

AGENDA
REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL FOUR
February 8, 2023
Open Forum begins at 8:30 a.m. – Meeting begins at 8:45 a.m.
Conference Room A and via Zoom Video & Conference Call

TO ATTEND ON ZOOM: The Shareholder will be provided with instructions on how to access the call via Zoom/telephone upon the Shareholder contacting Mutual Administration and requesting the log-in information. Please submit your information, including your name, Unit number, and telephone number, via e-mail at mutualsecretaries@lwsb.com or by calling (562) 431-6586 ext. 313, by 02/07/2023 no later than 3:00 p.m., the business day before the date of the meeting.

TO PROVIDE COMMENTS DURING MEETING: In order to make a comment during the open Shareholder forum, the Shareholder must submit all the necessary information stated above, via e-mail at mutualsecretaries@lwsb.com, and state their intent to speak. Please send in your request by 02/07/2023 no later than 3:00 p.m., the business day before the date of the meeting.

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE
2. ROLL CALL

President Levitt, Vice President Conley, Secretary Kuhl, Chief
Financial Officer Smith, Directors Smith, Green and Glasser

3. INTRODUCTION OF GRF REPRESENTATIVE, STAFF, AND GUEST(S):

Marsha Gerber, GRF Representative
Ryan Quental, Building Inspector
Ripa Barua, Senior Portfolio Specialist
Nancy Duarte, Assistant Portfolio Specialist

4. APPROVAL OF MINUTES
 - a. **Regular Meeting Minutes of January 11, 2023**

5. **BUILDING INSPECTOR'S REPORT** Mr. Quental
Permit activity; escrow activity; contracts & projects; shareholder and mutual requests (p.3)
 - a. Discuss and vote to approve patio at unit 47-l (pp.4-9)
 - b. Discuss and vote to approve patio at unit 81-A (pp.10-12)
 - c. Discuss and vote to authorize GRF Building Inspector to go out for bids for plumbing contract (p.13)
 - d. Discuss and vote to approve authorizing GRF Inspector to approve golf cart pad request if decline can appeal to the board (p.14)
 - e. Discuss and vote to approve Total Landscape Maintenance estimate for Building 79 (pp.15-16)
 - f. Discuss and vote to approve Total Landscape Maintenance proposal for Building 51 (pp.17-18)
 - g. Discuss and vote to approve Total Landscape Maintenance proposal for Building 49J (pp.19-20)

- h. Discuss plans for Electrical Breaker Panels
- i. Discuss new doors for electrical panels
- j. Discuss handling contractors who are behind on projects or ignore rules

6. GRF REPRESENTATIVE Ms. Gerber

7. SECRETARY / CORRESPONDENCE Ms. Kuhl

8. CHIEF FINANCIAL OFFICER’S REPORT Mrs. Smith

9. NEW BUSINESS

- a. Approval of monthly finances (p.21)
- b. Discuss and vote to amend Rule 04-7425-1 Garden Areas, Trees and Shrubs (pp.22-28)
- c. Discuss amending Rule 04-7557-1 Permitted Health Care Resident
- d. Discuss Emergency sheds
- e. Discuss flyer for garden/porch/patio pots

STAFF BREAK BY 11:00 a.m.

10. PORTFOLIO SPECIALIST REPORT Ms. Barua

11. COMMITTEE REPORTS

- a. Mutual Administration Committee Ms. Kuhl
- b. Recreation Ms. Kuhl
- c. Physical Property Mr. Conley
- d. Landscape Mrs. Smith/ Mr. Smith
- e. Special Events Mr. Smith
- f. Electric Vehicle Ms. Green

12. ANNOUNCEMENTS

- a. **NEXT MEETING: Wednesday, March 8, 2023, Open Forum begins at 8:30 a.m. and the Meeting begins at 8:45 a.m. in the Administration Building, Conference Room A and via Zoom Conference Call**

13. DIRECTORS’ COMMENTS

14. SHAREHOLDERS’ COMMENTS (3 minutes)

15. ADJOURNMENT

16. EXECUTIVE SESSION

STAFF WILL LEAVE THE MEETING BY 12:00 p.m.

MONTHLY MUTUAL INSPECTOR REPORT

MUTUAL: **(04) FOUR** DATE: **FEBRUARY** INSPECTOR: **RYAN QUENTAL**

PERMIT ACTIVITY

UNIT #	WORK DESCRIPTION	GRF/CITY PERMIT	START DATE	FINISH DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR
39-C	HVAC	BOTH	12/06/22	03/06/23	NO	1/11/23 - FINAL	GREENWOOD
40-J	ENTRY DOOR	BOTH	06/09/22	12/09/22	NO		RYDEN CONSTRUCTION
42-E	ADDITION	BOTH	08/11/22	03/30/23	NO	1/10/23 - SHOWER WALLS	MP CONSTRUCTION
43-H	HVAC	BOTH	01/09/23	11/11/23	NO		GREENWOOD
44-K	HVAC	BOTH	12/14/22	03/14/23	NO		GREENWOOD
45-G	FLOORING	GRF	12/20/22	01/30/23	NO	1/4/23 - FINAL	KARYS CARPET
45-G	HVAC	BOTH	11/16/22	02/16/23	NO	1/17/23 - FINAL	GREENWOOD
47-B	ADDITION	BOTH	07/23/22	03/31/23	NO	1/25/23 - EXTERIOR LATH	MP CONSTRUCTION
47-G	HVAC	BOTH	12/22/22	02/22/23	NO		ALPINE
47-G	TILE	GRF	10/01/22	02/24/23	YES		BERGKVIST
47-I	REMODEL	BOTH	06/27/22	03/01/23	YES	11/28/22 - DRYWALL	HANDYCREW
47-J	ADDITION	BOTH	07/15/22	07/15/23	NO	12/15/22 DRYWALL	L & S CONSTRUCTION
47-L	WINDOWS	BOTH	07/30/21	02/28/23	YES	(Material Back Order)	ROBERTS CONSTRUCTION
50-H	REMODEL	BOTH	04/22/22	08/31/22	YES	1/27/23 - FINAL	TOP DOWN
50-K	SHOWER CUT DOWN	BOTH	12/29/22	01/29/23	NO		NUKOTE
73-B	WASHER/DRYER	BOTH	01/30/23	06/30/23	NO	1/30/23 - U.G PLUMBING	MP CONSTRUCTION
75-H	SHOWER	BOTH	12/06/22	03/15/23	NO		LW DÉCOR
80-D	SKYLIGHT	BOTH	12/01/22	02/28/23	NO	1/9/23 - FINAL	SOCAL HOME
81-B	FRENCH DOORS	BOTH	08/25/22	12/30/22	YES	1/26/23 - FINAL	LW DÉCOR
81-L	BLOCK WALL	GRF	09/26/22	10/26/22	NO	1/31/23 - FINAL	MJ JURADO
82-G	1/2 BATH	BOTH	07/06/22	03/18/23	YES	8/18/22 - ELECTRICAL	LOS AL BUILDERS
83-G	WINDOWS	GRF	05/12/22	10/12/22	NO	(Material Back Order)	CAL CUSTOM
85-D	SHOWER CUT DOWN	BOTH	03/06/23	04/06/23	NO		NU-KOTE
85-D	DISHWASHER/PANEL	BOTH	02/17/23	03/10/23	NO		OGAN
86-A	REMODEL/PATIO	GRF	04/11/22	08/31/23	NO	1/30/23 - DRYWALL	BA CONSTRUCTION

