

AGENDA
REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL FOUR
September 13, 2023
Open Forum begins at 8:30 a.m. – Meeting begins at 8:45 a.m.
Conference Room B 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 09/12/2023 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 09/12/2023 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 Conley, Vice President Glasser, Secretary Kuhl, Chief Financial Officer Green, Directors Falconer, Potter.

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

Marsha Gerber, GRF Representative
Mallorie Hall, Sr. Director of Member Services
Ryan Quental, Building Inspector
Ripa Barua, Sr. Portfolio Specialist

4. APPROVAL OF MINUTES

- a. **Regular Meeting Minutes of August 9, 2023**

5. GUEST SPEAKER Ms. Hall

- a. Discuss and vote to approve the 2024 Operating Budget (pp. 4-7)

6. **BUILDING INSPECTOR'S REPORT** Mr. Quental
Permit activity; escrow activity; contracts & projects; shareholder and mutual requests (p. 8)

- a. Discuss and vote to approve Hydrotek sewer repair proposal (pp. 9-11)
- b. Discuss and vote to approve vinyl fence design proposal for 04-042L (pp. 12-14)
- c. Discuss and vote to approve patio change order for 04-044F (pp. 15-20)
- d. Discuss and vote to approve glass block wall for 04-046C (pp. 21-23)
- e. Discuss and vote to approve cart pad proposal for 04-084J (pp. 24-27)

7. GRF REPRESENTATIVE Ms. Gerber

8. SECRETARY / CORRESPONDENCE Ms. Kuhl

9. CHIEF FINANCIAL OFFICER'S REPORT

Ms. Green

10. **UNFINISHED BUSINESS**

- a. Discuss and vote to ratify 04-7403.8-1 Building Permit Signatures (pp. 28-29)
- b. Discuss and vote to ratify 04-7425-1 Flower Gardens, Vegetables, Trees, and Shrub Use (pp. 30-36)
- c. Discuss and vote to amend resolution passed on 8/9/23 to change where funds are coming from (p. 37)
- d. Discuss and vote on getting out of the appliance business (p. 38)
- e. Discuss and vote to amend 04-7496-1 Electric Vehicle Charging Station Rules (pp. 39-43)
- f. Discuss and vote to approve Mutual 4 EV Welcome Letter (pp. 44-45)

11. **NEW BUSINESS**

- a. Approval of monthly finances for July & August (p. 46)
- b. Discuss and vote on having governing documents and meeting documents removed from lwsb website (p. 47)
- c. Discuss and vote on moving tree from 41F to a new location (p. 48)
- d. Discuss and vote to approve the use of temporary parking permits (p. 49)
- e. Discuss and vote to send coyote information to GRF Administration -Security from SBPD (pp. 50-56)
- f. Discuss 04-7590-1 Feeding Wildlife regarding Bird Feeders (pp. 57-58)
- g. Discuss potential changes to 04-7560-1 Apartment Subletting Rentals and 04-7561-4 Standard Apartment Rental Form (pp. 59-61)
- h. Discuss Mutual 4 Newsletter
- i. Discuss vacation parking.
- j. Discuss Carport Rules regarding State/City laws.
- k. Discuss and vote to nominate and appoint new director (p. 62)

STAFF BREAK BY 11:00 a.m.

12. PORTFOLIO SPECIALIST REPORT

Ms. Barua

13. COMMITTEE REPORTS

- a. Member Services Committee
- b. Facilities Committee
- c. Operations Committee
- d. Administration Committee
- e. Landscape
- f. Special Events
- g. Electric Vehicle

Ms. Falconer
Ms. Glasser
Ms. Green

14. ANNOUNCEMENTS

- a. **NEXT MEETING: Wednesday, October 11, 2023, Open Forum begins at 8:30 a.m. and the Meeting begins at 8:45 a.m. in the Building 5, Conf. Room B and via Zoom Conference Call**

15. DIRECTORS' COMMENTS

16. SHAREHOLDERS' COMMENTS (3 minutes)

17. ADJOURNMENT

18. EXECUTIVE SESSION

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

Mutual Corporation No. Four

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE THE 2024 OPERATING BUDGET
(GUEST SPEAKER, ITEM A)
DATE: SEPTEMBER 13, 2023
CC: FILE

Mutual Board Resolution to Pass the 2024 Budget (Excluding GRF Assessment)

For Mutual board approvals at meetings prior to GRF.

I move to approve the 2024 Operating Budget for Mutual Four of \$1,235,520, resulting in a regular monthly Mutual Assessment for \$260.00 per apartment per month, for an increase of \$13.69 per month over the total Mutual operating costs of 2023, as presented, and adopt his budget forthwith.

**Seal Beach Mutual Four
Operating Budget
2024**

Mutual Monthly Assessment: \$260

Notable Operating Changes:

Interest income due to better rates

Water - Historical + 5%

Landscape - Historical + 5%

Insurance - Historical + 5%

Reserve Contribution: \$598,800

Reserve % Funded: 45.80%

Notable Reserves Changes:

Appliances moved to operating

Roofing less than reserve study

Painting more than reserve study

GRF Monthly Assessment:

