

**MINUTES OF THE REGULAR MONTHLY MEETING OF  
THE BOARD OF DIRECTORS  
SEAL BEACH MUTUAL FOUR  
September 12, 2018**

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 at 9:30 a.m. on Wednesday, September 12, 2018, in the Administration Building Conference Room A.

**ROLL CALL**

Present: President Slater, Vice President Levitt, Secretary Russell, CFO Smith, Directors Kuhl, Lessin, and Goecke

GRF Representative: Ms. Gerber

Guests: Five shareholders of Mutual Four

Staff: Ms. Hopkins, Mutual Administration Director  
Ms. Villalobos, Recording Secretary

**MINUTES**

The August 8, 2018, Regular Minutes were approved by general consent of the Board as printed.

**SECRETARY'S REPORT / CORRESPONDENCE**

Secretary Russell received no correspondence.

**GRF REPRESENTATIVE**

Ms. Gerber presented her report (attached).

**BUILDING INSPECTOR'S REPORT**

Inspector Black presented his report (attached).

**UNFINISHED BUSINESS**

Following a discussion, and upon a MOTION duly made by Secretary Russell and seconded by Director Kuhl, it was

RESOLVED, To ratify adopted/posted Policy 7490.pb.04 –  
Payment and Performance Bond.

The MOTION passed.

**UNFINISHED BUSINESS (continued)**

Following a discussion, and upon a MOTION duly made by Director Kuhl and seconded by Secretary Russell, it was

RESOLVED, To ratify rescinded/posted Policy 7402- Working Hours – Contractors and ratify adopted/posted Policy 7402.04 – Working Hours Contractors.

The MOTION passed.

Following a discussion and upon a MOTION duly made by Secretary Russell and seconded by Director Kuhl, it was

RESOLVED, To re-post Policy 7541- Co-Occupants, Qualified Permanent Residents and Health Care Providers on a preliminary basis until the 30-day posting period is completed.

The MOTION passed.

**NEW BUSINESS**

Following a discussion, it was the consensus of the Board to postpone amending Policy 7499.04 Air Conditioning/HVAC/Heat Pump Units to the next Board meeting.

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

RESOLVED, To approve that in an event of failure of a lighting ballast to the original bedroom/den soffit and kitchen light fixtures, a standard LED light fixture (supplied by the Purchasing Department) shall be installed at the Mutual cost.

The MOTION passed with five “yes” votes and two “no” votes (Russell and Smith)

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

RESOLVED, To authorize the GRF Executive Director and/or Mutual Administration Director to issue (0) zero ADDITIONAL Guest Passes, in accordance with GRF Policy 5536.1-33. Each Guest Pass shall carry a unique identification number with a monthly report provided by the GRF Stock Transfer Office to the Mutual Board of Guest Passes issued noting the Shareholder/Member name as responsible party for the Guest, effective 2019.

The MOTION passed.

**CHIEF FINANCIAL OFFICER'S REPORT**

CFO Smith presented her financial report (attached).

**MUTUAL ADMINISTRATION DIRECTOR'S COMMENTS**

Ms. Hopkins presented the Mutual Administration report (attached).

**COMMITTEE REPORTS**

Emergency Information Committee and MAC

Director Kuhl presented her reports.

Solar Committee

President Slater dissolved the Solar Committee.

Pet Policy Committee

Following a discussion, it was the consensus of the Board not to dissolve the Pet Policy Committee. Amendments to Pet Policy will be presented at the next regular board meeting.

**DIRECTORS' COMMENTS**

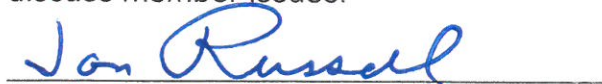
No Directors' comments were made.

**SHAREHOLDER COMMENTS**

No Shareholder comments were made.

**ADJOURNMENT**

There being no further business to conduct, President Slater adjourned the meeting at 11:23 a.m. and announced there would be an Executive Session following the meeting to discuss member issues.



Attest, Jon Russell, Secretary  
SEAL BEACH MUTUAL FOUR

cv:09/12/18  
Attachments

**RESOLUTIONS IN THE REGULAR  
MONTHLY MEETING OF September 12, 2018**

09/12/18 RESOLVED, To ratify adopted/posted Policy 7490.pb.04 – Payment and Performance Bond.