ESCROW ACTIVITY

UNIT #	NMI	PLI	NBO	FI	FCOEI	ROF	ACTIVE	CLOSING	CLOSED
44-F		01/27/23					7	2	3
49-I		10/13/22	12/07/22	12/08/22	12/20/22	01/20/23			
50-A		09/27/22							
51-D		11/07/22	12/07/22	12/08/22	12/20/22	01/20/23			
51-L		01/27/23							
79-K		11/18/22	01/31/23	01/31/23	02/10/23				
81-E		11/01/22							
81-I		09/27/22	01/19/23	01/19/23	01/31/23				
87-K		08/09/22	10/24/22	10/27/22	11/08/22	01/03/23			
88-E		03/22/22							

NMI = New Member Inspection PLI = Pre-Listing Inspection NBO = New Buyer Orientation
 FI = Final Inspection FCOEI = Final Close of Escrow Inspection ROF = Release of Funds

CONTRACTS & PROJECTS

CONTRACTOR	PROJECT	EXPIRATION
Total Landscape	Landscape Maintenance	12/31/2023
Fenn Pest Control	Termites on Wednesday Only	4/30/2023

SHAREHOLDER & MUTUAL REQUESTS

SHAREHOLDER	MUTUAL
84L Concrete trip hazard repair.	GAF Bus Bench Donation (Complete)
47I Smoke detector on patio beeping.	
84F Concrete placement.	Fire Inspections
73F Back to back stoppage.	

Mutual Corporation No. Four

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE PATIO AT UNIT 47-I (BUILDING INSPECTOR'S REPORT, ITEM A)
DATE: FEBRUARY 08, 2023
CC: MUTUAL FILE

I move to approve Handy Crew Services proposal for patio at unit 47-I at the shareholder's expense.

GOLDEN RAIN FOUNDATION
PHYSICAL PROPERTY DEPARTMENT
POST OFFICE BOX 2069
SEAL BEACH, CA 90740

RECEIVED

JAN 03 2023

Community Facilities

CHANGE ORDER 2
PROJECT - DEMPSEY REMODEL
PROPOSAL SUBMITTED BY: HANDYCREW SERVICES JOB ADDRESS: 1221 KNOLLWOOD RD
UNIT 47I
SEAL BEACH, CA 90740

WE PROPOSE TO PERFORM THE FOLLOWING WORK, CHANGES OR DELETIONS:

- ① EXTENSION OF TIME TO COMPLETE PROJECT - 3/1/23
- ② REPLACE FRONT ENTRY DOOR
- ③ FRAME BRICK BLOCK GATE FOR PATIO AND FRONT ENTRY - PLEASE SEE ATTACHED PLANS

PAYMENT WILL BE MADE BY:
ORIGINAL CONTRACT COST \$ 25,000

LUMP SUM: \$ 7,000 TOTAL AMOUNT TO BE ADDED TO THE CONTRACT PRICE FOR THE MATERIAL COST INCREASE.

DELETION: \$ _____ TOTAL AMOUNT TO BE DELETED FROM THE CONTRACT PRICE FOR THE ABOVE NOTED DELETION.