**Seal Beach Mutual Four
Operating Budget
2024**

		Monthly		Change	Annual		Change
		2023	2024		2023	2024	
	Assessments	\$97,538.76	\$102,960.00	\$5,421.24	\$1,170,465.12	\$1,235,520.00	\$65,054.88
5375000	Laundry Machines	\$831.58	\$750.00	-\$81.58	\$9,978.96	\$9,000.00	-\$978.96
	Interest Income	\$146.50	\$1,750.00	\$1,603.50	\$1,758.00	\$21,000.00	\$19,242.00
5610000	Late Charges	\$23.75	\$83.33	\$59.58	\$285.00	\$1,000.00	\$715.00
5921000	Inspection Fees	\$2,918.50	\$2,168.75	-\$749.75	\$35,022.00	\$26,025.00	-\$8,997.00
5980000	Miscellaneous	\$19.83	\$25.00	\$5.17	\$237.96	\$300.00	\$62.04
	TOTAL INCOME	\$101,478.92	\$107,737.08	\$6,258.16	\$1,217,747.04	\$1,292,845.00	\$75,097.96
6420000	Electricity	\$1,667.17	\$2,083.33	\$416.16	\$20,006.04	\$25,000.00	\$4,993.96
6421000	Telephone	\$0.00	\$100.00	\$100.00	\$0.00	\$1,200.00	\$1,200.00
6423000	Water	\$7,333.92	\$7,333.92	\$0.00	\$88,007.04	\$88,007.00	-\$0.04
6424000	Trash	\$4,554.00	\$4,400.00	-\$154.00	\$54,648.00	\$52,800.00	-\$1,848.00
6434000	Legal Fees	\$1,001.92	\$1,000.00	-\$1.92	\$12,023.04	\$12,000.00	-\$23.04
6475000	Landscape - Contract	\$15,499.42	\$14,756.17	-\$743.25	\$185,993.04	\$177,074.00	-\$8,919.04
6475500	Landscape - Extras	\$2,415.58	\$2,416.67	\$1.09	\$28,986.96	\$29,000.00	\$13.04
6477100	Painting	\$166.33	\$325.00	\$158.67	\$1,995.96	\$3,900.00	\$1,904.04
6477200	Pest Control	\$1,255.33	\$1,114.50	-\$140.83	\$15,063.96	\$13,374.00	-\$1,689.96
6477300	Structural Repairs	\$1,168.17	\$1,000.00	-\$168.17	\$14,018.04	\$12,000.00	-\$2,018.04
6477400	Miscellaneous Services	\$106.92	\$244.81	\$137.89	\$1,283.04	\$2,937.70	\$1,654.66
6812100	Office Supplies		\$15.00	\$15.00	\$0.00	\$180.00	\$180.00
7552000	Standard Service	\$5,167.83	\$5,250.00	\$82.17	\$62,013.96	\$63,000.00	\$986.04
6720000	State & Federal Taxes	\$87.08	\$519.42	\$432.34	\$1,044.96	\$6,233.00	\$5,188.04
6730000	Property & Liability Insurance	\$13,052.17	\$13,361.61	\$309.44	\$156,626.04	\$160,339.30	\$3,713.26
	Appliance	\$4,460.91	\$3,500.00	-\$960.91	\$53,530.92	\$42,000.00	-\$11,530.92
	Reserve Contribution	\$43,125.00	\$49,900.00	\$6,775.00	\$517,500.00	\$598,800.00	\$81,300.00
	Capital Contribution	\$416.67	\$416.67	\$0.00	\$5,000.04	\$5,000.00	-\$0.04
	TOTAL EXPENSES	\$101,478.42	\$107,737.08	\$6,258.66	\$1,217,741.04	\$1,292,845.00	\$75,103.96
	Mutual Assessments	\$246.31	\$260.00	\$13.69			
	GRF Assessments	\$193.23					
	TOTAL**	\$439.54	\$260.00	\$13.69			

**Property taxes are assessed to the stockholder's unit and are added to the regular assessment and become part of the monthly payment. Accordingly, they are excluded from the operating budget.

**Seal Beach Mutual Four
Operating Budget
2024**

	Monthly		Change	Annual
	2023	2024		
Reserve Contribution	\$43,125.00	\$49,900.00	\$6,775.00	\$598,800.00
Appliance	\$4,460.91	\$0.00	-\$4,460.91	\$0.00
Landscaping	\$0.00	\$646.67		\$1,200.00
Paved Surfaces	\$0.00	\$2,308.67		\$36,000.00
Painting	\$1,666.67	\$2,727.00	\$1,060.33	\$60,000.00
Roofing	\$10,416.67	\$29,073.17	\$18,656.50	\$261,600.00
Infrastructure	\$30,833.33	\$17,356.83	-\$13,476.50	\$240,000.00
*Contingency	\$208.33		-\$208.33	\$0.00
TOTAL ALLOCATION	\$47,585.91	\$52,112.34	\$1,571.09	\$598,800.00

	Useful Life		2024 Rem. Useful Life		Estimated Replacement Cost in 2024	2024 Expenditures	01/01/2024 Current Fund Balance	01/01/2024 Fully Funded Balance	Remaining Bal. to be Funded	2024 Contributions
	Min	Max	Min	Max						
	Paved Surfaces	4	24	0						
Roofing Projects	25	25	5	23	\$9,563,000	\$0	\$720,575	\$2,639,200	\$8,842,425	\$348,878
Buildings	1	30	0	24	\$338,200	\$222,800	\$267,400	\$269,600	\$70,800	\$208,282
Painting Projects	10	10	2	2	\$358,800	\$0	\$287,040	\$287,040	\$71,760	\$32,724
Grounds	12	30	0	4	\$175,200	\$160,200	\$172,700	\$172,700	\$2,500	\$7,760
Laundry Facilities	1	30	0	5	\$8,000	\$5,000	\$7,500	\$7,500	\$500	\$4,651
					\$10,938,200	\$398,000	\$1,620,465	\$3,541,290	\$9,317,735	\$630,000

Percent Funded: 45.8%

MUTUAL 4 INSPECTOR'S REPORT

MUTUAL: **(04) FOUR** MONTH: **SEPTEMBER** INSPECTOR: **RYAN QUENTAL**

PERMIT ACTIVITY

UNIT #	WORK DESCRIPTION	GRF/CITY PERMIT	START DATE	FINISH DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR
37-I	ABATEMENT	GRF	05/29/23	06/02/23	NO		P.E.A SOLUTIONS
43-B	SHOWER CUT DOWN	BOTH	06/09/23	07/09/23	NO		NU KOTE
43-L	FLOORING	GRF	07/27/23	08/05/23	NO	8/25/23 - FINAL	WHITSELL RESTORATION
44-F	REMODEL/WINDOWS	BOTH	06/05/23	10/30/23	YES	8/10/23 - REMODEL FINAL	MP CONSTRUCTION
45-D	SHOWER CUT DOWN	BOTH	07/06/23	08/06/23	NO		NU KOTE
47-C	FLARED SKYLIGHT	BOTH	07/12/23	11/30/23	NO	8/30/23 - INSULATION	MP CONSTRUCTION
47-I	REMODEL	BOTH	06/27/22	03/01/23	YES	8/17/23 - PATIO FOOTINGS	HANDYCREW
49-F	SOLAR PANELS	BOTH	12/09/21	01/31/22	NO		SOLARMAX
52-E	PORCH WALL/GLASS	GRF	03/27/23	07/30/23	YES		LW DÉCOR
81-D	ENTRY DOOR	BOTH	06/20/23	08/31/23	NO		LW DÉCOR
81-E	FLOORING	GRF	08/28/23	10/15/23	NO		LW DÉCOR
83-G	HVAC	BOTH	08/17/23	10/17/23	NO		ALPINE
85-G	AWNINGS	GRF	10/10/23	10/10/23	NO		AAA AWNINGS
86-A	REMODEL/PATIO	GRF	04/11/22	08/31/23	NO	1/30/23 - DRYWALL	BA CONSTRUCTION
86-F	AWNING	GRF	12/12/23	12/12/23	NO		AAA AWNINGS
87-B	DISHWASHER	GRF	08/25/23	10/30/23	NO		LW DÉCOR