RESOLVED, To ratify rescinded/posted Policy 7402- Working Hours – Contractors and ratify adopted/posted Policy 7402.04 – Working Hours Contractors.

RESOLVED, To re-post Policy 7541- Co-Occupants, Qualified Permanent Residents and Health Care Providers on a preliminary basis until the 30-day posting period is completed.

RESOLVED, To approve that in an event of failure of a lighting ballast to the original bedroom/den soffit and kitchen light fixtures, a standard LED light fixture (supplied by the Purchasing Department) shall be installed at the Mutual cost.

RESOLVED, To authorize the GRF Executive Director and/or Mutual Administration Director to issue (0) zero ADDITIONAL Guest Passes, in accordance with GRF Policy 5536.1-33. Each Guest Pass shall carry a unique identification number with a monthly report provided by the GRF Stock Transfer Office to the Mutual Board of Guest Passes issued noting the Shareholder/Member name as responsible party for the Guest, effective 2019.

GRF Director for Mutual Four  
September 12, 2018

There are so many interesting subjects to talk about right now. I will just pick a few and encourage each of you to go to the various GRF committee meetings where you can have an input in every aspect of what the Golden Rain Foundation decides to do. The schedule of committees are listed in the LW News each week.

If you traveled down St. Andrews Drive in the past several days you couldn't miss all the work going on. The Median project is under way. It was decided to change the design in Median #2 to lower the cost and provide more open space than Median #3 (St. Andrews South).

Water rates may be increased due to the fact that all of us are slowly going back to our old ways of utilizing water. The last water rate increase was in 2010. Please remember we still need to conserve our water usage. Currently we are using 27% more water than we were a few years ago.

The town hall meeting to discuss what to do with our aging pool had a lot less people attending. Even though the pool is the 3<sup>rd</sup> highest usage amenity in Leisure World, in reality only about 4% of our shareholders use it. This subject is far from being decided yet and you can still make your opinion known. Remember even if you never use the pool, the funds to bring it

up to date involve you because those funds could go to other amenities.

Mission Park in back of Club House #2 had its Grand Opening this week. It is a really great space now for many different sports.

We are going to participate in the Los Al High School student volunteer program so you may see some younger people in here earning credits and learning about our community.

Thank you for giving me the opportunity to serve Mutual 4.

*Marsha Gerber*

Marsha Gerber  
GRF Director  
Mutual 4

## INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (04) FOUR

INSPECTOR: Kevin Black

MUTUAL BOARD MEETING DATE: September 12th 2018

PERMIT ACTIVITY							
UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	PERMIT ISSUE	COMP. DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR / COMMENTS
4-39L	remodel w/repipe	both	01/08/18	07/08/18	yes 6/4/18	18-rough 4 6/14/18	scarini const. jerry 5625333522
4-80G	washer/dryer/coounters	both	06/18/18	08/18/18	NO	round and rough 8	Bruno Alvarez
4-46C	rake wall at patio	both	09/24/18	10/22/18	no		bergkvist
4-47C	remodel	both			no	electrical 5/22/18-	BML constr.
4-47G	washer/dryer at patio	both	12/01/17	08/31/18	yes 7/18/18	ground and rough	bergkvist
4-87F	two zone heat pump	both	09/10/18	12/10/18	no		greenwood
4-43A	ducted fau	both	09/10/18	12/10/18	no		greenwood
4-74E	heat pump	both	08/27/18	09/27/18	no		alpine
4-47C	flooring	grf	08/27/18	10/27/18	no		add's flooring
4-52F	ductless heat pump	both	09/05/18	10/05/18	no		alpine
4-45J	ductless heat pump	both	09/06/18	10/06/18	no		alpine
4-80E	dishwasher	both	09/10/18	10/31/18	no		BA construction
4-86B	washer/dryer	both	09/01/18	11/30/18	no		ace maint.
4-51I	sola tube skylight	both	09/10/18	01/10/19	no		solatube home
ESCROW ACTIVITY							
UNIT #	NMI	PLI	NBO	FI	FCOEI	ROF	DOCUMENTS/COMMENTS
4-80K		12/06/17	01/09/18	01/18/18	01/30/18		
4-73C		02/22/17	04/06/18	04/12/18	04/24/18		
4-51J		12/21/17	01/05/18	01/05/18	01/17/18		
4-83E		02/09/18	04/13/18	04/18/18	04/30/18		
4-37F		02/22/18		07/18/18	07/30/18		
4-37A		04/03/18					
4-86B		05/22/18	07/19/18	05/31/18	08/03/18		
4-51G		05/22/18					
4-88I		06/05/18		07/12/18	07/24/18		
4-84G		06/20/18					
4-38A		06/21/18					
4-50G		07/18/18					
4-87K		08/30/18					
4-81D		08/30/18					
4-88J		08/17/18					
4-74F				09/12/18			
4-37I		08/29/18					