NEW TOTAL \$ 32,000

YOUR SIGNATURE BELOW SIGNIFIED YOUR ACCEPTANCE

[Signature] 12/28/22
CONTRACTOR'S SIGNATURE DATE

DIRECTOR SIGNATURE DATE

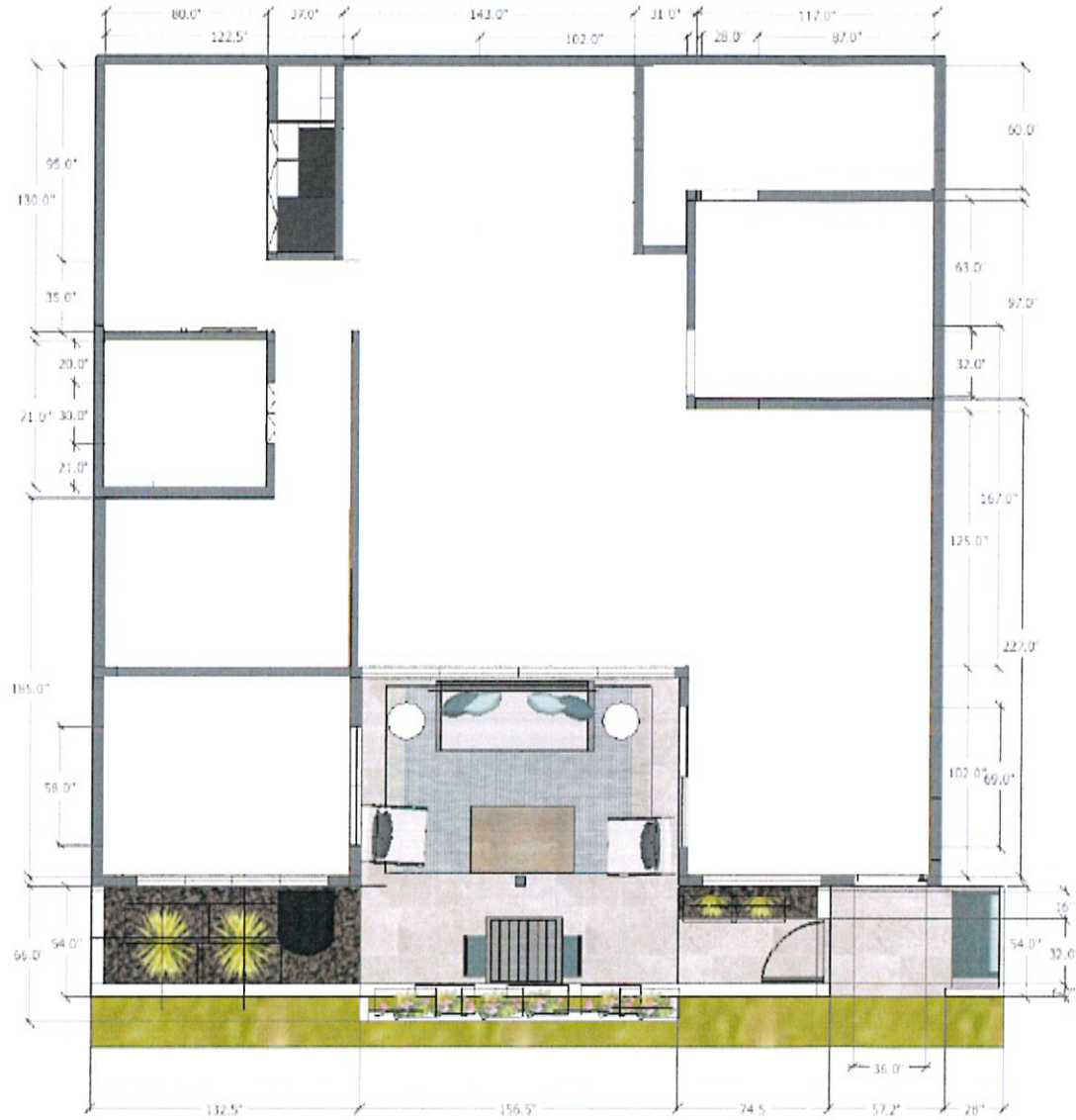
[Signature] 12/28/22
MEMBER SIGNATURE DATE

INSPECTOR SIGNATURE DATE



PERSPECTIVE

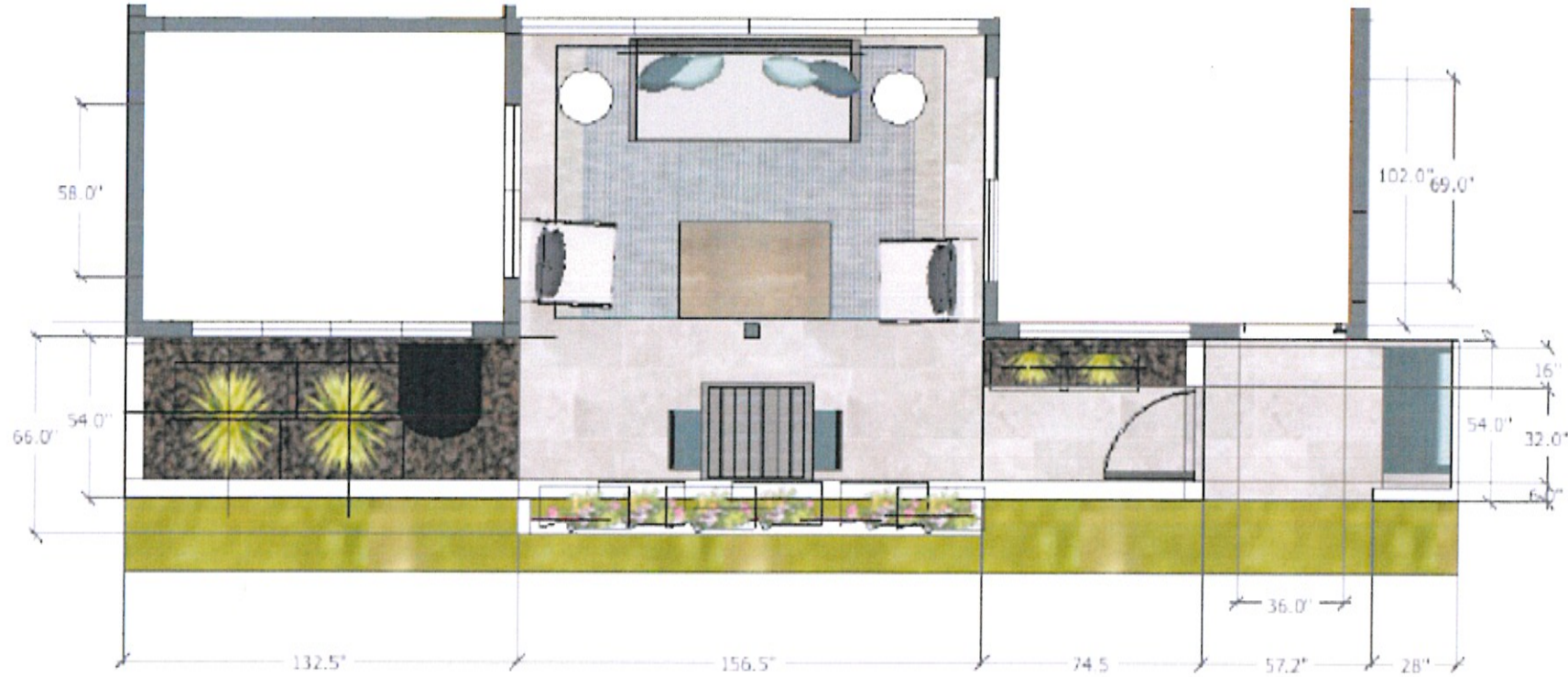




GENERAL PLAN



CHRISTOPHER JAMES
INTERIORS



COURTYARD FLOOR PLAN



CHRISTOPHER JAMES
INTERIORS

SHERI DEMPSEY

1221 Knollwood Road Unit 471 Seal Beach, CA 90740.



FACADE



CHRISTOPHER JAMES
INTERIORS

Mutual Corporation No. Four

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE PATIO AT UNIT 81-A (BUILDING INSPECTOR'S REPORT, ITEM B)
DATE: FEBRUARY 08, 2023
CC: MUTUAL FILE

