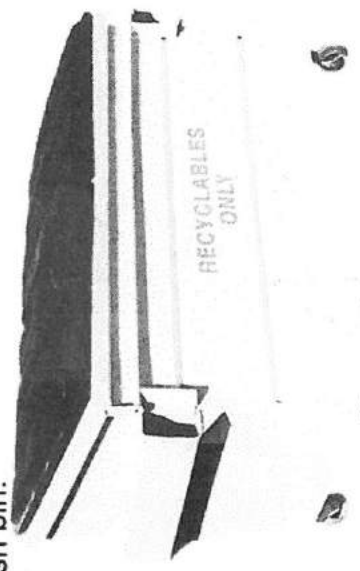
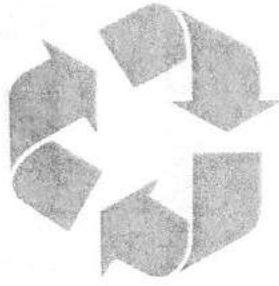
And here’s a “heads up” for my multi-building “family”: The streets of Leisure World will soon be patrolled by Seal Beach’s Finest. That’s right, Seal Beach Police will soon be cruising our streets, but in addition to obvious illegal activities, they will be looking for violators of the Fire Code. Specifically, they’ll be issuing tickets -- *real* tickets with ***real fines***-- to folks who park in ‘fire lanes’. So, next time you have a trunk full of groceries and look for a place to “temporarily” park along a curb, make sure it is not marked “fire lane”. Or that will be the most expensive bag of Doritos you ever bought.

In next month’s report, I’ll fill you all in on the latest news regarding the on-going battle with mosquitoes and the increasingly more dangerous diseases they carry. So, stay tuned.

GUIDE TO RECYCLING....

SEPARATING RECYCLE PRODUCTS FROM TRASH

DALMET (the waste collection agency serving Leisure World) has provided a S.O.R.T. (Saving Our Resources Together) Guide for the disposal of products from the home. Plastic bags **CANNOT** be recycled. Please be sure to place recyclables from plastic bags into WHITE bin and place plastic bags into the GREEN trash bin.



GLASS

- Clear
- Brown
- Soft Drink
- Green
- Juice & Food



PLASTIC

- Milk Jugs
- Soda, Juice
- Soap Bottles
- Containers w/Numbers 1-7
- Water



PAPER

- Newspaper
- Junk Mail, Magazines
- Wrapping Paper
- Cereal Boxes
- Shopping Bags
- Phone Books
- Cardboard Boxes (Flattened)
- Envelopes, Paper
- Egg Cartons
- Juice Drink Boxes



METAL

- Aluminum Foil
- Soda & Juice
- Wire Coat Hangers
- Food Cans & Lids
- Aerosol Cans (Empty)

Mutual 4 Board of Directors Meeting – February 10, 2016
 CFO, Suzi Smith

FINANCIAL RECAP - DECEMBER, 2015

	Monthly Actual	Monthly Budget	Variance		YTD Actual	YTD Budget	Variance
Income	135,117	133,487	1,630		1,617,251	1,603,091	14,160
Reserves	39,879	39,879	0		478,548	478,548	0
Expenses	87,712	93,609	-5,897		1,109,395	1,124,555	-15,160
Total Expenses	127,591	133,488	-5,897		1,587,943	1,603,103	-15,160
Income/Expense	7,526	-1	7,527		29,308	-12	29,320

Our unrestricted cash for month end is \$353,934; restricted reserve accounts total \$2,363,954

Reserves:

Appliance	\$8,259.00	
Painting	\$1,509.00	Cost of painting 2015 \$239,000 accrued in 2015
Operating	\$25,000.00	
Roofing	\$1,727,245.00	
Emergency	\$121,628.00	
Infrastructure	\$223,974.00	

Recap of Financials for the month ended December 31, 2015 (See above). I have prepared three complete profit and loss statements: Report A showing actual and budget expenses for the month of December, Report B showing actual and budget expenses for year to date and Report C showing the year 2015 compared to the year 2014. The December financials are to be considered preliminary until the auditors have completed their year-end process. Final, audited financials, along with the Reserve Study information, will be mailed to each shareholder sometime in March.