## FINANCIAL RECAP -AUGUST 2018

	Monthly Actual	Monthly Budget	Variance	YTD Actual	YTD Budget	Variance
Income	148,506	147,965	541	1,177,285	1,183,720	-6,435
Reserves	47,085	47,085	0	376,680	376,680	0
Expenses	108,890	100,882	8,008	867,777	807,056	60,721
Total Expenses	155,975	147,967	8,008	1,244,457	1,183,736	60,721
Income/Expense	-7,469	-2	-7,467	-67,172	-16	-67,156
Add Back Depreciation	7,110			55,511		
Adjusted	-359			-11,661		

Our unrestricted cash for month end is \$402,095 restricted reserve accounts total \$1,811,057

**Reserves:**

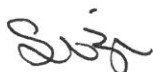
Appliance	\$1,722
Painting	\$39,723
Operating	\$25,000
Roofing	\$1,297,106
Emergency	\$121,500
Infrastructure	\$326,006
<b>Total Reserves</b>	<b>\$1,811,057</b>

We are holding our own - \$11,661 over budget. The head utilities guy gave a presentation at GRF so Marsha should have an update for us on water and what we can do to keep the bill down.

The CFO Council reviewed the criteria for our annual comparison analysis. We compare information from Mutual to Mutual in all kinds of areas involving money: Gardening, roofing, re-pipe and more. Once completed I will distribute to the board. It's always quite informative. We try to get all the data in there. For instance, M4 pays more for our annual landscape contract but we are billed far less for "extras" than other mutual. So it's important to really analyze the data.

Washers and dryers are all installed and working great. And the cost increase is minimal: I used to pay \$.75 each for two loads of laundry twice a week (hubby does his own!!) and \$.10 for drying - total \$1.70. New washers are so much larger I can do all in one load, wash and dry. Total cost \$1.50. I can live with that!! Any problems DO NOT CALL service maintenance or your director. Call the number on the machine (714-633-1811 or 800-473-8812), report Leisure World Mutual 4, laundry room number, machine number, and problem. Put a note on machine. They will take care of it.

Feel free to call me with any questions. I may not be home but if you leave a message I WILL return the call or forward to the appropriate person for resolution. 562-296-8518.



**Leisure World Mutual 4**  
**Profit & Loss Budget vs. Actual Report A**  
**August 2018**

	Aug 18	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
<b>ASSESSMENT</b>			
Regular Assessment - Mutual 4	34,111.00	34,111.00	0.00
Reserves Assessment	47,085.00	47,085.00	0.00
GRF Assessment	60,469.00	60,469.00	0.00
<b>Total ASSESSMENT</b>	141,665.00	141,665.00	0.00
<b>FINANCIAL INCOME</b>			
Interest Income - Other Taxable	84.00	49.00	35.00
Interest Income - Taxable	2,377.00	2,085.00	292.00
Late Charges	104.00	0.00	104.00
<b>Total FINANCIAL INCOME</b>	2,565.00	2,134.00	431.00
<b>SERVICES INCOME</b>			
Inspection Fees	3,000.00	2,748.00	252.00
Laundry Machines	1,266.00	1,418.00	-152.00
Miscellaneous	10.00	0.00	10.00
<b>Total SERVICES INCOME</b>	4,276.00	4,166.00	110.00
<b>Total Income</b>	148,506.00	147,965.00	541.00
Cost of Goods Sold			
<b>GRF MAINTENANCE FEE</b>	60,469.00	60,469.00	0.00
<b>Total COGS</b>	60,469.00	60,469.00	0.00
<b>Gross Profit</b>	88,037.00	87,496.00	541.00
Expense			
<b>PROFESSIONAL FEES</b>			
Legal Fees	0.00	277.00	-277.00
Management Fee	222.00	222.00	0.00
<b>Total PROFESSIONAL FEES</b>	222.00	499.00	-277.00
<b>SERVICES</b>			
Landscape - Contract	13,020.00	13,159.00	-139.00
Landscape - Extras	0.00	832.00	-832.00
Miscellaneous Services	781.00	182.00	599.00
Painting	130.00	127.00	3.00
Pest Control	262.00	899.00	-637.00
Standard Service	5,939.00	4,966.00	973.00
Structural Repairs	0.00	748.00	-748.00
<b>Total SERVICES</b>	20,132.00	20,913.00	-781.00
<b>TAXES &amp; INSURANCE</b>			
Hazard/Liability Insurance	8,940.00	8,811.00	129.00
State & Federal taxes	564.00	349.00	215.00
<b>Total TAXES &amp; INSURANCE</b>	9,504.00	9,160.00	344.00
<b>UTILITIES</b>			
Electricity	1,710.00	1,501.00	209.00
Trash	3,216.00	3,243.00	-27.00
Water	6,527.00	5,097.00	1,430.00
<b>Total UTILITIES</b>	11,453.00	9,841.00	1,612.00
<b>RESERVE FUNDING</b>			
Emergency Reserve	208.00	208.00	0.00
Roof	13,167.00	13,167.00	0.00
Paint	953.00	953.00	0.00
Infrastructure	28,590.00	28,590.00	0.00
Appliances	4,167.00	4,167.00	0.00

