

**MINUTES OF THE ANNUAL MEETING OF SHAREHOLDERS  
SEAL BEACH MUTUAL FOUR  
July 22, 2020**

The annual meeting of the shareholders of Seal Beach Mutual Four, a California corporation, was called to order by President Levitt at 10:00 a.m. on Wednesday, July 22, 2020, in Clubhouse 4.

**PLEDGE OF ALLEGIANCE**

David Friedland led the *Pledge of Allegiance*.

**QUORUM**

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

**SHAREHOLDER DECLARATION**

At the May 13, 2020 regular board meeting, Jon Russell of Unit 74-I, declared his intent to vote cumulatively at this Annual Shareholders' Meeting.

**CERTIFICATION OF NOTICE OF MEETING**

Secretary Michael Lessin read the Certification Notice:

I, Michael Lessin, 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 June 22, 2020.

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

**INTRODUCTION OF CANDIDATES**

The following nominated candidates were introduced as follows:

Jan Kuhl (Incumbent)  
Mike Lessin (Incumbent)  
Jon Russell (Incumbent)

**CLOSING OF NOMINATIONS**

President Levitt called for nominations from the floor. There being no further nominations, President Levitt requested a motion to close the nominations. Upon a MOTION duly made by Sandy Eckhardt of, Unit 52-F and seconded by Mary Fields, Unit 47-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.

President Levitt announced that the balloting was now closed. He informed shareholders that they were welcome to observe the counting process on the monitors. She also informed shareholders that the counting of the ballots would be shown live on YouTube

**POSTING RESULT**

President Levitt stated that within 15-days of the election, the Board will publicize the results of the elections in a communication directed to all shareholders. Results of the elections would also be posted on the main doors of all clubhouses upon completion of the final tally of ballots.

**MINUTES**

President Levitt asked for a motion to dispense with reading the minutes of the last annual shareholders’ meeting held on May 22, 2019, and that they be approved as corrected. Upon a MOTION duly made by Sandy Eckhardt of, Unit 52-F and seconded by Mary Fields, Unit 47-A, it was

RESOLVED that the annual shareholders’ meeting minutes of May 22, 2019 be approved as printed and distributed.

The MOTION passed.

**INTRODUCTION OF CURRENT BOARD MEMBERS AND GUESTS**

President Levitt introduced the current 2019-2020 current board members:

Mike Levitt, President  
Jon Russell, Vice President  
Mike Lessin, Secretary  
Suzi Smith, Chief Financial Officer

Jan Kuhl, Director  
David Friedland, Director  
Dan Conley, Director

**ANNUAL SHAREHOLDERS' MEETING  
MUTUAL FOUR**

July 22, 2020

**INTRODUCTION OF CURRENT BOARD MEMBERS AND GUESTS (continued)**

President Levitt then introduced the Golden Rain Foundation Representative, Marsha Gerber; Executive Director, Randy Ankeny; Mutual Administration Director, Jodi Hopkins, and Recording Secretary Kristal Givehand.

**PRESIDENT'S REPORT**

Mr. Levitt presented his report. (attached)

**VICE PRESIDENT'S REPORT**

Mr. Russell presented his report. (attached)

**SECRETARY'S REPORT**

Mr. Lessin presented his report (attached).

**CHIEF FINANCIAL OFFICER'S REPORT**

Mrs. Smith presented her report (attached).

**DIRECTORS' REPORTS**

Ms. Kuhl presented her report (attached).

Mr. Friedland did not present a report.

Mr. Conley submitted his report (attached).

**GOLDEN RAIN FOUNDATION REPRESENTATIVE'S REPORT**

Ms. Gerber presented her report (attached).

**EXECUTIVE DIRECTOR'S REPORT**

Mr. Ankeny presented his report (attached).

**MUTUAL ADMINISTRATION DIRECTOR'S REPORT**

Ms. Hopkins presented her report (attached).

A brief recess was called from 10:30 a.m. to 10:35 a.m., to complete the tabulation of votes.