At our February CFO Council meeting Sandi Sikora and Jill Clark from DLD Insurance Brokers presented a recap of GRF and Mutual insurance, explaining each one in detail

Leisure World Mutual 4
Profit & Loss Budget vs. Actual
December 2015

	Dec 15	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
ASSESSMENT			
Regular Assessment - Mutual 4	35,124.00	34,793.00	331.00
Reserves Assessment	39,879.00	39,879.00	0.00
GRF Assessment	54,933.00	55,266.00	-333.00
Total ASSESSMENT	129,936.00	129,938.00	-2.00
FINANCIAL INCOME			
Interest Income - Tax Exempt	35.00	0.00	35.00
Interest Income - Taxable	1,926.00	1,251.00	675.00
Late Charges	56.00	44.00	12.00
Total FINANCIAL INCOME	2,017.00	1,295.00	722.00
SERVICES INCOME			
Inspection Fees	1,750.00	832.00	918.00
Laundry Machines	1,409.00	1,418.00	-9.00
Merchandise Sales	0.00	0.00	0.00
Miscellaneous	5.00	4.00	1.00
Total SERVICES INCOME	3,164.00	2,254.00	910.00
Total Income	135,117.00	133,487.00	1,630.00
Cost of Goods Sold			
GRF MAINTENANCE FEE	55,266.00	55,266.00	0.00
Total COGS	55,266.00	55,266.00	0.00
Gross Profit	79,851.00	78,221.00	1,630.00
Expense			
PROFESSIONAL FEES			
Legal Fees	0.00	250.00	-250.00
Management Fee	222.00	222.00	0.00
Total PROFESSIONAL FEES	222.00	472.00	-250.00
SERVICES			
Escrow Expense	0.00		
Landscape - Contract	11,900.00	11,480.00	420.00
Landscape - Extras	850.00	733.00	117.00
Miscellaneous Services	50.00	44.00	6.00
Painting	140.00	44.00	96.00
Pest Control	430.00	614.00	-184.00
Standard Service	6,071.00	5,833.00	238.00
Structural Repairs	590.00	832.00	-242.00
Total SERVICES	20,031.00	19,580.00	451.00
TAXES & INSURANCE			
Hazard/Liability Insurance	2,262.00	7,100.00	-4,838.00
State & Federal taxes	402.00	246.00	156.00
Total TAXES & INSURANCE	2,664.00	7,346.00	-4,682.00
UTILITIES			
Electricity	1,935.00	2,249.00	-314.00
Trash	3,117.00	3,128.00	-11.00
Water	4,268.00	5,568.00	-1,300.00
Total UTILITIES	9,320.00	10,945.00	-1,625.00

Leisure World Mutual 4
Profit & Loss Budget vs. Actual
 December 2015

	Dec 15	Budget	\$ Over Budget
RESERVE FUNDING			
Emergency Reserve	417.00	417.00	0.00
Roof	34,167.00	34,167.00	0.00
Paint	833.00	833.00	0.00
Infrastructure	3,629.00	3,629.00	0.00
Appliances	833.00	833.00	0.00
Total RESERVE FUNDING	39,879.00	39,879.00	0.00
DEPRECIATION	209.00		
Total Expense	72,325.00	78,222.00	-5,897.00
Net Ordinary Income	7,526.00	-1.00	7,527.00
Other Income/Expense			
Other Expense			
other exp	0.00	0.00	0.00
Total Other Expense	0.00	0.00	0.00
Net Other Income	0.00	0.00	0.00
Net Income	7,526.00	-1.00	7,527.00

Leisure World Mutual 4
Profit & Loss Budget vs. Actual
January through December 2015