**Leisure World Mutual 4**  
**Profit & Loss Budget vs. Actual Report A**  
**August 2018**

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	Aug 18	Budget	\$ Over Budget
Total RESERVE FUNDING	47,085.00	47,085.00	0.00
DEPRECIATION	7,110.00	0.00	7,110.00
Total Expense	95,506.00	87,498.00	8,008.00
Net Ordinary Income	-7,469.00	-2.00	-7,467.00
Net Income	<u>-7,469.00</u>	<u>-2.00</u>	<u>-7,467.00</u>

**Leisure World Mutual 4**  
**Profit & Loss Budget vs. Actual YTD Report B**  
 January through August 2018

	Jan - Aug 18	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
<b>ASSESSMENT</b>			
Regular Assessment - Mutual 4	272,888.00	272,888.00	0.00
Reserves Assessment	376,680.00	376,680.00	0.00
GRF Assessment	483,752.00	483,752.00	0.00
<b>Total ASSESSMENT</b>	1,133,320.00	1,133,320.00	0.00
<b>FINANCIAL INCOME</b>			
Interest Income - Other Taxable	450.00	392.00	58.00
Interest Income - Taxable	16,929.00	16,680.00	249.00
Late Charges	274.00	0.00	274.00
<b>Total FINANCIAL INCOME</b>	17,653.00	17,072.00	581.00
<b>SERVICES INCOME</b>			
Inspection Fees	14,000.00	21,984.00	-7,984.00
Laundry Machines	12,277.00	11,344.00	933.00
Miscellaneous	35.00	0.00	35.00
<b>Total SERVICES INCOME</b>	26,312.00	33,328.00	-7,016.00
<b>Total Income</b>	1,177,285.00	1,183,720.00	-6,435.00
Cost of Goods Sold			
<b>GRF MAINTENANCE FEE</b>	476,074.00	483,752.00	-7,678.00
<b>Total COGS</b>	476,074.00	483,752.00	-7,678.00
<b>Gross Profit</b>	701,211.00	699,968.00	1,243.00
Expense			
<b>PROFESSIONAL FEES</b>			
Legal Fees	162.00	2,216.00	-2,054.00
Management Fee	1,776.00	1,776.00	0.00
<b>Total PROFESSIONAL FEES</b>	1,938.00	3,992.00	-2,054.00
<b>SERVICES</b>			
Landscape - Contract	105,696.00	105,272.00	424.00
Landscape - Extras	3,450.00	6,656.00	-3,206.00
Miscellaneous Services	3,190.00	1,456.00	1,734.00
Painting	1,777.00	1,016.00	761.00
Pest Control	8,522.00	7,192.00	1,330.00
Standard Service	40,872.00	39,728.00	1,144.00
Structural Repairs	7,785.00	5,984.00	1,801.00
<b>Total SERVICES</b>	171,292.00	167,304.00	3,988.00
<b>TAXES &amp; INSURANCE</b>			
Hazard/Liability Insurance	71,520.00	70,488.00	1,032.00
State & Federal taxes	3,652.00	2,792.00	860.00
<b>Total TAXES &amp; INSURANCE</b>	75,172.00	73,280.00	1,892.00
<b>UTILITIES</b>			
Electricity	12,773.00	12,008.00	765.00
Trash	25,728.00	25,944.00	-216.00
Water	49,289.00	40,776.00	8,513.00
<b>Total UTILITIES</b>	87,790.00	78,728.00	9,062.00
<b>RESERVE FUNDING</b>			
Emergency Reserve	1,664.00	1,664.00	0.00
Roof	105,336.00	105,336.00	0.00
Paint	7,624.00	7,624.00	0.00
Infrastructure	228,720.00	228,720.00	0.00
Appliances	33,336.00	33,336.00	0.00
<b>Total RESERVE FUNDING</b>	376,680.00	376,680.00	0.00