**ANNUAL SHAREHOLDERS' MEETING  
MUTUAL FOUR**

**July 22, 2020**

**ANNOUNCEMENT**

President Levitt stated that 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.

**ELECTION RESULTS**

Accurate Voting Services, Inc., reported the following results of the election to the shareholders present. With 204 members representing 51% of the total voting power in Seal Beach Mutual No. Four the following candidates were elected for the 2019-2021 term of office. Jan Kuhl elected with 217 votes; Mike Lessin, elected with 179 votes; Jon Russell, elected with 171 votes. Additionally, four ballots were cast that abstained from voting

**ADJOURNMENT**

There being no further business to conduct, the meeting was adjourned at 10:37 a.m.



Attest, Jon Russell, Secretary  
SEAL BEACH MUTUAL FOUR  
kg:07-22-2020  
Attachments

Thank you,

Obviously, this past year will be going down in the record books as the most challenging for every form of government, from entire nations down to your tiny *but significant* mutual board. But as tough as times are right now, we still have a mutual to direct. There are still requests to fulfill, services to approve, appliances to be replaced, buildings to maintain, neighbor squabbles to settle, construction projects to approve — or deny, resident violators to rein in or kick out. In short, what we did in 2019 we still have to do in 2020. It's just not as much fun anymore.

On a personal level, over the past year, I approved replacement of eight refrigerators, three ovens and four bath fans. I helped rewrite several important policies, intervened between warring neighbors over issues as diverse as smoking and second hand smoke, and barking dogs. And cooking odors: Unlike Sara Lee pastries, nobody *does* like a midnight dose of garlic and onions. Well, almost nobody. With our trusty inspector Kevin Black, I performed our annual safety and sanitation inspections. Started, and stopped, our roofing projects. Helped to begin the process of bringing electric vehicle charging stations to Mutual 4. And interviewed and provided orientations to a half-dozen new residents, who are now your friends and neighbors.

I want to thank my board members. Even under these most trying of conditions, they continue to give 110% of their time and energies. Nothing is easy this year, and virtually everything we do is harder, so much harder. But the folks you've elected are there for you, protecting your homes, and your investment.

And if I think that governing and serving one mutual is difficult under these conditions, imagine what it must be like to meet the administrative and physical needs of 16 mutuals. Our GRF staff did this under ideal conditions, and continues to do so today. Without them, we would be a small island, struggling to survive in a large sea of chaos and indifference. Our thanks to the Dynamic Duo, Randy and Jodi, and to your highly professional staff. You guys are great!

Thank you.

**This has been my third year on the Mutual 4 board. I have had a lot of new experiences and have learned a lot.**

**This year I was the Mutual Vice President. I have served a year as a director, a year as the mutual secretary and a year as vice president. Being vice president allowed me to see more of the workings of the mutual. I learned more about the financial aspects and physical properties.**

**I have been the physical properties director for the past three years. I have learned a lot about this department and have met some very helpful and friendly people in this department.**

**I want to express my gratitude to my building captains. They have helped me a lot with their information and time. They are an integral part of Mutual 4.**

**The board passed some revisions on Mutual 4 policies including one about awnings. The board also signed contracts with Fenn for pest, rodent and mosquito traps. We have also signed contracts for repiping, sewers and roofing.**

**I am looking forward to a new year on the board, thank you.**

**KEEP Mutual 4 the best!!!!**

  
**Jon Russell**

## Dan Conley Director Report Mutual Four July 22, 2020

I have enjoyed working with my fellow board members this past year. They are all dedicated volunteers who do this work for the benefit of all of our Mutual 4 shareholders. They receive no compensation other than satisfaction that they are doing good for their neighbors and watching out for the stability and future of our Mutual. We hope that all shareholders appreciate their efforts and time.

Thanks to all of our building captains who also volunteer their time for our Mutual.