ESCROW ACTIVITY

UNIT #	NMI	PLI	NBO	FINAL	FCOEI	RELEASE OF FUNDS	ACTIVE	CLOSING	CLOSED
45-I		07/06/23	08/10/23	08/08/23	08/18/23		18	9	10
47-K		08/03/23	09/07/23						
50-A		09/27/22							
50-F		04/20/23	06/08/23	06/13/23	06/23/23	09/05/23			
51-G		04/20/23							
51-I		08/10/23							
52-J		04/14/23	07/12/23	07/13/23	07/25/23				
76-I		04/20/23	06/23/23	06/23/23	07/05/23				
76-L		05/24/23	08/01/23	08/01/23	08/11/23				
77-E		03/20/23	06/06/23	06/06/23	06/16/23	09/05/23			
79-A		06/28/23							
79-G		07/13/23							
80-J		06/22/23							
81-E		11/01/22	08/04/23	08/08/23	08/18/23				
81-L		07/17/23	08/07/23	08/07/23	08/13/23				
82-L		08/03/23	08/28/23						
84-F		03/30/23	09/06/23						
84-I		08/03/23							
88-E		03/22/22							
89-D		08/11/23							

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

CONTRACTS & PROJECTS

CONTRACTOR	PROJECT	EXPIRATION
Total Landscape	Landscape Maintenance	12/31/2023
Fenn Pest Control	Termite Inspections	5/31/2026
Fenn Pest Control	Bait Station Maintenance	6/30/2026

SHAREHOLDER & MUTUAL REQUESTS

SHAREHOLDER	MUTUAL
45A - Exterior termites.	EV Charging Stations
42E - Interior termites.	
44F - Stucco patch.	Carport Re-Striping
Carport 52 - Stucco repair.	
47G - Garbage disposal not working.	

Mutual Corporation No. Four

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE HYDROTEK SEWER REPAIR PROPOSAL (BUILDING INSPECTOR'S REPORT, ITEM A)
DATE: SEPTEMBER 13, 2023
CC: MUTUAL FILE

I move to approve the Hydrotek Pipe Services proposal to repair sewers in Building 84 at a cost not to exceed \$20,361.00. Funds to come from _____ and authorize the President to sign any necessary documentation.



Hydrotek Pipe Services
General Engineering and Plumbing Contractors
Lic. A, C36 #1041327

08/19/2023

P.O. Box 5491
Ventura, CA 93005
(805) 201-8128
hydrotekpipeservices@gmail.com

TO Leisure World
Mutual Four
P.O. Box 2069
Seal Beach, CA 90740

Customer ID No. LWRL1

Hydrotek Pipe Services Co. has performed an inspection and recommends the following improvements.
Sewer improvements Proposal Building 84

Proposal includes:

1. Excavation and removal of existing VCP exterior sewer line at building to the manhole in circular perimeter
2. Excavation at the structure will be hand dug due to encroaching utilities
3. Excavation will also include tunnel/ cavity under the existing 6lf concrete panel sidewalk
4. 1" plywood sheets to be used to minimize impact to existing grass greenbelt
5. All trenching will have access and egress ladder(s) every 25'
6. All trenching will have proper trench shoring where needed per OSHA daily excavation standards
7. New 4" bullhorn cleanouts at structure exterior
8. Haul off and disposal of all debris
9. All backfilling and compaction
10. Restoration put back of lawn as best as possible

Proposal does not include:

1. Sprinkler lines damaged in the excavation
2. Any unknown utility damaged in the excavation

Included

All excavation, labor, material to finish sewer installation and debris removal and disposal.

Excluded

Any unknown buried utilities in conflict with proposed excavation plan, hard rock or buried matter that prevents excavation to be done in a productive manner. Sewer backwater check valve.

Total project quote

\$20,361.00

Payment terms:

Upon award of contract Hydrotek Pipe Services will receive a retention of \$1,000.00 payable to Hydrotek Pipe Services, P.O. Box 5491 Ventura, CA 93005. The balance due upon completion of project.

Accepted:

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Buyer: _____

Authorized Signature: _____

Date of Acceptance: _____

Confirmed:

Hydrotek Pipe Services

Authorized Signature: _____

Estimator: Eric M. Pagliano

Thank you for the opportunity to provide service excellence!

Mutual Corporation No. Four

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE VINYL FENCE DESIGN PROPOSAL FOR 04-042L (BUILDING INSPECTOR'S REPORT, ITEM B)
DATE: SEPTEMBER 13, 2023
CC: MUTUAL FILE

I move to approve the vinyl fence design proposal for Unit 04-042L. Work to be done at the shareholder's expense.

42" high at posts
 36" high at center of fence
 Mounted on top of existing
 concrete slab.
 Vinyl Fence

Vince Ursini
 4-421
 562-430-9669

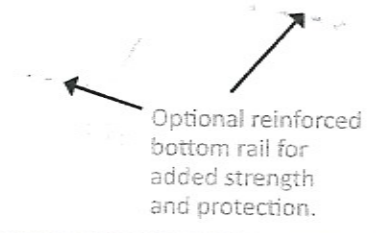
EverGuard® Picket Fence

Nothing beats the charm of a vinyl picket fence. EverGuard® offers a wide variety of heights and styles to accent your landscaping and create a beautiful boundary to your property.

PICKET TOP STYLES



DOG EAR POINTED PYRAMID



Optional reinforced bottom rail for added strength and protection.



SCALLOPED MELROSE

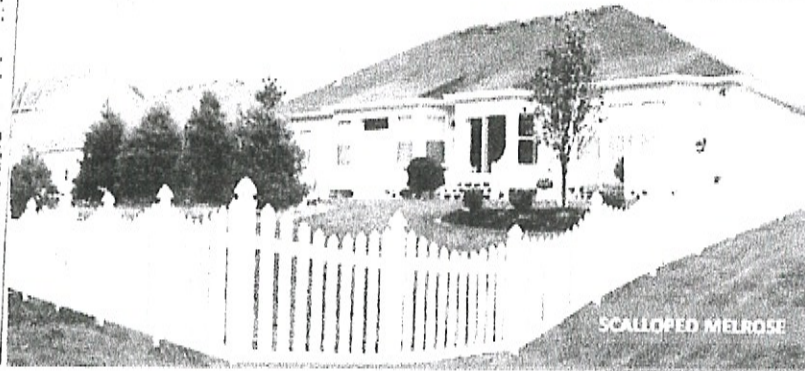
EverGuard® Semi-Privacy

Home Depot
 Everfence Company
 Lic # 1063022
 everfence.com
 562 946 2892
 Sales - Joe Candido

Picket Features

- 6 standard picket styles available
- Pickets installed with through-rail construction
- Panels offered in 6' and 8' widths
- Assortment of picket top options allowing you to create a distinctive look
- Optional bottom rail insert

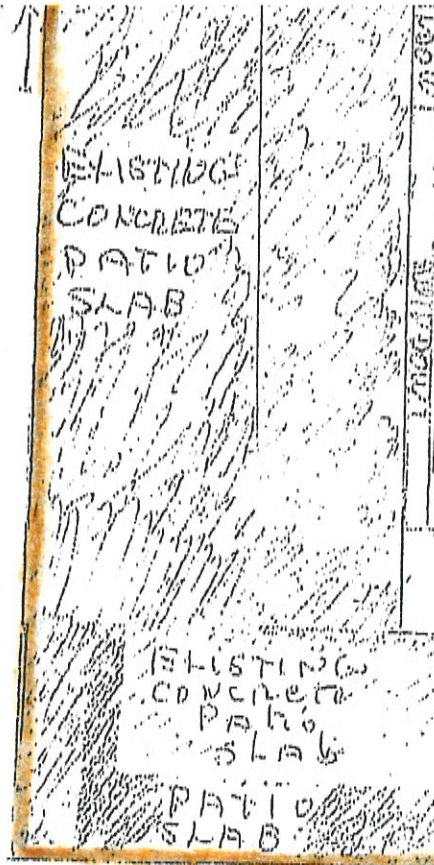
EverGuard® S



Fence to be installed at highlight area.