**Leisure World Mutual 4**  
**Profit & Loss Budget vs. Actual YTD Report B**  
January through August 2018

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	Jan - Aug 18	Budget	\$ Over Budget
DEPRECIATION	55,511.00	0.00	55,511.00
Total Expense	768,383.00	699,984.00	68,399.00
Net Ordinary Income	-67,172.00	-16.00	-67,156.00
Net Income	<u>-67,172.00</u>	<u>-16.00</u>	<u>-67,156.00</u>

**Leisure World Mutual 4**  
**Profit & Loss Budget vs. Actual YTD Report B**  
 January through August 2018

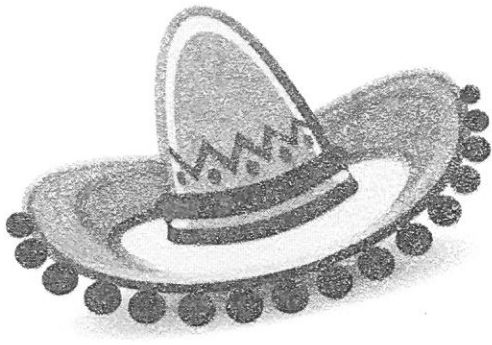
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<b>FINANCIAL INCOME</b>			
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Interest Income - Taxable	16,929.00	16,680.00	249.00
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<b>Total FINANCIAL INCOME</b>	17,653.00	17,072.00	581.00
<b>SERVICES INCOME</b>			
Inspection Fees	14,000.00	21,984.00	-7,984.00
Laundry Machines	12,277.00	11,344.00	933.00
Miscellaneous	35.00	0.00	35.00
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Pest Control	8,522.00	7,192.00	1,330.00
Standard Service	40,872.00	39,728.00	1,144.00
Structural Repairs	7,785.00	5,984.00	1,801.00
<b>Total SERVICES</b>	171,292.00	167,304.00	3,988.00
<b>TAXES &amp; INSURANCE</b>			
Hazard/Liability Insurance	71,520.00	70,488.00	1,032.00
State & Federal taxes	3,652.00	2,792.00	860.00
<b>Total TAXES &amp; INSURANCE</b>	75,172.00	73,280.00	1,892.00
<b>UTILITIES</b>			
Electricity	12,773.00	12,008.00	765.00
Trash	25,728.00	25,944.00	-216.00
Water	49,289.00	40,776.00	8,513.00
<b>Total UTILITIES</b>	87,790.00	78,728.00	9,062.00
<b>RESERVE FUNDING</b>			
Emergency Reserve	1,664.00	1,664.00	0.00
Roof	105,336.00	105,336.00	0.00
Paint	7,624.00	7,624.00	0.00
Infrastructure	228,720.00	228,720.00	0.00
Appliances	33,336.00	33,336.00	0.00
<b>Total RESERVE FUNDING</b>	376,680.00	376,680.00	0.00

**Leisure World Mutual 4**  
**Profit & Loss Budget vs. Actual YTD Report B**  
January through August 2018

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MEXICAN THEMED  
ANNUAL SOCIAL EVENT

October 16, 2018 Clubhouse 2 - 6:00 PM

TICKET PRICE: \$7.00  
INCLUDES DINNER AND BEVERAGES

*Bring your ticket to the event  
Dessert & Fruit donations gratefully accepted  
but not required*

## FOOD & DRINK MENU

Chicken Tacos  
Cheese Enchiladas  
Refried Beans  
Rice  
Guacomole  
Salsa  
Chips  
Beer, Soda, Water, Coffee Tea, Wine