	Jan - Dec 15	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
ASSESSMENT			
Regular Assessment - Mutual 4	421,157.00	417,516.00	3,641.00
Reserves Assessment	478,548.00	478,548.00	0.00
GRF Assessment	660,780.00	664,439.00	-3,659.00
Total ASSESSMENT	1,560,485.00	1,560,503.00	-18.00
FINANCIAL INCOME			
Interest Income - Tax Exempt	420.00	0.00	420.00
Interest Income - Taxable	19,647.00	15,012.00	4,635.00
Late Charges	580.00	528.00	52.00
Total FINANCIAL INCOME	20,647.00	15,540.00	5,107.00
SERVICES INCOME			
Inspection Fees	15,250.00	9,984.00	5,266.00
Laundry Machines	20,587.00	17,016.00	3,571.00
Merchandise Sales	175.00	0.00	175.00
Miscellaneous	107.00	48.00	59.00
Total SERVICES INCOME	36,119.00	27,048.00	9,071.00
Total Income	1,617,251.00	1,603,091.00	14,160.00
Cost of Goods Sold			
GRF MAINTENANCE FEE	664,439.00	664,439.00	0.00
Total COGS	664,439.00	664,439.00	0.00
Gross Profit	952,812.00	938,652.00	14,160.00
Expense			
PROFESSIONAL FEES			
Legal Fees	3,064.00	3,000.00	64.00
Management Fee	2,664.00	2,664.00	0.00
Total PROFESSIONAL FEES	5,728.00	5,664.00	64.00
SERVICES			
Escrow Expense	215.00		
Landscape - Contract	137,615.00	137,760.00	-145.00
Landscape - Extras	7,406.00	8,796.00	-1,390.00
Miscellaneous Services	3,402.00	528.00	2,874.00
Painting	1,780.00	528.00	1,252.00
Pest Control	8,376.00	7,368.00	1,008.00
Standard Service	55,873.00	69,996.00	-14,123.00
Structural Repairs	11,408.00	9,984.00	1,424.00
Total SERVICES	226,075.00	234,960.00	-8,885.00
TAXES & INSURANCE			
Hazard/Liability Insurance	82,161.00	85,200.00	-3,039.00
State & Federal taxes	8,059.00	2,952.00	5,107.00
Total TAXES & INSURANCE	90,220.00	88,152.00	2,068.00
UTILITIES			
Electricity	23,886.00	26,988.00	-3,102.00
Trash	37,208.00	37,536.00	-328.00
Water	59,333.00	66,816.00	-7,483.00
Total UTILITIES	120,427.00	131,340.00	-10,913.00

Leisure World Mutual 4
Profit & Loss Budget vs. Actual
 January through December 2015

	Jan - Dec 15	Budget	\$ Over Budget
RESERVE FUNDING			
Emergency Reserve	5,004.00	5,004.00	0.00
Roof	410,004.00	410,004.00	0.00
Paint	9,996.00	9,996.00	0.00
Infrastructure	43,548.00	43,548.00	0.00
Appliances	9,996.00	9,996.00	0.00
Total RESERVE FUNDING	478,548.00	478,548.00	0.00
DEPRECIATION	2,506.00		
Total Expense	923,504.00	938,664.00	-15,160.00
Net Ordinary Income	29,308.00	-12.00	29,320.00
Other Income/Expense			
Other Expense			
other exp	0.00	0.00	0.00
Total Other Expense	0.00	0.00	0.00
Net Other Income	0.00	0.00	0.00
Net Income	29,308.00	-12.00	29,320.00

5:52 PM
02/06/16
Accrual Basis

Leisure World Mutual 4
Profit & Loss
January through December 2015

	Jan - Dec 15	Jan - Dec 14
Ordinary Income/Expense		
Income		
ASSESSMENT		
Regular Assessment - Mutual 4	421,157.00	444,527.00
Reserves Assessment	478,548.00	437,988.00
GRF Assessment	660,780.00	663,168.00
Total ASSESSMENT	1,560,485.00	1,545,683.00
FINANCIAL INCOME		
Interest Income - Tax Exempt	420.00	420.00
Interest Income - Taxable	19,647.00	16,036.00
Late Charges	580.00	760.00
Total FINANCIAL INCOME	20,647.00	17,216.00
SERVICES INCOME		
Inspection Fees	15,250.00	13,000.00
Laundry Machines	20,587.00	18,630.00
Merchandise Sales	175.00	25.00
Miscellaneous	107.00	1,625.00
Total SERVICES INCOME	36,119.00	33,280.00
Total Income	1,617,251.00	1,596,179.00
Cost of Goods Sold		
GRF MAINTENANCE FEE	664,439.00	663,168.00
Total COGS	664,439.00	663,168.00
Gross Profit	952,812.00	933,011.00
Expense		
PROFESSIONAL FEES		
Legal Fees	3,064.00	6,375.00
Management Fee	2,664.00	2,664.00
Total PROFESSIONAL FEES	5,728.00	9,039.00
SERVICES		
Escrow Expense	215.00	714.00
Landscape - Contract	137,615.00	131,081.00
Landscape - Extras	7,406.00	10,961.00
Miscellaneous Services	3,402.00	1,084.00
Painting	1,780.00	1,338.00
Pest Control	8,376.00	7,796.00
Standard Service	55,873.00	60,320.00
Structural Repairs	11,408.00	6,311.00
Total SERVICES	226,075.00	219,605.00
TAXES & INSURANCE		
Hazard/Liability Insurance	82,161.00	71,910.00
State & Federal taxes	8,059.00	2,085.00
Total TAXES & INSURANCE	90,220.00	73,995.00
UTILITIES		
Electricity	23,886.00	25,378.00
Trash	37,208.00	36,296.00
Water	59,333.00	62,505.00
Total UTILITIES	120,427.00	124,179.00