GRASS

16'

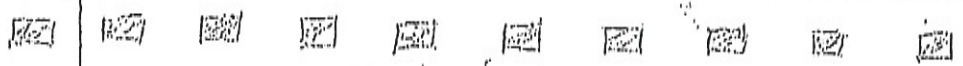


EXISTING



PLANTER

EXISTING CONCRETE PATIO SLAB



EXISTING STEP STONES

W/IT WALKWAY

GRASS

9'

GRASS

Vincent Ursini
4-421
562-430-9669

GRASS

6'

COMMUNITY SIDEWALK
344

Mutual Corporation No. Four

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE PATIO CHANGE ORDER FOR 04-044F
(BUILDING INSPECTOR'S REPORT, ITEM C)
DATE: SEPTEMBER 13, 2023
CC: MUTUAL FILE

I move to approve the patio change order for Unit 04-042L. Work to be done by MP Construction at the shareholder's expense.

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

RECEIVED

AUG 03 2023

Community Facilities

CHANGE ORDER 2

PROJECT - _____
PROPOSAL SUBMITTED BY: mpconstruction JOB ADDRESS: m4- 1281 Knollwood rd 44 F

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

Install stack stone on the side of the unit.
Install 2 new out side lights out side of
patio wall one in each side of the walkway.
and 36" Gate.

PAYMENT WILL BE MADE BY: _____
ORIGINAL CONTRACT COST \$ Q

LUMP SUM: \$ _____ 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.