*See your director or building captain for tickets*



# Water Conservation Tips

## Kitchen & Bathroom:

- Don't run the faucet for a drink of water. Instead, chill a container of water in the refrigerator;
- Avoid running the water over frozen food. Defrost it the night before, or use the microwave defrost setting;
- Don't leave a faucet open. Use a dishpan or bowl to water the plants;
- Rethink any tasks that consume the most water, such as running a dishwasher or doing laundry;
- Run the washing machine with a full load, while setting the water level to match the size of the load;
- Avoid rinsing the dishes before using a dishwasher. Try setting it on a pre-rinse cycle instead, and only run it when it's full;
- Make sure toilets are all working properly. In case of a leak or a problem, call your Mutual Director. If water is heard running in an adjacent apartment, call Security;
- Keep showers as brief as possible;
- Turn water off while shaving, brushing your teeth or scrubbing the stall;
- While using a tub, monitor the water temperature and the tub as it fills, and turn it off at the halfway mark.

## Outside:

- Use a broom before a garden hose to wash off the patio or sidewalk;
- Problem with the sprinklers? Contact your Mutual Director;
- Use recycled water at Clubhouse Two to wash the car;
- Comply with State/City regulations and limit outdoor watering to early mornings or late evenings.

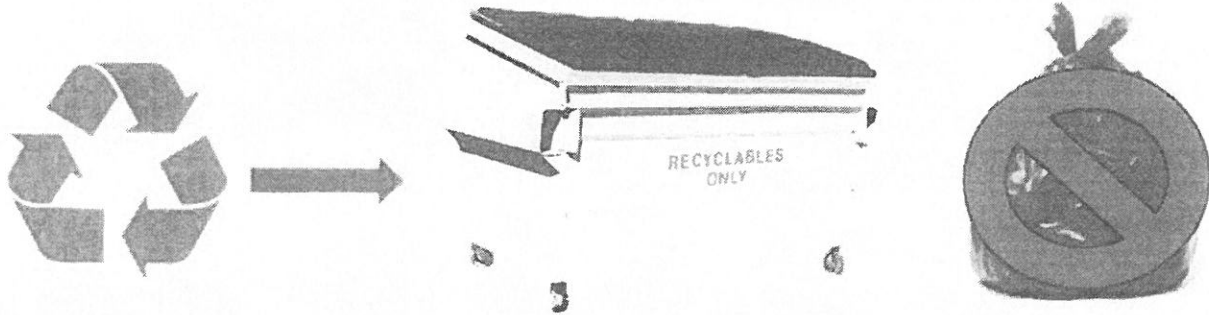
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Remember - water conservation begins with you.  
Play your part, be water smart!

# GUIDE TO RECYCLING...

## SEPARATING RECYCLE PRODUCTS FROM TRASH

CALMET (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.



## RECYCLABLES

### GLASS

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



### METAL

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



### PLASTIC

- Milk Jugs
- Soda, Juice & Water
- Soap Bottles
- Containers with Numbers 1-7



### PAPER

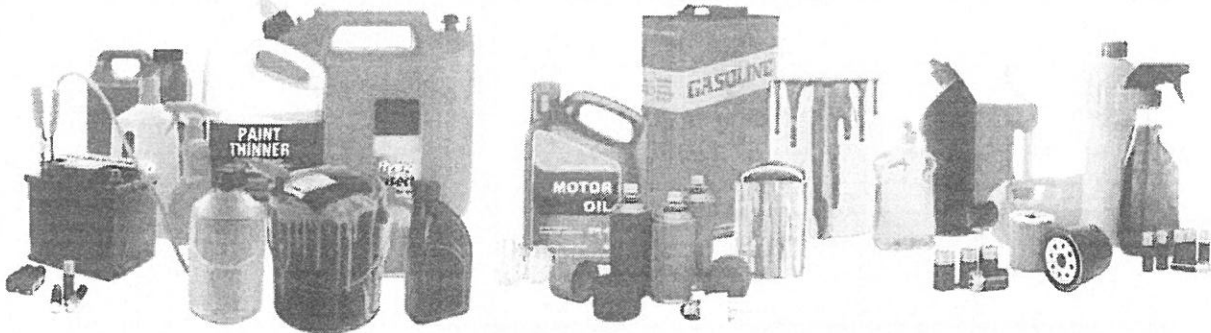
- Newspaper
- Junk Mail & Magazines
- Envelopes & Paper
- Wrapping Paper (non-metallic)
- Cereal Boxes
- Egg Cartons
- Paper Shopping Bags
- Phone Books
- Cardboard Boxes (flattened)
- Juice Drink Boxes