I move to approve MJ Jurado proposal for patio at unit 81-A at the shareholder's expense.

**GOLDEN RAIN FOUNDATION
BUILDING PERMIT**

Fee: \$ 134.00

Permit: # 17175

START DATE 01/15/2023 MUTUAL 04-0000 APT NO 081A

COMPLETION DATE 03/15/2023 TODAY'S DATE 12/06/2022

RESIDENT NAME Judy Glasser ADDRESS 1380 Weeburn Road #81A

NATURE OF ALTERATION:

Remove existing landscape. Replace with 4" concrete and #3 rebar. (broom finish) Remove deco block from face of unit. Repair stucco and paint. Construct block wall with stack stone and bull nose cap 26" tall.

(Per Building Mutual Standards)

Do not change or add to the above-specified alterations without proper written approval and change order from the Physical Property Office.

NOTICE TO RESIDENT OF AGREEMENT

This represents your official Building Permit. When you receive this permit, place it in a conspicuous location in or at your unit. No alteration may be started until this permit is posted. Do not remove this permit until final inspections are completed.

I, Judy Glasser, Owner/Member of the above apartment do hereby agree to bear the expense of the above alterations and, in the event of vacating this apartment, this alteration shall thereupon remain as part of the building.

I agree all work will comply with Foundation and Mutual Corporation policies, regulations and procedures. During my occupancy of this apartment, I will be free to use and enjoy the alteration within the framework of the Occupancy Agreement.

I also agree to be personally responsible for the repair and maintenance of the alteration, and authorize, in the event of my failure to perform, the Mutual Corporation to perform repairs or maintenance upon the alteration even though part of the alteration which has been authorized may be exterior to use interior surfaces of the perimeter walls, floors, and ceiling of the dwelling unit.

Further, I agree that I will personally maintenance the alteration and, in the event of my failure, after reasonable notice from the Mutual Corporation in the event that the Mutual Corporation performs any repairs or maintenance upon the alteration. I will immediate pay the Mutual Corporation upon being billed.

I will, in the event of sale or transfer, obtain the consent of the new owner/member(s) to become responsible for the repair and maintenance of the alteration herein provided.

Mutual Director's Signature _____ Date _____

Owner/Member Signature _____ Date _____

NOTICE TO CONTRACTOR – Contractor performing this work is required to maintain insurance in such amounts as may be deemed adequate by the Physical Property Office, considering the nature of the work which is undertaken. Prior to the issuance of this Building Permit, Certificates of Insurance and Endorsements, together with Contractor's licenses issued by the State of California and the City of Seal Beach, must be filled with the Physical Property Office.

CONTRACTOR MUST CALL PHYSICAL PROPERTY OFFICE FOR INSPECTIONS WHEN JOB IS READY.

City of Seal Beach Permit Required? Yes No Permit # _____

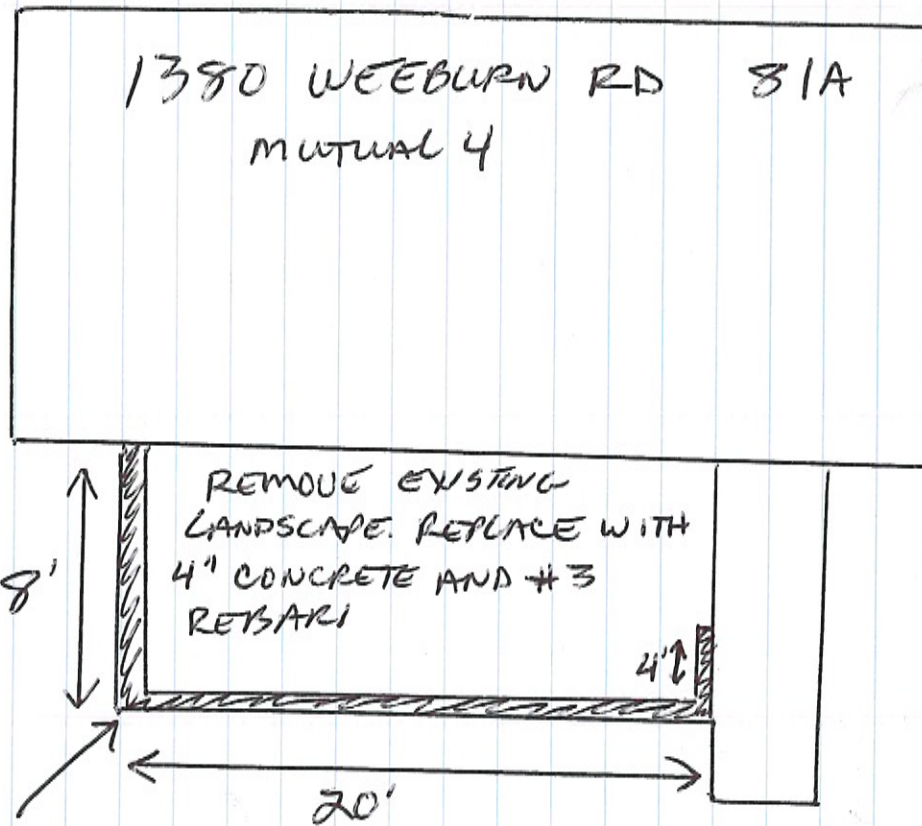
For final inspection, Contractor must call both the Physical Property Office and City of Seal Beach for a joint final inspection. (24 hours' notice is required)

NOTICE: Contractor must furnished copy of City of Seal Beach Permit with Valuation Amount before start of job. Contractor must furnish Lien Release to Physical Property Office upon completion of alterations.