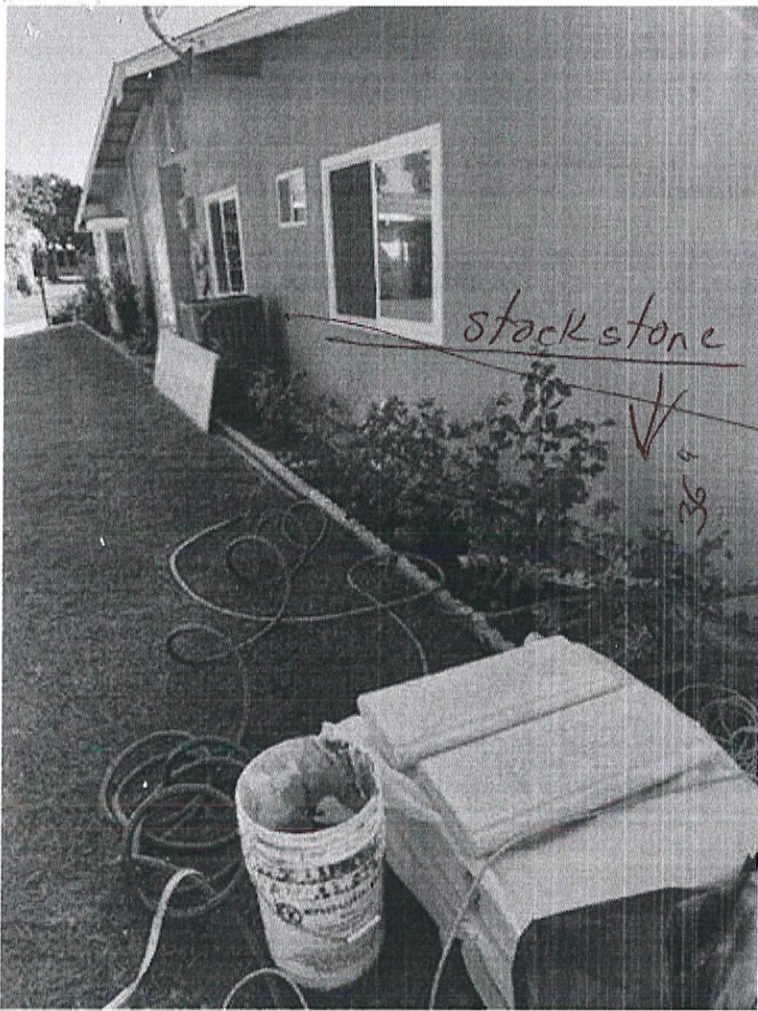
NEW TOTAL \$ X

YOUR SIGNATURE BELOW SIGNIFIED YOUR ACCEPTANCE

Matt Lopez 8-3-23
CONTRACTOR'S SIGNATURE DATE

DIRECTOR SIGNATURE DATE
SS Darruk 8-2-23
MEMBER SIGNATURE DATE

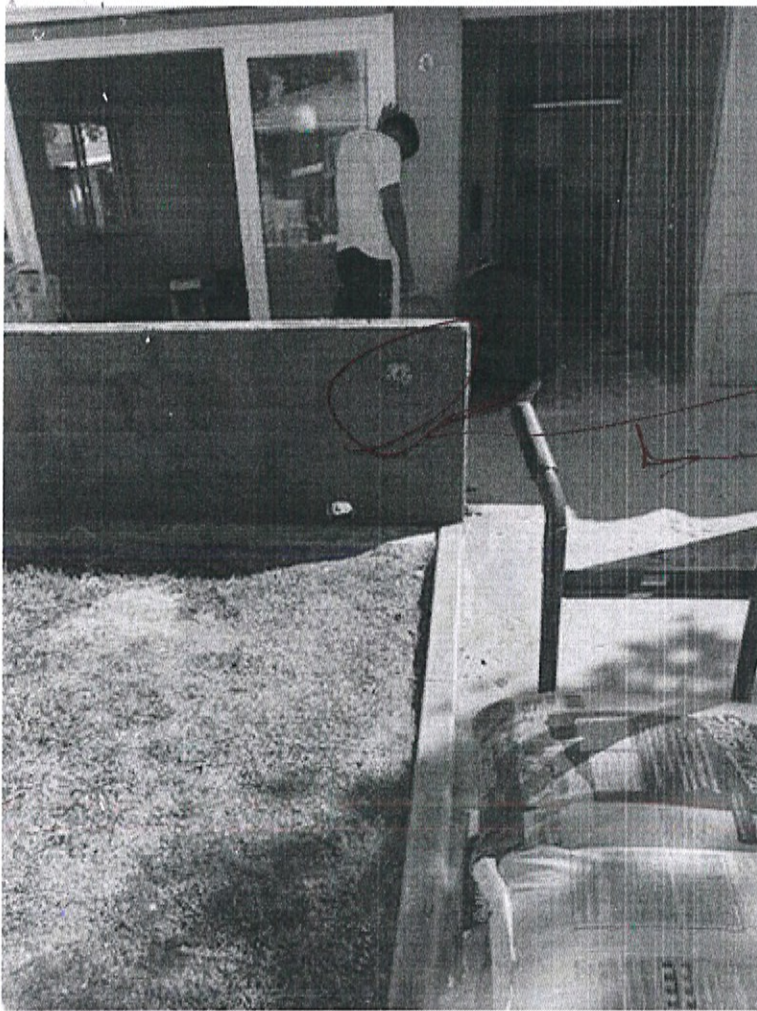
INSPECTOR SIGNATURE DATE



stack stone ^{ON} ~~at~~ the side
of the unit

36" H. up to the
second window of the
Bedroom





out side Light

36" Gate



out side Light

36" Gate

Mutual Corporation No. Four

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE GLASS BLOCK WALL FOR 04-046C
(BUILDING INSPECTOR'S REPORT, ITEM S)
DATE: SEPTEMBER 13, 2023
CC: MUTUAL FILE

I move to approve the glass block wall proposal for Unit 04-046C. Work to be done by Custom Glass at the shareholder's expense.

**GOLDEN RAIN FOUNDATION
BUILDING PERMIT**

Fee: \$ 28.12

Permit: # 18362

START DATE 08/15/2023 MUTUAL 04-0000 APT NO 046C

COMPLETION DATE 08/31/2023 TODAY'S DATE 08/14/2023

RESIDENT NAME Mary Halsey ADDRESS 1241 Knollwood Road #46C

NATURE OF ALTERATION:

We propose to add 3/8" bronze tempered glass windscreen on top of the block wall at the front patio of the building. The glass will be approximately 33" tall and attached using black Z series glass clamps. There will be approx. 1" of air space around the glass.

(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, Mary Halsey, 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 X 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
Custom Glass

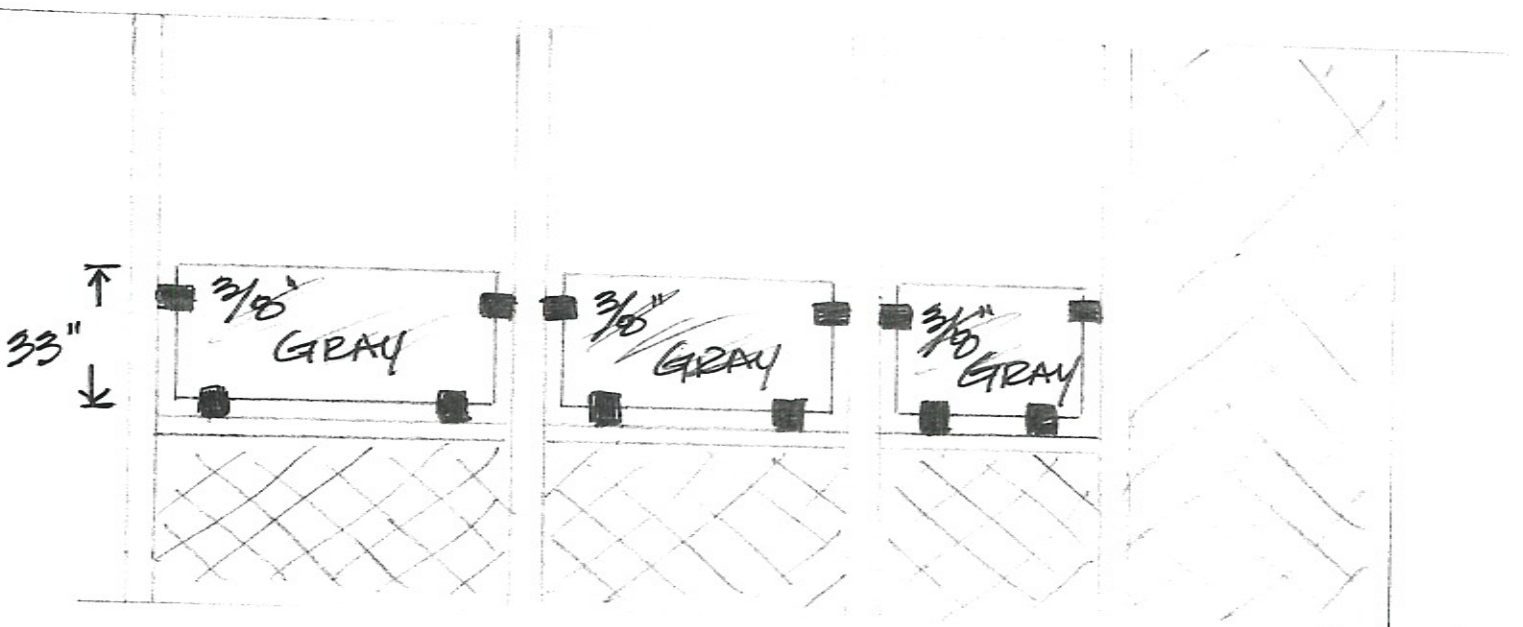
GRF Inspection/Supervisor, Physical Property Office Date

	<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	_____	_____		_____	_____

CUSTOM GLASS
10541 CHESTNUT STREET
LOS ALAMITOS, CA 90720
562 884-0922

We propose to add 3/8" BRONZE tempered glass windscreen on top of the block wall at the front patio of the building. The glass will be approximately 33" tall and attached using Black Z Series glass clamps. There will be approximately 1" of airspace around the glass.

Proposed drawing for the project.



North East Elevation

Mutual Corporation No. Four

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE CART PAD PROPOSAL FOR 04-084J
(BUILDING INSPECTOR'S REPORT, ITEM E)
DATE: SEPTEMBER 13, 2023
CC: MUTUAL FILE

I move to approve the cart pad proposal for Unit 04-084J. Work to be done by Four Star Landscape at the shareholder's expense.

**GOLDEN RAIN FOUNDATION
BUILDING PERMIT**

Fee: \$ 25.00

Permit: # 18393

START DATE 08/25/2023 MUTUAL 04-0000 APT NO 084J

COMPLETION DATE 10/10/2023 TODAY'S DATE 08/18/2023

RESIDENT NAME Salvador Herrera ADDRESS 1420 Skokie Road #84J

NATURE OF ALTERATION:

Remove 5'x11' of existing grass to install pavers for golf cart pad.

