

**MINUTES OF THE REGULAR MONTHLY MEETING OF  
THE BOARD OF DIRECTORS  
SEAL BEACH MUTUAL FOUR  
July 12, 2023**

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 8:30 a.m. on Wednesday, July 12, 2023, in Bldg. 5, Conference Room B and via Zoom Conference Call.

**PLEDGE OF ALLEGIANCE**

President Levitt called for Vice President Conley to lead the Pledge of Allegiance.

**ROLL CALL**

Present: President Levitt, Vice President Conley, Secretary Kuhl, Chief Financial Officer Green, Directors Glasser, and Falconer.

Absent: Director Potter

GRF Representative: GRF Representative Gerber

Guests: Four Mutual Four shareholders (in person)  
One Mutual Four shareholders (via zoom)

Staff: Ms. Hall, Sr. Director of Member Services (via zoom)  
Ms. Schultze, Mutual Accountant (via zoom)  
Mr. Quental, Building Inspector (via zoom)  
Ms. Barua, Sr. Portfolio Specialist (via zoom)  
Mr. Jackson, Portfolio Specialist  
Ms. Celestine, Assistant Portfolio Specialist  
Ms. Rivas, Assistant Portfolio Specialist

**GUEST SPEAKER**

Following a discussion and upon a MOTION duly made by Vice President Conley and seconded by Chief Financial Officer Green, it was

RESOLVED I move to accept that the Board of Directors of Seal Beach Mutual Four, upon a presentation of the Financial Statements as of December 31, 2022, for the year then ended, and the proposed Accountant's Report as submitted by CliftonLarsonAllen (CLA), hereby accepts the above-mentioned Financial Statements and reports therein, and authorize the President to sign the Management Representation Letter.

The MOTION passed unanimously.

Following questions, Mr. Quental left the meeting at 9:20 a.m.

**GRF REPRESENTATIVE REPORT**

GRF Representative, Ms. Gerber provided an update.

**SECRETARY'S REPORT / CORRESPONDENCE**

Secretary Kuhl received no correspondence.

**CHIEF FINANCIAL OFFICER'S REPORT**

Chief Financial Officer Green provided an update.

**UNFINISHED BUSINESS**

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

RESOLVED to ratify proposed rule change by amending 04-7507-1 – Golf Cart Pad. of the Rules and Regulations; the 28-day posting requirement has been met.

The MOTION passed unanimously.

**NEW BUSINESS**

Following a discussion and upon a MOTION duly made by Chief Financial Officer Green, and seconded by Director Falconer, it was

RESOLVED 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 April and May 2023.

The MOTION passed unanimously.

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

RESOLVED to appoint Hughsten Smith as Landscape Advisory Director for 2023-2024.

The MOTION passed unanimously.

Following questions, Mr. Quental left the meeting at 9:20 a.m.

**GRF REPRESENTATIVE REPORT**

GRF Representative, Ms. Gerber provided an update.

**SECRETARY'S REPORT / CORRESPONDENCE**

Secretary Kuhl received no correspondence.

**CHIEF FINANCIAL OFFICER'S REPORT**

Chief Financial Officer Green provided an update.

**UNFINISHED BUSINESS**

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

RESOLVED to ratify proposed rule change by amending 04-7501-1 – Golf Cart Pad. of the Rules and Regulations; the 28-day posting requirement has been met.

The MOTION passed unanimously.

**NEW BUSINESS**

Following a discussion and upon a MOTION duly made by Chief Financial Officer Green, and seconded by Director Falconer, it was

RESOLVED 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 April and May 2023.

The MOTION passed unanimously.

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

RESOLVED to appoint Hughsten Smith as Landscape Advisory Director for 2023-2024.

The MOTION passed unanimously.

**BOARD OF DIRECTOR  
MUTUAL FOUR**

**July 12, 2023**

Following a discussion and upon a MOTION duly made by Director Glasser and seconded by Director Falconer it was

RESOLVED to approve GRF Mutual Administration Website Access Agreement for Mutual 4, if required to fix any issues that are not “general upkeep” of the website the Mutual will be billed \$180/ per hour. Funds to come from \_\_\_\_\_ and authorize the President to sign any necessary documentation.

The **MOTION Failed** unanimously.

Staff break at 11:01am meeting resumed at 11:19am

**PORTFOLIO SPECIALIST’S REPORT**

Mr. Jackson presented his Portfolio Specialist Report.

**COMMITTEE REPORT**

Mutual Administration Committee

Secretary Kuhl did not present an update.

Recreation Committee

Secretary Kuhl did not present an update.

Physical Property Committee

Vice president Conley provided an update.

Landscape Committee

No update provided.

Special Events Committee

No update provided.

Electric Vehicle Committee

Chief Financial Officer Green did not provide an update.

**ANNOUNCEMENTS**

**NEXT MEETING: Wednesday, August 9, 2023, Open Forum begins at 8:30 a.m. and the Meeting begins at 8:45 a.m. in the Building 5, Conference Room B, and via Zoom Conference Call.**

**DIRECTOR’S COMMENTS**

No Director made a comment.

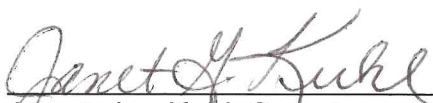
**BOARD OF DIRECTOR  
MUTUAL FOUR  
SHAREHOLDER COMMENTS**

**July 12, 2023**

No shareholder made a comment.

**ADJOURNMENT**

There being no further business to conduct, President Levitt adjourned the meeting at 11:32 a.m. and announced there would be an executive session following the meeting to discuss member issues.



\_\_\_\_\_  
Attest, Jan Kuhl, Secretary  
SEAL BEACH MUTUAL FOUR  
CC/AJ 06/14/23

**RESOLUTIONS IN THE REGULAR MONTHLY MEETING  
Of July 12, 2023**

## Portfolio Specialist's Report

### July 2023 Election Results Term 2023-2024

Mutual	# of Units	Total # of Ballots Received	Total % of Members Voting	Total Votes Cast for Write-in Candidates Who Accepted Nomination	Total Votes Cast for Abstention Only	Total Votes Cast for Quorum Only
ONE	844	327	38%	0	11	3
TWO	864	467	54%	0	7	3
THREE	432	245	56%	0	15	1
FOUR	396	238	60%	0	5	0
FIVE	492	280	56%	0	0	2
SIX	408	242	59%	0	6	0
SEVEN	384	247	64%	0	5	8
EIGHT	348	205	58%	0	3	2
NINE	384	258	67%	0	12	5
TEN	276	176	63%	0	4	0
ELEVEN	312	158	50%	0	1	0
TWELVE	452	221	48%	0	2	8
FOURTEEN	328	225	68%	0	6	2
FIFTEEN	502	309	61%	0	2	3
SIXTEEN	60	39	65%	0	0	0
SEVENTEEN	126	77	61%	0	0	0