

**MINUTES OF THE REGULAR MONTHLY MEETING OF
THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL FOUR
October 14, 2020**

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 Levitt at 9:30 a.m. on Wednesday, October 14, 2020, via Conference Call.

ROLL CALL

Present: President Levitt, Vice President Conley, Secretary Russell, Chief Financial Officer Smith, Directors Lessin, Kuhl and Friedland

GRF Representative: GRF Representative Gerber

Staff: Mr. Black, Building Inspector
Ms. Hopkins, Mutual Director
Ms. Dullaart, Recording Secretary

MINUTES

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

RESOLVED to approve the regular meeting minutes of September 9, 2020, as presented.

The motion passed.

BUILDING INSPECTOR'S REPORT

Inspector Black presented his report.

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

RESOLVED to approve the steppingstones for unit 42-L, as submitted, with work to be completed at shareholder's expense.

The MOTION passed with three no votes (Kuhl, Russell, Smith).

Following questions Inspector Black left at 10:09 a.m.

GRF REPRESENTATIVE

GRF Representative Gerber provided a verbal update.

SECRETARY'S REPORT / CORRESPONDENCE

Secretary Russell received one letter.

CHIEF FINANCIAL OFFICER'S REPORT

Chief Financial Officer Smith provided a verbal update.

UNFINISHED BUSINESS

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

RESOLVED to approve the patio extension for unit 85-L, as submitted, with work to be completed at shareholder's expense.

The MOTION passed.

Following a discussion and upon a MOTION duly made by President Levitt and seconded by Chief Financial Officer Smith, it was

RESOLVED to amend Policy 7575.04 – Laundry Room Use on a preliminary basis until the 28-day posting period is completed.

The MOTION passed.

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

RESOLVED to amend Policy 7210.04 – Annual Elections on a preliminary basis until the 28-day posting period is completed.

The MOTION passed.

NEW BUSINESS

Following a discussion and upon a MOTION duly made by Secretary Russell and seconded by Chief Financial Officer Smith, it was

RESOLVED to acknowledge, that per the requirements of Civil Code Section 5500(a)-(f), a review has been completed of the Mutual's reconciliations of the operating and reserve accounts, operating revenues and expenses compared to the current year's budget, statements prepared by the financial institutions where the Mutual has its operating and reserve accounts, income and expense statement for the Mutual's operating and reserve accounts, the check registers, the monthly general ledger and delinquent assessment receivable reports for the months of August and September 2020.

The MOTION passed.

Following a discussion and upon a MOTION duly made by Chief Financial Officer Smith and seconded by Secretary Russell, it was

RESOLVED to approve the negotiating of the Bulk Cable resolution and authorize the President to sign the resolution.

The MOTION passed.

Following a discussion and upon a MOTION duly made by Chief Financial Officer Smith and seconded by Secretary Russell, it was

RESOLVED to approve the acceptance of the CliftonLarsonAllen, LLP engagement letter for the 2020 audit and to authorize the President to sign the letter.

The MOTION passed.

MUTUAL ADMINISTRATION DIRECTOR'S REPORT

Mutual Administration Director Hopkins provided no report.

COMMITTEE REPORTS

Emergency Information

Director Lessin provided no report.

Mutual Administration Committee

Director Kuhl provided a report.

Recreation Committee

Director Kuhl provided a report.

Physical Property Committee

Secretary Russell provided a report.

Landscape Committee

Chief Financial Officer Smith and Vice President Conley provided no report.

Special Events Committee

Chief Financial Officer Smith and Vice President Conley provided no report.

President's Roundtable

President Levitt provided no report.

President's Council

President Levitt provided no report.

ANNOUNCEMENTS

**NEXT MEETING: Wednesday, November 11, 2020 at 9:30 a.m., Clubhouse 4 or via
Conference Call**

DIRECTORS' COMMENTS

No Directors made comments.

SHAREHOLDER COMMENTS

No shareholder comments.

ADJOURNMENT

There being no further business to conduct, President Levitt adjourned the meeting at 10:58 a.m. and announced there would be an executive session following the meeting to discuss member issues.

EXECUTIVE SESSION SUMMARY

The Board met in Executive Session on October 14, 2020 at 11:16 a.m., and took the following actions:

The board approved the minutes from Executive Session of September 9, 2020.

1. Legal Matters
 - a. No legal matters were discussed.
2. Contracts
 - a. No contracts were discussed.
3. Assessments / Delinquencies
 - a. Monitoring two delinquent accounts for payment.
 - b. Three letters to be drafted.
4. Disciplinary Hearings
 - a. No disciplinary hearing was discussed.

President Levitt adjourned the meeting at 11:57 a.m.



Attest, Jon Russell, Secretary
SEAL BEACH MUTUAL FOUR
Attachments
kd: 10/14/2020

RESOLUTIONS IN

RESOLVED to approve the regular meeting minutes of September 9, 2020, as presented.

RESOLVED to approve the steppingstones for unit 42-L, as submitted, with work to be completed at shareholder's expense.

RESOLVED to approve the patio extension for unit 85-L, as submitted, with work to be completed at shareholder's expense.

RESOLVED to amend Policy 7575.04 – Laundry Room Use on a preliminary basis until the 28-day posting period is completed.

RESOLVED to amend Policy 7210.04 – Annual Elections on a preliminary basis until the 28-day posting period is complete.

RESOLVED to acknowledge, that per the requirements of Civil Code Section 5500(a)-(f), a review has been completed of the Mutual's reconciliations of the operating and reserve accounts, operating revenues and expenses compared to the current year's budget, statements prepared by the financial institutions where the Mutual has its operating and reserve accounts, income and expense statement for the Mutual's operating and reserve accounts, the check registers, the monthly general ledger and delinquent assessment receivable reports for the months of August and September 2020.

RESOLVED to approve the negotiating of the Bulk Cable resolution and authorize the President to sign the resolution.

RESOLVED to approve the acceptance of the CliftonLarsonAllen, LLP engagement letter for the 2020 audit and to authorize the President to sign the letter.