(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, Salvador Herrera, 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
Four Star Landscape

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	_____	_____		_____	_____





Mutual Corporation No. Four

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO RATIFY 04-7403.8-1 BUILDING PERMIT SIGNATURES (UNFINISHED BUSINESS, ITEM A)
DATE: SEPTEMBER 13, 2023
CC: FILE

I move to ratify proposed rule change by amending 04-7403.8-1 Building Permit Signatures; the 28-day posting requirement has been met.

SEAL BEACH MUTUAL NO. FOUR

Physical Property _____ **AMEND**

Formatted: Tab stops: 5.94", Left + Not at 6.5"

Building Permit Signatures

1
2
3
4
5
6

- 1. Mutual Four requires the signature of the Mutual Corporation's president or, in the absence of the ~~president~~President, the ~~Vice president~~President or Chief Financial Officer, or Secretary, on any building permit, building plans, and change orders issued for apartment remodeling.

Document History

Adopted: 06 Aug 90 ~~Amended~~ _____ 23

Keywords: Mutual Four Building Permit Signatures

7

DRAFT

Mutual Corporation No. Four

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO RATIFY 04-7425-1 FLOWER GARDENS, VEGETABLES, TREES, AND SHRUB USE. (UNFINISHED BUSINESS, ITEM B)
DATE: SEPTEMBER 13, 2023
CC: FILE

I move to ratify proposed rule change by amending 04-7425-1 Flower Gardens, Vegetables, Trees, and Shrub Use ; the 28-day posting requirement has been met.

SEAL BEACH MUTUAL NUMBER FOUR

Physical Property – Resident Regulations

AMEND

Flower Gardens, Vegetables, Trees, and Shrubs Use

1 This Article outlines the shared responsibilities of the Mutual and its Shareholders. The
2 Landscape Committee and Building Directors are entrusted with the management of landscaping
3 including the responsibility for inspections and enforcement of this Garden Rule.
4

5 If all Shareholders follow the policy as outlined below, the landscape areas will display what most
6 Shareholders would consider an appealing appearance of the Mutual, a benefit for all as an
7 attractive place to live and an enhancement of property values in the event of resale.
8

9 All Flower Gardens beyond the drip line are in the common area owned by the Mutual
10 shareholders; therefore, the use of this common area for Flower Gardens is subject to change at
11 the discretion of Mutual Four’s Board of Directors.
12

13 Over the Mutual’s lifetime, the sizes of the Flower Gardens have varied. While it is impossible to
14 have total consistency in the sizes of the gardens, the following guidelines can be helpful in
15 decision making.
16

FLOWER GARDEN SIZES

- 17
- 18
- 19 1. Guidelines for approved Flower Garden sizes vary depending on the unit location,
20 sidewalk location, safety, and aesthetics. Flower Garden measurements are from the face
21 of the building.
22
- 23 2. At the time of resale or transfer of the share of stock, the shareholder (seller) may be
24 required to re-align the Flower Garden area with the remaining gardens in the building.
25 The guideline for a Flower Garden size is site specific.
26
- 27 3. Shareholders in units A, F, G and L, after Board consultation, may be allowed a Flower
28 Garden at the end of their unit, depending on the area available. Planting cannot encumber
29 entry to the attic or access to the meter panel. These Flower Gardens shall be site specific.
30
- 31 4. The Board may allow, on a case-by-case basis, a Flower Garden at the side of a laundry
32 room to be site specific.
33
- 34 5. Any exceptions to these guidelines shall be brought to the Board, in writing, and will be
35 reviewed on a case-by-case basis.
36
- 37 6. Shareholders may select plants of their choice from the list of approved plants (see list on
38 page 5). Trees or other plants with root growth that are invasive and have the potential to
39 damage the Mutual’s structures, walls and walkways are prohibited. Vines are not
40 permitted to climb on any structure or light poles. If a trellis is used, it must be freestanding

(Mar 23)

SEAL BEACH MUTUAL NUMBER FOUR

Physical Property – Resident Regulations

AMEND

Flower Gardens, Vegetables, Trees, and Shrubs Use

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

45
46 7. Watering, fertilization, and plant pest control within the Flower Gardens are the
47 responsibility of the shareholder.

48
49 8. Flower Gardens are cultivated by the Mutual’s gardening service UNLESS the shareholder
50 wants to perform this task. If shareholders want to maintain their own garden(s), they must
51 insert red flags in the Flower Garden. Inserting a red flag does not mean the Gardeners
52 will not trim out of compliance growth; the red flag indicates the Shareholder will weed
53 their own Flower Garden. Gardeners are instructed to remove weeds, including baby
54 tears, wild mint, and plants of the spiderwort family, all of which can spread into the lawn
55 or neighboring garden. Roses are trimmed in December/January by the Mutual’s
56 gardeners in all gardens except red-flagged gardens.

57
58 ~~9. Potted plants may not inhibit the 36” entry requirement, nor are they permitted on the~~
59 ~~entrance walk, on top of pad mount transformers, hung from or placed on pad mount~~
60 ~~enclosures (per Policy 7492), or on telephone vaults.. They are, however, allowed on~~
61 ~~perch walls.~~

62 9.
63 10. Free-standing, aesthetically pleasing objects, as determined by the Landscape
64 Committee, are permitted in the Flower Garden. The Board may require any objects be
65 removed from the Flower Garden.

66
67 11. Sprinklers within the shareholder’s Flower Garden must be installed by the Mutual’s
68 gardeners at the shareholder’s expense. Maintenance of sprinklers within Flower Garden
69 areas will be at the shareholder’s expense.

70
71 12. Prohibited Uses of Flower Gardens Front and side gardens may not be used as storage
72 areas. Items such as garden soil, empty pots, garden tools, potting tables, cabinets,
73 scaffolding, shelving, bikes, kayaks and/or surf boards are prohibited in front and side
74 flower gardens and may not block Unit windows. Patio Furniture is NOT allowed in the
75 Flower Garden.

76
77 13. Overgrown Flower Gardens. If a Flower Garden is deemed to be an eyesore by the
78 Landscape Committee and provides hiding places for spiders, rodents, and wildlife, the
79 Shareholder will be asked, in writing, to clean it out. If the Shareholder does not clean out
80 the “overgrown” Flower Garden and/or overabundance of potted plants or in-ground

(Mar 23)

Formatted: Justified, Numbered + Level: 1 +
Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment:
Left + Aligned at: 0.25" + Indent at: 0.5", Tab stops:
0.36", Left

SEAL BEACH MUTUAL NUMBER FOUR

Physical Property – Resident Regulations

AMEND

Flower Gardens, Vegetables, Trees, and Shrubs Use

81 plants, then the Mutual will do it. The Shareholder will not be reimbursed for any plants,
82 pottery, containers, or non-authorized "items" in the flower bed. Plants must be cut back
83 so as not to extend over the garden line, in all cases. Removal of any offending growth will
84 be done by the Mutual at the Shareholder's expense.