Contractor's Signature _____ Date _____
MJ Jurado

GRF Inspection/Supervisor, Physical Property Office _____ Date _____

	<u>Approved By</u>	<u>Date</u>		<u>Approved By</u>	<u>Date</u>
BUILDING					
Footing	_____	_____	Landscaping	_____	_____
Framing	_____	_____	Lock Box w/ key	_____	_____
Wood Treatment	_____	_____	ELECTRICAL WORK		
Shear Panel	_____	_____	Rough Wiring	_____	_____
Insulation	_____	_____	Final Inspection	_____	_____
Roof Sheathing	_____	_____	HVAC		
Roof	_____	_____	Rough Wiring	_____	_____
Flashing	_____	_____	Final Inspection	_____	_____
Lathing	_____	_____	Rodent Proofing	_____	_____
Dry Wall	_____	_____	PLUMBING		
Scratch Coat	_____	_____	Ground Work	_____	_____
Brown Coat	_____	_____	Rough Plumbing	_____	_____
Finish Plastering	_____	_____	Finish Work	_____	_____
Miscellaneous	_____	_____	FINISH BUILDING		
Tile Approval	_____	_____		_____	_____



CONSTRUCT BLOCK
WALL WITH STACK STONE.
26" TALL

Mutual Corporation No. Four

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO AUTHORIZE GRF BUILDING INSPECTOR TO GO OUT FOR BIDS FOR PLUMBING CONTRACT (BUILDING INSPECTOR'S REPORT, ITEM C)
DATE: FEBRUARY 08, 2023
CC: MUTUAL FILE

I move to authorize GRF Building Inspector to go out to bids for plumbing contract.

Mutual Corporation No. Four

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO AUTHORIZE GRF INSPECTOR TO APPROVE GOLF
CART PAD REQUEST (BUILDING INSPECTOR'S REPORT, ITEM D)
DATE: FEBRUARY 08, 2023
CC: MUTUAL FILE

I move to authorize GRF Building Inspector to approve golf cart pad requests, if request is declined shareholder can submit appeal request to the Mutual Four Board of Directors.

Mutual Corporation No. Four

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE TOTAL LANDSCAPE MAINTENANCE ESTIMATE FOR BUILDING 79 (BUILDING INSPECTOR'S REPORT, ITEM E)
DATE: FEBRUARY 08, 2023
CC: MUTUAL FILE

I move to approve the estimate from Total Landscape Maintenance to test and replace the Kennedy Valves for Building 79, at a cost not to exceed \$2,727.00. Funds to come from Infrastructure Reserves and authorize the President to sign any necessary documentation.

TOTAL LANDSCAPE MAINTENANCE

QUOTE

**P.O. BOX 18658
ANAHEIM, CA 92817
(714) 713-7480**

Date	Estimate #
1/13/2023	1142

Name / Address
Seal Beach Leisure World Mutual #4 Accounts Payable P. O. Box 2069 Seal Beach, CA 90740

Job Address
Seal Beach Leisure World Mutual #4

		Terms	Net 30
Description		Total	
Unit #79 2-ASV Vac Brakers 1-1-1/4 asv Vac Braker 1-2" Brass Bell Valve 2-2" SCH80 Elk 6-2" 90 sxs 40 2-2" Tees 5x5x5 40 2-1-1/2 90 5x5 2-24" sch 80 Nipples 1-1-1/4 Copling 5x5 8-2" Adopters 4-1-1/4 Adopters 20-2" 40 pipes 1-Tape roll 1-pipe dope 2-Green Rec valve box 2-2" Superior brass valve 1-1-1/4 Superior brass valve 1-Qt Grey glue			2,727.00
Thank you for Your Business.		Total	\$2,727.00

Mutual Corporation No. Four

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE TOTAL LANDSCAPE MAINTENANCE PROPOSAL FOR BUILDING 51 (BUILDING INSPECTOR'S REPORT, ITEM F)
DATE: FEBRUARY 08, 2023
CC: MUTUAL FILE

I move to approve the proposal from Total Landscape Maintenance to test and replace the Kennedy Valves for Building 51, at a cost not to exceed \$2,600.00. Funds to come from Infrastructure Reserves and authorize the President to sign any necessary documentation.

TOTAL LANDSCAPE MAINTENANCE

QUOTE

**P.O. BOX 18658
ANAHEIM, CA 92817
(714) 713-7480**

Date	Estimate #
1/25/2023	1148

Name / Address
Seal Beach Leisure World Mutual #4 Accounts Payable P. O. Box 2069 Seal Beach, CA 90740

Job Address
Seal Beach Leisure World Mutual #4

Description	Terms	Net 30
	Total	
Building 51		2,600.00
1 - 2" Strainer		
1 - 2" Brass Bell Valve		
5 - 2" 90 ells sch 80		
1 - 2" Superior brass valve		
2 - 1 1/4" Superior brass valve		
2 - 1 1/4" Tees sxsxs		
3 - 2" Tees sxsxs		
7 - 2" 90 ells		
7 - 1 1/4" 90 ells		
8 - 1 1/4" Adopters		
10 - 2" adopters		
1 - Jumbo Box		
3 - 3/4 Tape rolls		
1 - Grey Glue qt		
1 - 20' sch 40 pipe		
1 - 2" Vac Brakers		
2 - 1 1/4" Vac Brakers		
1 - 2" 20' sch 80		
Thank you for Your Business.	Total	\$2,600.00

Mutual Corporation No. Four

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE TOTAL LANDSCAPE MAINTENANCE PROPOSAL FOR BUILDING 49J (BUILDING INSPECTOR'S REPORT, ITEM G)
DATE: FEBRUARY 08, 2023
CC: MUTUAL FILE

I move to approve the proposal from Total Landscape Maintenance to test and replace the Kennedy Valves for Building 49J, at a cost not to exceed \$2,468.00. Funds to come from Infrastructure Reserves and authorize the President to sign any necessary documentation.