## IT'S AGAINST THE LAW...

To place these items into either the GREEN or the WHITE Regular Waste Containers:

- Electronic Waste\*
- Smoke Detectors
- Household Batteries\*
- Paint Cans & All Paint Products
- Sharps
- Pesticides & Herbicides
- Auto Products
- Fluorescent/Light Bulbs\*



### HOUSEHOLD HAZARDOUS WASTE

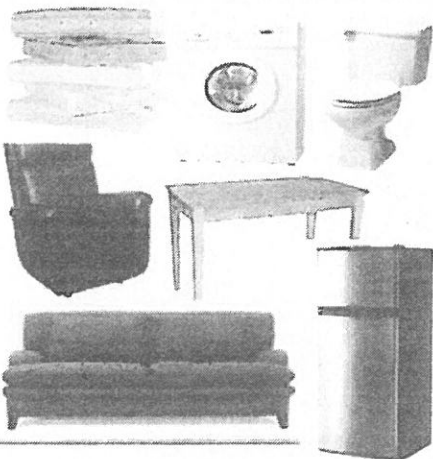
The law prohibits putting any hazardous liquids or hazardous waste materials in your regular waste containers. These waste items **MUST** be handled separately and taken to a **Hazardous Waste Collection Center**. Closest centers are: Rainbow Disposal, 714-847-3581 or the O.C. Integrated Waste Management Dept. 714-834-6752.



### E-WASTE, HOUSEHOLD BATTERIES & LIGHTING

Instructions for proper disposing of the following items:

- **E-Waste** Service Maintenance Dept. 562-431-6586, x369
- **Household Batteries** Service Maintenance Dept. 562-431-6586, x369 or News Office
- **Fluorescent/Light Bulbs** Service Maintenance Dept. or Purchasing Office



### LARGE ITEMS

Furniture, mattresses, water closets and other large items must be taken to the North-West corner of Leisure World. Travel North on Oak Hills Road, turn **RIGHT** into the Mini-Farm area. Please use the Resident Recycling Containers.

**PLEASE NOTE:** An assessment of \$30 per item will be brought against an individual or Mutual for leaving these items in or around bin areas. If you are not sure or have questions regarding proper disposal of these items, please ask your Building Captain or Mutual Director for clarification.





## Mutual 4 Director's Report

Emergency Information, MAC, and Bldgs. 44, 45, 46, 47

September 12, 2018

The Great California Shake-Out is coming on October 18 at 10:18. As always your directors and building captains will hold a short practice. On that morning at 10:18 they will walk around "their" buildings pretending to look for damage and then meet as quickly as possible and safe at Building 75, "Bob's place", outside under the trees beside one of our emergency sheds. I am changing the program a bit this year. I would like all building captains to learn to use the walkie-talkies.

Other questions may be asked and covered by me at two planned meetings. One on September 27 at 1:00 PM and a second on October 3 at 9:30 AM at my unit. If you have some questions on disasters, please call me with your date of attendance to let me know you will be there. Messages are great. However, many of your questions may be answered if you read the GRF "Community Disaster Procedure" found on page 6 of the LW Telephone Directory.

Please remember that GRF and all Mutuals do not cover supplies, water, medical procedures, search and rescue, or evacuation during emergencies. We are like everyone else in Seal Beach. I just attended a meeting on Friday where we were again reminded that if we experience a large disaster our phones will not work within California but will work when we call out of state. I suggest setting up a phone call system to an out-of-state relative for family contacts. Texting MIGHT work. We were also informed that during such an incident, if you try to leave LW, the Seal Beach Police Department will not know where you are. When the shaking stops, the police will come looking for us at our addresses. If you are not near your home you will be counted as missing.

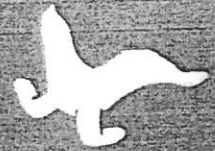
With these minutes, I am enclosing a list of supplies that the Seal Beach Police Volunteers suggest. They sell wonderful emergency kits for those Seal Beach residents who do not wish to compile their own. Sylvia, who is charge of these kits, is a Leisure World resident and may be reached at 562-260-8919.