Leisure World Mutual 4
Profit & Loss
January through December 2015

	Jan - Dec 15	Jan - Dec 14
RESERVE FUNDING		
Emergency Reserve	5,004.00	0.00
Roof	410,004.00	399,888.00
Paint	9,996.00	0.00
Infrastructure	43,548.00	8,112.00
Appliances	9,996.00	29,988.00
Total RESERVE FUNDING	478,548.00	437,988.00
DEPRECIATION	2,506.00	2,507.00
Total Expense	923,504.00	867,313.00
Net Ordinary Income	29,308.00	65,698.00
Net Income	29,308.00	65,698.00

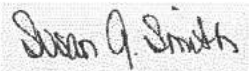
P.O. Box 2069
 Seal Beach CA 90740

Dec Actual	Dec Budget		2015 Y-T-D Actual	2015 Y-T-D Budget
90,057	90,050	Carrying Charges	1,081,937	1,081,946
39,879	39,874	Reserve Funding	478,543	478,543
129,936	129,924	Total Regular Assessments	1,560,480	1,560,489
1,409	1,414	Service Income	20,761	17,012
1,961	1,255	Financial Income	20,066	15,016
1,811	870	Other Income	15,937	10,550
5,181	3,539	Total Other Income	56,764	42,578
135,116	133,463	Total Mutual Income	1,617,245	1,603,067
55,266	55,263	GRF Trust Maintenance Fee	664,439	664,436
9,320	10,950	Utilities	120,426	131,345
222	463	Professional Fees	5,728	5,655
20,031	19,559	Outside Services	226,074	234,939
2,664	7,343	Taxes & Insurance	90,220	88,149
39,879	39,874	Contributions to Reserves	478,543	478,543
127,381	133,452	Total Expenses Before Off-Budget	1,585,429	1,603,067
7,735	11	Excess Inc/(Exp) Before Off-Budget	31,815	0
209	0	Depreciation Expense	2,505	0
7,527	11	Excess Inc/(Exp) After Off-Budget	29,311	0
		Restricted Reserves		
(1,547)	0	Appliance Reserve Equity	8,259	0
(8,263)	0	Painting Reserve	1,509	0
0	0	Operating Reserve Equity	25,000	0
34,167	0	Roofing Reserve	1,727,245	0
417	0	Emergency Reserve Equity	121,628	0
(1,771)	0	Infrastructure Reserve	223,974	0
23,002	0	Total Restricted Reserves	2,107,614	0

BUILDINGS/LANDSCAPE

Mike Levitt and I have officially divided the buildings for landscape issues. Directors and shareholders in buildings 3's, 4's and 5's can report issues to me (Suzi Smith) and directors and shareholders in buildings 7's and 8's can report to Mike Levitt. This will assist when we communicate with Total Landscape. Other than our sprinklers having a melt down during painting, all is well.

Feel free to call me if you have any questions. (562-296-8518) 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 "Suzi Smith". The signature is written in a cursive style and is contained within a light gray rectangular box.

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

GREETINGS!

February 10, 2016

PAINT VIEWING – All systems are go...you can view the new colors on the following buildings BROWN = 50 & 51, YELLOW = 48 & 49, GREEN = 46 & 47 (at the corner of El Dorado and Oakmont). Hint: if the deco blocks are the same color as the building then you are looking at the new color of paint.

Reminder: You will receive notification on your door 3-5 days before the power washing is to begin – make special arrangements with the painter at this time for all custom painting (contact listed on notice).

Day 1: power washing of all the outside of the buildings.