TOTAL LANDSCAPE MAINTENANCE

QUOTE

**P.O. BOX 18658
ANAHEIM, CA 92817
(714) 713-7480**

Date	Estimate #
1/26/2023	1149

Name / Address
Seal Beach Leisure World Mutual #4 Accounts Payable P. O. Box 2069 Seal Beach, CA 90740

Job Address
Seal Beach Leisure World Mutual #4

		Terms	Net 30
Description		Total	
Building 49J: 1 - 2" Strainer 1 - 2" Brass Bell Valve 5 - 2" 90 ells sch 80 7 - 2" adopters 40 10 - 1.5" Adopters 2 - 2" Tees sxsxs 2 - 2" 90 ells 2 - 1.5" Vac Brakers 1 - 1.5 20' sch 40 pipe 1 - 2" sch 80 pipe 2 - Standard Green Valve Boxes 1 - 10" Round Valve Box 1 - Grey Glue qt 5 - 2" adopters 80 2 - 1.5" Superior 950			2,468.00
Thank you for Your Business.		Total	\$2,468.00

Mutual Corporation No. Four

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: APPROVAL OF MONTHLY FINANCES (NEW BUSINESS, ITEM A)
DATE: FEBRUARY 08, 2023
CC: MUTUAL FILE

I move to acknowledge, per the requirements of the Civil Code Section 5500(a)-(f), a review of the 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, an income and expense statement for the Mutual's operating and reserve accounts, the check registers, monthly general ledger and delinquent assessment receivable reports for the month of December 2022 and January 2023.

Mutual Corporation No. Four

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO AMEND RULE 04-7425-1 GARDEN AREAS, TREES AND SHRUBS (NEW BUSINESS, ITEM B)
DATE: FEBRUARY 08, 2023
CC: MUTUAL FILE

I move to propose a rule change amending Rule 04-7425-1 Garden Areas, Trees and Shrubs and approve 28-day posting of notice of the proposed rule change. The proposed rule change will be considered by the board at the next scheduled meeting following review of any shareholder comments received.

SEAL BEACH MUTUAL NUMBER FOUR

Physical Property – Resident Regulations

Flower Gardens, Vegetables, Trees, and Shrubs use

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This Article outlines the shared responsibilities of the Mutual and its Shareholders. The Landscape Committee and Building Directors are entrusted with the management of landscaping including the responsibility for inspections and enforcement of this Garden Rule.

If all Shareholders follow the policy as outlined below, the landscape areas will display what most Shareholders would consider an appealing appearance of the Mutual, a benefit for all as an attractive place to live and an enhancement of property values in the event of resale.

All Flower Gardens beyond the drip line are in the common area owned by the Mutual shareholders; therefore, the use of this common area for Flower Gardens is subject to change at the discretion of Mutual Four’s Board of Directors.

Over the Mutual’s lifetime, the sizes of the Flower Gardens have varied. While it is impossible to have total consistency in the sizes of the gardens, the following guidelines can be helpful in decision making.

FLOWER GARDEN SIZES

1. Guidelines for approved Flower Garden sizes vary depending on the unit location, sidewalk location, safety, and aesthetics. Flower Garden measurements are from the face of the building.
2. At the time of resale or transfer of the share of stock, the shareholder (seller) may be required to re-align the Flower Garden area with the remaining gardens in the building. The guideline for a Flower Garden size is site specific.
3. Shareholders in units A, F, G and L, after Board consultation, may be allowed a Flower Garden at the end of their unit, depending on the area available. Planting cannot encumber entry to the attic or access to the meter panel. These Flower Gardens shall be site specific.
4. The Board may allow, on a case-by-case basis, a Flower Garden at the side of a laundry room to be site specific.
5. Any exceptions to these guidelines shall be brought to the Board, in writing, and will be reviewed on a case-by-case basis.
6. Shareholders may select plants of their choice from the list of approved plants (see list on page 5). Trees or other plants with root growth that are invasive and have the potential to damage the Mutual’s structures, walls and walkways are prohibited. Vines are not permitted to climb on any structure or light poles. If a trellis is used, it must be freestanding

(Mar 22)

SEAL BEACH MUTUAL NUMBER FOUR

Physical Property – Resident Regulations

43 and be kept 12” below the eaves. All planting must be trimmed back 6” from the building.
44 Removal of any offending growth will be done by the Mutual at the shareholder’s expense
45 if shareholder does not maintain these standards. All grounded and potted plants shall be
46 trimmed 12 inches below gutter line.
47

48 7. Watering, fertilization, and plant pest control within the Flower Gardens are the
49 responsibility of the shareholder.
50

51 8. Flower Gardens are cultivated by the Mutual’s gardening service UNLESS the shareholder
52 wants to perform this task. If shareholders want to maintain their own garden(s), they must
53 insert red flags in the Flower Garden. Inserting a red flag does not mean the Gardeners
54 will not trim out of compliance growth; the red flag indicates the Shareholder will weed
55 their own Flower Garden. Gardeners are instructed to remove weeds, including baby
56 tears, wild mint, and plants of the spiderwort family, all of which can spread into the lawn
57 or neighboring garden. Roses are trimmed in December/January by the Mutual’s
58 gardeners in all gardens except red-flagged gardens.
59

60 9. Potted plants may not inhibit the 36” entry requirement, nor are they permitted on the
61 entrance walk, on top of pad mount transformers, hung from or placed on pad mount
62 enclosures (per Policy 7492), or on telephone vaults. Potted plants may not be placed on
63 Patio walls. They are, however, allowed on porch walls.
64

65 10. Free-standing, aesthetically pleasing objects, as determined by the Landscape
66 Committee, are permitted in the Flower Garden. The Board may require any objects be
67 removed from the Flower Garden.
68