86 14. Temporary Nursery containers are not allowed to be displayed; all plants in a pot will need
87 to be in a decorative pot with a concrete paver under it. Pots that have saucers under it
88 will not be allowed due to water attracting wildlife and mosquitoes. ~~Potted plants are not~~
89 ~~to be displayed on Patio walls, only porch walls.~~ Potted plants on patio walls must be a
90 minimum four (4) feet from sidewalk. No more than 8 potted plants are allowed in the
91 Flower Garden. No more than 8 additional potted plants are allowed on the patio and porch
92 combined. Therefore, 24 total potted plants are allowed outside the shareholder's unit.
93 Refer to the patio and porch definitions in policy 04-7415-01.

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

VEGETABLES IN FLOWER GARDEN

117 1. Small quantities of vegetables may be grown in Flower Gardens in a pot with a
118 concrete block under the pot, but the Flower Garden cannot be planted entirely
119 with vegetables.

(Mar 23)

SEAL BEACH MUTUAL NUMBER FOUR

Physical Property – Resident Regulations

AMEND

Flower Gardens, Vegetables, Trees, and Shrubs Use

- 121 2. All vegetables must be grown in a half-inch metal mesh rodent resistant enclosure
- 122 minimum height of two feet. Ripe produce must be removed in a timely manner to
- 123 deter rodents.

TURF AREAS

- 127 1. Turf areas are all the grounds located outside of each apartment beyond the drip line and
- 128 Flower Gardens. Turf areas are common area. These areas are owned by the Mutual and
- 129 are the exclusive responsibility of the Mutual. Shareholders are not permitted to install,
- 130 remove, or relocate plants or any other landscaping in the turf areas, including areas
- 131 around light poles. Shareholders are not permitted to install, remove, relocate, or adjust
- 132 sprinklers in turf areas. A director has the authority to have any plants, flowers, shrubs or
- 133 trees removed from the turf areas that are not approved by the Mutual Board.
- 134
- 135 2. Artificial turf will not be allowed in and around fresh turf areas. Any artificial turf already in
- 136 place will become the sole responsibility of the shareholder to maintain and replace as
- 137 needed. At the time of resale or transfer of the share of stock, the shareholder (seller) may
- 138 be required to remove the artificial turf.
- 139
- 140 3. Tree issues will be addressed by the Landscape Committee. Under certain circumstances,
- 141 trees that are removed may not be replaced. As a general policy, however, if a tree is
- 142 removed it must be replaced somewhere within the mutual. If removal was requested by
- 143 a shareholder and approved by the board, shareholder will pay for cost of removal,
- 144 purchase and planting of a new tree. The tree becomes the property of the Mutual and will
- 145 be maintained by the Mutual at the Mutual's expense.
- 146
- 147 4. If a shareholder wants a tree planted in an area where no tree was previously planted,
- 148 approval must be obtained from the Board. The tree shall be planted by the Mutual
- 149 landscaper and all costs of tree and planting shall be at the shareholder's expense. The
- 150 tree becomes the property of the Mutual and will be maintained by the Mutual at the
- 151 Mutual's expense.
- 152
- 153 5. The Mutual's "common areas" can be used for temporary reasons e.g. construction activity
- 154 and moving with director approval.
- 155
- 156 6. Scallop borders, or bordering materials in other shapes, shall not be placed around the
- 157 base of trees nor shall scallops be positioned in any way that obstructs turf maintenance,
- 158 such as lawn mowing, leaf and weed removal, or vacuuming of cut grass. Shareholders
- 159 may not place potted plants or decorative objects at the base of trees as this will restrict
- 160 the volume of water said tree receives from the sprinklers.

(Mar 23)

SEAL BEACH MUTUAL NUMBER FOUR

Physical Property – Resident Regulations

AMEND

Flower Gardens, Vegetables, Trees, and Shrubs Use

161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199

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.

(Mar 23)

SEAL BEACH MUTUAL NUMBER FOUR

Physical Property – Resident Regulations

AMEND

Flower Gardens, Vegetables, Trees, and Shrubs Use

200 No new bottle brush trees are allowed in Mutual Four. Existing trees are grandfathered in and will
201 not be removed unless diseased or dead, as diagnosed by the Landscape Company and
202 approved by the Landscape Committee.
203

Adopted: 22 Jan 12 Amended: 14 Dec 22 Amended: 14 Sept 22
Amended: 08 Mar 23 Amended: 23

Formatted: Font color: Red

Keywords: Mutual Four Flower Gardens Vegetables Trees Shrub Areas

204

DRAFT

Mutual Corporation No. Four

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO AMEND RESOLUTION PASSED ON 8/9/23 TO CHANGE WHERE FUNDS ARE COMING FROM (UNFINISHED BUSINESS, ITEM C)
DATE: SEPTEMBER 13, 2023
CC: MUTUAL FILE

On August 9, 2023 the Mutual Four Board, “RESOLVED to approve the proposal from Service Maintenance for the repainting of all stops, yellow/red/green curb markings, and parking spaces T’s and L’s in the Mutual 4 Carport Parking Lots at a cost not to exceed \$13,200. Funds to come from Infrastructure Reserves and authorize the President to sign any necessary documentation.

I move to amend resolution dated 8/9/23, “RESOLVED to approve the proposal from Service Maintenance for the repainting of all stops, yellow/red/green curb markings, and parking spaces T’s and L’s in the Mutual 4 Carport Parking Lots at a cost not to exceed \$13,200. Funds to come from Infrastructure Reserves and authorize the President to sign any necessary documentation” by changing funds to come from Infrastructure Reserves to Operating Budget – Service Maintenance.

Mutual Corporation No. Four

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE ON GETTING OUT OF THE APPLIANCE BUSINESS
(UNFINISHED BUSINESS, ITEM D)
DATE: SEPTEMBER 13, 2023
CC: MUTUAL FILE

I move that the Mutual Four Board get out of the appliance business.

Mutual Corporation No. Four

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO AMEND 04-7496-1 ELECTRIC VEHICLE RULE.
(UNFINISHED BUSINESS, ITEM E)
DATE: SEPTEMBER 13, 2023
CC: FILE

I move to propose a rule change by amending 04-7496-1 Electrical Vehicle Charging Station Rules 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****AMEND****Electric Vehicle Charging Station Rules**

1 An “electric vehicle charging station” means a station that is designed in compliance with the
 2 California Building Standards Code and delivers electricity from a source outside an electric
 3 vehicle into one or more electric vehicles. An electric vehicle charging station may include
 4 several charge points simultaneously connecting several electric vehicles to the station and
 5 any related equipment needed to facilitate charging plug-in electric vehicles.
 6

7 Shareholders may install a charger through the Mutual 4 EV Infrastructure program, or they
 8 may install a private charger. All chargers will be installed in the carport area associated with
 9 that shareholder. Some rules apply to ALL chargers, and some are unique to a specific
 10 installation.
 11