Respectfully submitted,

Jan Kuhl, Director, Bldg. 46, ph. 562-446-0082

# Seal Beach Police Volunteers Association, Inc.

Tax ID # 45-2572217



911 Seal Beach Blvd.  
Seal Beach, CA 90740

For 1 person, For 2

For 1 person, For 2

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Backpacks and roller bag have extra space for clothes, medicines, and other personal needs.

**Mutual 4 Monthly Report for August 2018 - Buildings  
78, 79, 80, 82, 83 and 84**

**Since I have been elected secretary of the board, things have gotten a little hectic. There is a little more work I need to do now.**

**This month's reminder involves our garden area. The Mutual owns the garden area but allows shareholders to plant items approved by our garden policy. These plants would be the shareholders responsibility. That is, it is up to the shareholder to water and trim these plants according to the garden policy. If there are insects bothering these plants the shareholder is responsible for eliminating them.**

**We do have landscapers that will weed and cut back these areas but only about once every 3 months. If you have a RED flag in your area YOU are responsible for everything.**

**Jon Russell 741**

**(562) 794-9334**



Mutual 4 Director's Report  
Covering August, 2018  
Delivered Sept. 12, 2018  
Mike Levitt, Director

**Our new laundry room system went operational in August. As of the end of the month, I have received zero complaints about the procedure and operation, and just a few complaints about the increase in the washer and dryer charges (which had been unreasonably low for far too long.)**

**Approved new water heater installation, OK'd an estate sale, had Service Maintenance inspect smoke alarms that continually sounded, approved purchase of new stovetop fire suppressant devices that had failed to deploy when needed, had SM replace bedroom lights, and had SM clean out back-to-back kitchen stoppages.**

**Had landscape company check on possible underground leaks, work with a resident on landscaping, and I requested trimming of several trees due to overhanging branches.**

**Did one pre-listing inspection and one New Buyer Orientation.**

**And, finally, I want to thank my fellow board members for filling in for me for two weeks while I watched glaciers melting far too fast in Alaska.**

September 14, 2018

Greetings, this is my first director's comments since my election in May. It has taken me a while since I am the new kid on the block.

The new washers and dryers are in the laundry rooms, hopefully all the bugs have been worked out. If you have any problems with the machines, contact the company directly. Their phone number is posted in the laundry rooms.

As most of you know, our water bill has taken a quantum leap. With that in mind, please try and be good stewards of our water. This costs all of us.

Just a reminder to break your boxes down before placing them in the recycle bins. We have had some concerns expressed.

I believe most of you know how to reach me, my phone number and email are posted in the laundry rooms.

Sincerely,

Mike Lessin  
Director Buildings 37, 38, 39 & 48

**RESIDENT REGULATIONS**

**Co-Occupants, Qualified Permanent Residents and Health Care Providers**

The community facilities of the Golden Rain Foundation are maintained for the use of members of Leisure World Seal Beach with the following exceptions:

1. Co-Occupants

- a. Senior citizens, as defined in California Civil Code Section ~~51.3(e)(1)~~ **51.3(b)(1)**, who are not members but are approved by the Mutuels to reside with a stockholder, shall be entitled to use all of the community facilities upon payment of a fee equal to the Amenities Fee listed in Policy 5061-31. (Forms 9001 and 9002)
- b. In order to comply with section 51.3 of the California Civil Code, the following classes of citizens may reside in Leisure World Seal Beach.
  - i.) Is 55 years of age or older
  - ii.) Has completed the Co-Occupant Application
  - iii.) Has written authorization from the Mutual President, or any Mutual Officer so designated by the Mutual President, to reside in the dwelling unit.
  - iv.) Has paid the required Amenities Fee to the Golden Rain Foundation

2. Qualified Permanent Residents

- a. Persons who are not senior citizens as defined in California Civil Code Section ~~51.3(e)(1)~~ **51.3(b)(1)**, who can present proof that they are eligible to be classified as Qualified Permanent Residents under California Civil Code Section ~~51.3(e)(2)~~, **51.3(b)(2)**, shall be entitled to use all of the community facilities upon payment of a fee equal to the Amenities Fee listed in Policy 5061-31. (Forms 9003 and 9004)

3. Health Care Providers

- a. Permitted health care residents, as defined in California Civil Code Section ~~51.3(e)(6)~~ **51.3(B)(7)**, shall be required to obtain a Caregiver Pass and are not entitled to use any of the community facilities. The administration shall furnish each Mutual a monthly report of those health care providers residing in the Mutual.