69 11. Sprinklers within the shareholder’s Flower Garden must be installed by the Mutual’s
70 gardeners at the shareholder’s expense. Maintenance of sprinklers within Flower Garden
71 areas will be at the shareholder’s expense.
72

73 12. Prohibited Uses of Flower Gardens Front and side gardens may not be used as storage
74 areas. Items such as garden soil, empty pots, garden tools, potting tables, cabinets,
75 scaffolding, shelving, bikes, kayaks and/or surf boards are prohibited in front and side
76 flower gardens and may not block Unit windows. Patio Furniture is NOT allowed in the
77 Flower Garden.
78

79 13. Overgrown Flower Gardens. If a Flower Garden is deemed to be an eyesore by the
80 Landscape Committee and provides hiding places for spiders, rodents, and wildlife, the
81 Shareholder will be asked, in writing, to clean it out. If the Shareholder does not clean out
82 the “overgrown” Flower Garden and/or overabundance of potted plants or in-ground
83 plants, then the Mutual will do it. The Shareholder will not be reimbursed for any plants,
84 pottery, containers, or non-authorized “items” in the flower bed. Plants must be cut back

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85 so as not to extend over the garden line, in all cases. Removal of any offending growth will
86 be done by the Mutual at the Shareholder’s expense.

87
88 14. Temporary Nursery containers are not allowed to be displayed; all plants in a pot will need
89 to be in a decorative pot with a concrete paver under it. Pots that have saucers under it
90 will not be allowed due to water attracting wildlife and mosquitoes. Potted plants are not
91 to be displayed on Patio walls, only porch walls. ~~No more than 8 potted plants are allowed~~
92 ~~in the Flower Garden. No more than 8 potted plants are allowed on the patio. If there is~~
93 ~~not a patio, then a maximum of 8 potted plants are allowed.~~ **No more than 8 potted plants**
94 **are allowed in the Flower Garden. No more than 8 additional potted plants are**
95 **allowed on the patio and porch combined. Therefore, 16 total potted plants are**
96 **allowed outside the shareholder’s unit. Refer to the patio and porch definitions in**
97 **policy 04-7415-01.**
98

99 15. Trees within Flower Gardens. By definition, trees are woody, perennial plants that have
100 one central stem, can grow to a considerable height, and normally have a distinct
101 head. Shrubs are woody, perennial plants that have a number of stems usually produced
102 from near the soil line of the plant. Due to the potential for damage to the buildings, walls
103 and plumbing, no trees or shrubs with aggressive root systems are allowed in the Flower
104 Garden. All trees or shrubs with aggressive root systems will be removed from Flower
105 Gardens at shareholders’ expense after written notification of fifteen-day removal cycle.
106 However, if an existing tree or shrub poses no danger to Mutual property, an exemption
107 for a tree or shrub planted in a flower garden may be approved by the board upon written
108 request by the shareholder. No individual Mutual Director or Mutual Officer can approve
109 an exemption on their own. Also, dwarf citrus trees may be planted in wooden boxes or
110 decorative pots, placed on top of a concrete block that will not allow the tree to take root
111 and located in the Flower Garden. All dwarf citrus trees, Shrubs, Plants and Flowers must
112 be kept twelve (12) inches below the eaves and at least six (6) inches from the building not
113 extending past the Flower Garden boarder. Shareholders failing to adhere to these rules
114 will be responsible for the cost of commercial pruning. Any exception to these rules must
115 be approved by the board. These exemptions are null and void once the unit changes
116 ownership, and the trees or shrubs in question will be removed and cost for removal will
117 be billed to seller through escrow.

118
119 **VEGETABLES IN FLOWER GARDEN**
120

- 121 1. Small quantities of vegetables may be grown in Flower Gardens in a pot with a
122 concrete block under the pot, but the Flower Garden cannot be planted entirely
123 with vegetables.
- 124 2. All vegetables must be grown in a half-inch metal mesh rodent resistant enclosure
125 minimum height of two feet. Ripe produce must be removed in a timely manner to

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126 deter rodents.

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TURF AREAS

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132 1. Turf areas are all the grounds located outside of each apartment beyond the drip line and
133 Flower Gardens. Turf areas are common area. These areas are owned by the Mutual and
134 are the exclusive responsibility of the Mutual. Shareholders are not permitted to install,
135 remove, or relocate plants or any other landscaping in the turf areas, including areas
136 around light poles. Shareholders are not permitted to install, remove, relocate, or adjust
137 sprinklers in turf areas. A director has the authority to have any plants, flowers, shrubs or
138 trees removed from the turf areas that are not approved by the Mutual Board.

139
140 2. Artificial turf will not be allowed in and around fresh turf areas. Any artificial turf already in
141 place will become the sole responsibility of the shareholder to maintain and replace as
142 needed. At the time of resale or transfer of the share of stock, the shareholder (seller) may
143 be required to remove the artificial turf.

144
145 3. Tree issues will be addressed by the Landscape Committee. Under certain circumstances,
146 trees that are removed may not be replaced. As a general policy, however, if a tree is
147 removed it must be replaced somewhere within the mutual. If removal was requested by
148 a shareholder and approved by the board, shareholder will pay for cost of removal,
149 purchase and planting of a new tree. The tree becomes the property of the Mutual and will
150 be maintained by the Mutual at the Mutual’s expense.

151
152 4. If a shareholder wants a tree planted in an area where no tree was previously planted,
153 approval must be obtained from the Board. The tree shall be planted by the Mutual
154 landscaper and all costs of tree and planting shall be at the shareholder’s expense. The
155 tree becomes the property of the Mutual and will be maintained by the Mutual at the
156 Mutual’s expense.

157
158 5. The Mutual’s “common areas” can be used for temporary reasons e.g. construction activity
159 and moving with director approval.

160
161 6. Scallop borders, or bordering materials in other shapes, shall not be placed around the
162 base of trees nor shall scallops be positioned in any way that obstructs turf maintenance,
163 such as lawn mowing, leaf and weed removal, or vacuuming of cut grass. Shareholders
164 may not place potted plants or decorative objects at the base of trees as this will restrict
165 the volume of water said tree receives from the sprinklers.