Day 2: the next day the prepping of the wood.

Day 3: the last day at 8 a.m. your door will be taped over and painting begins. If you are inside, you will be able to exit 5-7 hours later when the painters remove the plastic and tape from your doorway. Your building will then be the new color.

Carports will be painted after all the buildings are completed.

Questions? **Contact myself (562.296.8323) or your assigned director.**

Thank you to those people who have recently cleaned up their carport areas ...and thank you to all others who have kept their carport areas clean and clear. We in mutual four are prepared well in advance for the carport painting. Reminder to line your carport cabinets with plastic or shower curtains to prevent water spraying the inside from the power washing.

PHYSICAL PROPERTY UPDATE

Gutter and Extensions Projects. There are two gutter projects going on now. One is the replacement of damaged metal gutters. This list was compiled by Inspector Kevin Black. Replacements will be paid for by the Mutual. The second list was compiled by each director for their buildings. This second project is gutter extensions - to make sure the water is emptied out onto the grass and not in the garden area itself. This moves excess water away from the building. These extensions will also be paid for by the Mutual as part of our El Nino (heavy rains)

preparation. If you want an extension and do not already have one then call your director to arrange for delivery.

Water Conservation.

Remember that the drought is still happening. The recent rain storms did not drop enough water to stop the drought. Thank you for your efforts so far and thank you in advance for your future conservation efforts.

Inspections for Fire, Safety and Health.

The first round of annual inspections has successfully completed. Thank you to all 71 apartment dwellers that I personally visited (only missed one this year due to no key). There are minimal revisits that need to occur. We are safe and healthy in this area! See you next year.

Fire Lane Enforcement by SBPD (Seal Beach Police Department)

This has been coming for awhile and now it is becoming official. DO NOT PARK NEXT To A RED CURB. You will see red curbs painted 15 feet on both/either side of the fire hydrants on trust streets. SBPD will be called in for any vehicle parked in the red and an official California state ticket will be issued. Yes a real ticket! You will be responsible for the results (DMV record of a ticket, a monetary fine and your insurance will be affected because your driving record will be affected – these three are among the obvious results). Further progress will be noted in the Golden Rain Newspaper.

MARSHMALLOW Progress. There is work being conducted under the white structure on Seal Beach Blvd. The continents are beginning to be assembled onto the round structure. Our beloved and iconic landmark will soon emerge from under its marshmallow-like covering. Look for the ceremony to be announced in the newspaper.

Until next month: Keep smiling as it is contagious!
Respectfully submitted, Janet Wade

MUTUAL 4 DIRECTOR'S REPORT – February 10, 2016

Bldgs. 44, 45, 46, 47, and 49 and Emergency Preparedness

I wrote about this last month, but will again because not one volunteer came forward. That means there will be little first aid in our mutual following a major emergency or disaster. Cathy Gillespie in 49 E is the leader for the first aid/nurses' emergency shed at building 49's laundry room. She needs retired and practicing medical personnel to help her. Also, trained first aiders could help. We no longer give CPR or invasive procedures, but bandaging and immobilization of broken limbs. Please remember that you joined a cooperative. Without cooperation there will be little help. Please call her at 562-708-0962.

Emergency First Aid Class

March 19 or May 21, in Clubhouse 3, room 2, 9:00 AM-1:00 PM. \$22. to register. You will be reimbursed after you complete the one day 4 hour class by our CFO Suzi Smith. You may bring snacks, lunch, and a beverage.

Call Geneva Potepan at 562-430-4748 for information.

Respectfully submitted,

Jan Kuhl, Director

Phone 562-446-0082

Mutual Four Board of Directors
February 10, 2016
Marsha Gerber, Director
Buildings 48, 50, 51, 52

The yearly Fire Inspections have now been completed. I am so proud of my four buildings! There was only 2 units that required a Follow Up Visit. I was very impressed of how beautiful many of the units are. It doesn't matter if they are the newest, most modern remodel or a basic that is cute as can be as a beach cottage. So many lovely homes!!! You are to be congratulated.

Of course, the big news is our four buildings have now been painted and I have heard very positive remarks about the smooth process and the result. My building is being painted today and I can't wait to see it. Having a freshly painted building also encourages us to clean up and update our flower beds. You might think about going more toward easy to care for and low water succulents.