I am part of the landscape committee. Thank you to Suzi Smith for helping me to learn about this task. We work well with Total Landscape. They have been very responsive to our needs. Most common issue is sprinkler broken/needing adjusting/ and or repair. We have had a few breaks in hose bib lines which are the water lines for our outdoor garden faucets. These lines are old and we should anticipate more breaks next year.

No serious tree issues in my area.

We also have had to replace a couple of valves for the sprinkler systems. These valves control the sprinklers for one or two buildings each. They are also old and we may have a few more replacements next year.

In the buildings I represent we have had to replace a couple of refrigerators and a couple of ovens.

We have had 5 or 6 calls out to Fenn Exterminators for ants in units and termites 4 or 5 times.

We welcomed a few new neighbors/shareholders this year.

This was my first year and it has been a learning experience for me. I look forward to the coming year and continuing to work with these good people on our Mutual Four Board.

Let's all stay safe and healthy in the coming year! Wear your masks!

Thank you, Dan.

July 22, 2020

To Mutual Four Shareholders,

Thank you for the privilege of serving for the last two years. We have experienced re-piping and re-roofing over the last two years. We have also had numerous new buyer orientations and a unique raccoon removal situation.

I look forward to serving you for another two years.

Sincerely,

Mike Lessin

Mutual 4 Shareholders' Meeting – JULY 22, 2020  
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. Special shout out to all my building captains for making my job so easy – you are the best.

I know that numbers are the favorite part of these annual meetings so I'll jump right into it.

You have all received the final financial statements for the calendar year ending 12.31.19 for Mutual 4. Before depreciation we showed excess income of \$8,666. Not bad for a \$1,750MM budget.

We collected just under \$1MM in shareholder assessments- \$577K was allocated to reserves. Money was used for replacing appliances, replacing five roofs, re-piping five buildings with new copper pipes and some minor concrete repairs.

We will continue to balance reserves for required Mutual projects. For 2020: re-roofing five more buildings and re-piping five 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. Stay safe.

A handwritten signature in green ink that reads "Susan G. Smith". The signature is written in a cursive style and is set against a light pink rectangular background.

Bob Slater has been in Leisure World for over 25 years. For much of that time he has served this Mutual as a good neighbor, director and president. We would like to invite you to join us for a little lunch and cake after this meeting just to say a hearty THANK YOU BOB SLATER.

Jan Kuhl  
Director Report  
July 22, 2020

This is my 6<sup>th</sup> year on the Mutual 4 Board. Its has been an unusual year. In the fall off 2019 we looked forward to rebuilding of the five roofs and new pipes during the following two years. Due to Covid 19 we are still looking forward to these projects. A much-needed drainage replacement did move forward and is now complete.

I am assigned to watch and report to the Mutual 4 Board the actions of GRF's Recreation Committee and GRF's Mutual Administration Committee. Again, due to Covid19 those meetings were temporarily postponed in March.

For Mutual 4. I helped rewrite some parts within our policies.

The majority of my time has been spent listening to complaints from shareholders. As the Covid shutdowns increased, complaints have increased. This seems to follow what we know about human nature when under stress, we complain more. Let us all stay home and pray for a more loving and accepting 2020-21 along with the discovery and use of an anti-Covid vaccine.

Respectfully submitted,

Janet Kuhl

## GRF Representative's Report

As a result of the unprecedented COVID-19 crisis, which has fundamentally affected all of us, Annual meetings of the members have been delayed until now. I want to thank everyone for the opportunity to serve Mutual Four. I am proud of the way that the GRF Board and the Board of Mutual Four have taken action to support the community, our Mutual and our fellow Shareholder/members.

The adaptation of processes and strategies by the Mutuals, the GRF Board and the staff have been critical to the recovery ahead. The COVID-19 pandemic reminds us that the operating environment can shift abruptly, but our focus remains on the safety of our residents and our community.

I am pleased to present the GRF Annual Report: a statement of who we are, what we can do and how we are succeeding.