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7. Water Restrictions: During drought conditions, landscape and garden watering by shareholders is allowed only on **Tuesdays, Thursdays, and Saturdays from April 1 through September 30**. From October 1 through March 31, when the temperature is cooler and there is more natural rainfall, watering is allowed on Tuesdays and Saturdays only. Shareholder hoses must be equipped with auto shut-off nozzles. Shareholders are NOT allowed to hose down hardscape areas such as patios, porches, sidewalks, streets, and concrete areas.

PLANT GUIDELINES

The selection of plants allowed for the gardening areas is not limited to the plants listed here.

Bushes and shrubs that do well:

Heavenly bamboo, hibiscus, holly family, hydrangea, indian hawthorn, juniper shrubs, lily of the Nile, mirror plant, star jasmine, and bottle palm tree.

Smaller flowering plants that do well:

Azalea, camellia, dahlia, daisy, fuchsia, gardenia, mums, and roses.

Perennial flowers that do well in our climate and soil (young plants need protection from rabbits):

geraniums, impatiens, marigolds, vincas, and wax begonias

Note: The plants listed above seem to be ignored (at this time) by rabbits, but that could change (Pansies and Lobelias are favorites of Rabbits).

Plants that, by their nature, cause problems and are not allowed:

Asparagus Fern, baby tears, bird of paradise, all fruit trees except citrus, ficus trees, ivy, spiderwort family, wild mint, selected palm trees based upon location, and firestick plant also known as milk bush and pencil bush and officially known as euphorbia tirucolli.

All citrus trees must be of the dwarf variety and are allowed in the garden area in self-contained wooden boxes with a concrete block underneath. Any exception of the above must be approved by the Board. No individual mutual director or mutual officer can approve on their own.

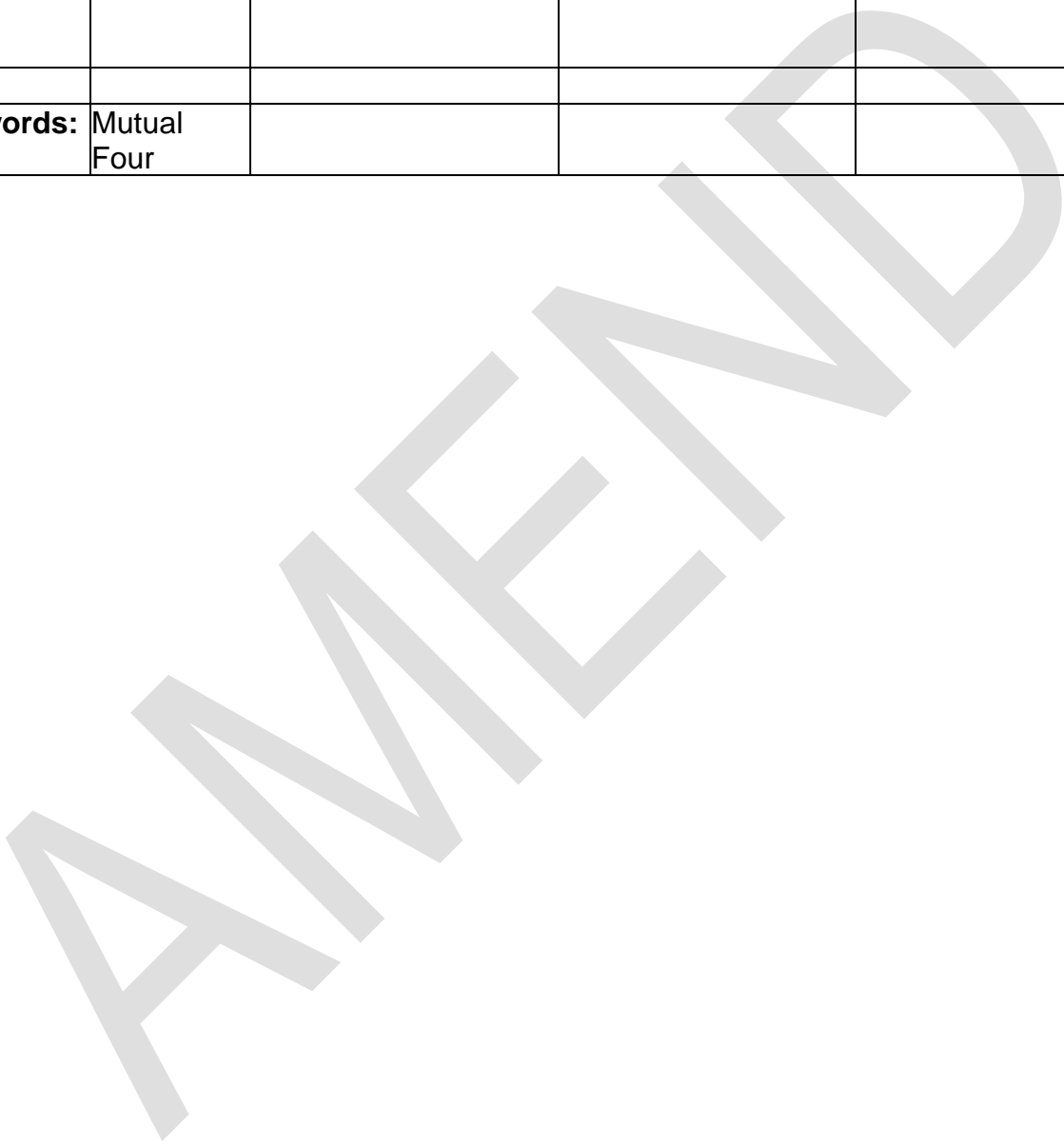
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206 No new bottle brush trees are allowed in Mutual Four. Existing trees are grandfathered in and will
207 not be removed unless diseased or dead, as diagnosed by the Landscape Company and
208 approved by the Landscape Committee.
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