We also got through our first weather episode of El Nino. I delivered gutter extensions to several of you that needed a little boost out of the flower bed area. Our weather is so strange right now. Today is actually 84 degrees. Everyone is walking around in shorts and flip flops!

And I thought I didn't have much to report. . . .

Marsha Gerber



California is still in a drought
Please Continue to Conserve Water

It's Winter in Our Hometown
The Mutual Administration Director's Report
February, 2016



El Nino is here: Remember to close your skylights and report any leaks to your Building Captain or Director. Even though there is rain....we are not out of the woods yet. Please conserve water – it is precious.



NEIGHBORHOOD WATCH!!!!

Be a good neighbor and watch for any problems within the general area of your unit.

If there is a suspicious person hanging around...call security.

If you are missing plants, a bike, or anything...call security.

If you suspect elder abuse of a neighbor....call security.

In other words, **IF YOU SEE SOMETHING....SAY SOMETHING!**
Security (562) 594-4754.

RUN FOR OFFICE AND PLEASE VOTE



ELECTIONS AHEAD

This is your community. We all need to help run it properly. Please consider running for office either on your Mutual Board or on the Golden Rain Foundation Board of Directors.



Guess what? Your vote counts!

2016 Mutual Election and Annual Meeting Schedule

Mu.	No. of Units	Quorum	No. of Directors Being Elected	Candidate Application Begins (90 days before election)	Candidate Application Deadline (60 days before election)*	Ballots Mailed (30 days before election)**	Meeting Day	Meeting Date	Meeting Time	Notes
MAY	10	276	8	Thurs. 2/18	Sat. 3/19	Mon. 4/18	3 rd Wed.	5/18	10 a.m.	Annual Meeting only; election in odd-numbered years
	14	328	7	Fri. 2/19	Sun. 3/20	Tues. 4/19	3 rd Thurs.	5/19	10 a.m.	No more cumulative voting; directors reduced from 9 to 7
	7	384	6	Sat. 2/20	Mon. 3/21	Wed. 4/20	3 rd Fri.	5/20	10 a.m.	
	8	348	5	Tues. 2/23	Thurs. 3/24	Sat. 4/23	4 th Mon.	5/23	10 a.m.	
	4	396	7	Thurs. 2/25	Sat. 3/26	Mon. 4/25	4 th Wed.	5/25	10 a.m.	
	16	60	5	Thurs. 2/25	Sat. 3/26	Mon. 4/25	4 th Wed.	5/25	2 p.m.	
	11	312	6	Fri. 2/26	Sun. 3/27	Tues. 4/26	4 th Thurs.	5/26	10 a.m.	
	9	384	7	Sat. 2/27	Mon. 3/28	Wed. 4/27	4 th Fri.	5/27	10 a.m.	No conflict with Memorial Day
JUNE	3	432	7	Thurs. 3/10	Sat. 4/9	Mon. 5/9	2 nd Wed.	6/8	10 a.m.	
	12	452	7	Fri. 3/11	Sun. 4/10	Tues. 5/10	2 nd Thurs.	6/9	10 a.m.	
	2	864	9	Sat. 3/12	Mon. 4/11	Wed. 5/11	2 nd Fri.	6/10	10 a.m.	Nine directors will be elected but terms will be staggered.
	1	844	9	Tues. 3/15	Thurs. 4/14	Sat. 5/14	2 nd Mon.	6/13	10 a.m.	Nine directors will be elected but terms will be staggered.
	5	492	8	Wed. 3/16	Fri. 4/15	Sun. 5/15	2 nd Tues.	6/14	10 a.m.	
	15	502	7	Sat. 3/19	Mon. 4/18	Wed. 5/18	3 rd Fri.	6/17	10 a.m.	
	6	408	7	Sat. 3/26	Mon. 4/25	Wed. 5/25	4 th Fri.	6/24	10 a.m.	
	17	126	42	Wed. 3/30	Fri. 4/29	Sun. 5/29	4 th Tues.	6/28	10 a.m.	Staggered Elections

NOTE:

* = On deadlines that fall on a Saturday or Sunday, applications will be accepted the following Monday. Candidate applications must be received in the Stock Transfer Office by no later than 4:30 p.m. on the deadline day.
 ** = If the date to mail ballots (30 days before the election) falls on a Friday, Saturday or Sunday, the ballots will be mailed the previous Thursday.