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## 2019/2020 Executive Directors Annual Report

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“There are far better things ahead than we leave behind”

C.S. Lewis

What a heartening quote to sum up the optimism our community feels regarding the effect the of the COVID-19 pandemic- “...there are far better things ahead...” The 2019/2020 Board term has truly been courageous in our collective fight against COVID-19 and in recognizing that we have reached that point in the communities life where we can no longer just place another coat of paint over our problems, but must make the difficult decisions to renew and rebuild, constructing a new, stronger foundation to serve our community well into the future.

Throughout this term, during periods of challenges and change, we have shown our resiliency. Together we are enduring a world changing event; with Coronavirus, we planned, we stayed calm and, most importantly, we are standing together as a community of friends and neighbors.

There are turning points in the life of a community, especially as a community ages past the fifty-year point. Many communities begin to fail and fall into disrepair with depreciating values, simply because Boards have not planned and could not respond to needed change. They could not meet a challenge. They could not change their current trajectory. They could not break free of old commitments and obligations. They did not have the strength.

Strength is a vital component to serve on a Board. We are blessed with caring volunteers who freely give their time to serve their fellow shareholder/members. Our Board members worked together establishing prudent financial planning, creating greater strength, greater courage, greater self-confidence, and greater transparency in what must done to protect and enhance the lifestyle and property values of our community.

Our strength is in working together, building consistency, building consensus regarding the tasks that had to be done, building the resolve to take risks, building the resolution to communicate with people and to unwaveringly address difficulties and dilemmas, building the skill to maintain community responsibilities even when the

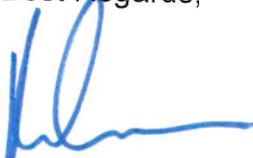
actions may impinge upon a few, comprehending that it's the mutual benefit of a majority of the members that counts. This is foundation building for our future and the challenges that will be met and overcome together.

I want to express my sincere gratitude to the Mutual and GRF Board members for your service. Board service is the toughest volunteer role and you took on your Board duties with dedication, grace, and commitment.

My team and I are proud to be part of your community and your lives. Daily I see resilient, strong, and very compassionate people all working together.

We currently are facing times of uncertainty, but also a time of great promise. Yes, there are far better things ahead.

Best Regards,



Randy Ankeny, Executive Director

GRF, Seal Beach, CA

*Together*  
We're making  
a difference



# Annual Mutual Shareholders' Meeting 2020

*The GRF provides an enhanced quality of life for our active adult community of Seal Beach Leisure World.*

Give me a platform and I am going to pick a few moments to celebrate our successes over the last year: please feel free to cheer with us because this has been by far the most difficult year. This pandemic has been an eye-opener for all of us. Moving into uncharted territory as we begin to reopen services requires innovation from us all. If it were not for technology, we would not have learned a new platform zoom; it was difficult at first and we are experts now! It has been a survival kit for us to continue to conduct the Mutual business. How reassuring it has been to know that we can count on all our efforts.

The greatest gift you can give is your time. Volunteers give their time and are the lifeblood of any Community. The work you have accomplished emphasizes the values and priorities of your Community.

Thank you to the Mutual Board of Directors, always answering our calls, responding to our emails, and bringing your dedication, loyalty, commitment, experience, and resources to the job of making life better for all of us.

Our team of staff members, along with the new or returning Mutual Directors, are willing to take on another year to continue the growth of our Community by incorporating everyone and working for the good of all. We will continue to have many successful years.

Thank you to the GRF Board of Directors, more specifically, your GRF Representative.

Thank you to our truly outstanding Executive Director, Mr. Randy Ankeny – whose leadership and vision steered us from day one. Thank you for your extraordinary ability and leadership to guide us always. We appreciate the efforts made by you. With your guidance we are ready to meet the coming challenges.

In closing, my sincere appreciation and gratitude. Thank you to everyone for your part in our journey.

Sincerely,

*Jodi Hopkins, Mutual Administration Director*