12 Mutual 4 may install an electric vehicle charging station in the common area for the use of all
 13 members of the association and, in that case, the association shall develop appropriate terms
 14 of use for the charging Station.
 15

1. GENERAL:

16
 17
 18 **1.1.** An electric vehicle charging station shall meet applicable health and safety
 19 standards and requirements imposed by state and local authorities, and all other
 20 applicable zoning, land use, or other ordinances, or land use permits.
 21

22 **1.2.** Mutual 4 Electric Vehicle Charger installations are allowed with board approval.
 23 All costs, usage charges and monthly fees are applicable.
 24

25 **1.3.** The shareholder associated with any charging station shall, at all times, maintain
 26 a HO-6 Policy and a minimum of \$500,000 liability coverage policy prior to
 27 activation. That shareholder and each successor shareholder shall provide the
 28 association with the certificate of insurance annually thereafter.
 29

30 **1.4.** The Mutual may impose reasonable restrictions on EV charging stations
 31 provided those restrictions do not significantly increase the cost of the station or
 32 significantly decrease its efficiency or specified performance. **NO CHARGERS**
 33 **ARE TO BE SHARED OR RENTED TO OTHER INDIVIDUALS.** No chargers
 34 are to be shared or rented to other individuals.
 35

2. INFRASTRUCTURE PROGRAM:

36 **3 SCE Rebate Projects WITH 42 CHARGERS – 7-year minimum requirement from**
 37 **date of activation.**
 38

39
 40 **2.1.** All shareholders who are part of the original Mutual 4 infrastructure 42 charger

(Sept 22)

SEAL BEACH MUTUAL NUMBER FOUR**Physical Property****AMEND****Electric Vehicle Charging Station Rules**

SCE program have paid their initial fees and have chargers installed in their carports. These chargers belong to the Mutual. Additional shareholders may join the Infrastructure Program at a later time for a fee of \$900.00. Chargers must be Ever Charge Level 2 chargers only. Installations must be performed by Doneen Electric and all costs associated with installations will be paid by shareholder. All requests will be forwarded to the Physical Property Department at least two weeks prior to a board meeting. **THESE CHARGERS CANNOT BE REMOVED WITHOUT WRITTEN MUTUAL 4 BOARD APPROVAL.**

3. PRIVATE INSTALLATION

3.1. If a shareholder desires a private charger, the shareholder must seek board approval, provide an HO-6 insurance policy with a minimum of \$500,000 liability coverage and adhere to all other factors as stated in Davis-Stirling. Also, the shareholder must use a UL listed, L2 outdoor charger that must be hardwired to its source and **INSTALLED OR REMOVED BY A QUALIFIED ELECTRICAL CONTRACTOR THAT IS EVITP CERTIFIED.** All costs for installation and the charger will be paid by the shareholder.

3.2. The following provisions apply:

3.2.1. The owner first shall obtain approval from the Mutual to install the electric vehicle charging station and the association shall approve the installation if the owner agrees in writing to do all of the following.

3.2.1.1. Comply with the Mutual's architectural standards for the installation of the charging station.

3.2.1.2. Engage the approved licensed electrical contractor that is EVITP certified to install the charging station.

3.2.1.3. Within 14 days of approval, provide a certificate of insurance that names the Mutual as an additional insured under the owner's insurance policy in the amount set forth in paragraph (3).

3.2.1.4. Pay for both the costs associated with the installation of and the electricity usage associated with the charging station.

3.2.2. The owner and each successive owner of the charging station shall be responsible for all of the following:

(Sept 22)

SEAL BEACH MUTUAL NUMBER FOUR

Physical Property

AMEND

Electric Vehicle Charging Station Rules

81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116

- 3.2.2.1. Costs for damage to the charging station, common area, exclusive use common area, or separate interests resulting from the installation, maintenance, repair, upgrades, removal, or replacement of the charging station.
- 3.2.2.2. Costs for the maintenance, repair, and replacement of the charging station until it has been removed and for the restoration of the common area after removal.
- 3.2.2.3. The cost of electricity associated with the charging station.
- 3.2.2.4. Disclosing to prospective buyers the existence of any charging station of the owner and the related responsibilities of the owner under this section.

3.3. The Mutual may grant exclusive use in carport stalls to members who run utility lines and install meters in the common areas for charging stations in a Shareholder’s carport. The Mutual may enter into a license agreement with shareholders who install charging stations in their carports. Installing circuit breakers, conduit and wiring from the association’s electrical panel to the parking space will be done by the shareholder at shareholder’s expense. If the electrical panel cannot handle the extra load created to the charging station, and/or the panel will need to be upgraded, all costs associated with the upgrade must be requested and are at the requesting owner’s expense.

3.4. Whenever a shareholder installs an EV charging station, an agreement signed by the shareholder will be recorded putting future shareholders of the unit on notice of their obligation to maintain the charging station and carry proper insurance, and from there forward to be responsible for all charges associated with the charging station.

3.5. The owner who submitted the application to install the charging station shall provide the association with the corresponding certificate of insurance within 14 days of approval of the application.

Document History

Adopted: 14 Sept 2022 Amended:

(Sept 22)

SEAL BEACH MUTUAL NUMBER FOUR

Physical Property

AMEND

Electric Vehicle Charging Station Rules

Keywords: Mutual Four Electrical Vehicle Charging Station

117

DRAFT

(Sept 22)

Mutual Corporation No. Four

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE MUTUAL 4 EV WELCOME LETTER.
(UNFINISHED BUSINESS, ITEM F)
DATE: SEPTEMBER 13, 2023
CC: FILE

I move to approve the Mutual Four EV Welcome Letter for mailing to Mutual Four shareholders with EV stations.

Good News!

Personal EV Chargers are Coming



1. You will be contacted with an exact date when we get closer to installation. Once contacted with an installation date, you will need to remove your vehicle from the carport during installation.
2. As agreed, per [EV Policy #04-7496-1](#), each shareholder who has signed up and paid for the use of a charger will be required to have, and to maintain, an HO6 personal liability insurance policy of \$500,000.
3. Once proof of your \$500,000 in HO6 insurance policy is provided to your director prior to activation, Mutual 4 will provide information and verify you are eligible to set up your account.
4. Once activated, and you start using the charger, you will be charged a monthly fee of \$15, plus electric power usage. This fee covers software, maintenance, upgrades, and the charger vendors insurance.
5. You will not be charged the monthly fee until and unless you activate the charger.
6. Per [EV Policy #04-7496-1](#), chargers **MAY NOT** be shared or rented due to HO6 insurance requirements and liability issues.
7. Once chargers are installed, please be careful to store charging cables safely and properly.
8. Chargers may not be removed for any reason. They are part of the building.

For questions, please contact your EV committee members Dan Conley or Patti Green.

Mutual Corporation No. Four

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: APPROVAL OF MONTHLY FINANCES (NEW BUSINESS, ITEM A)
DATE: SEPTEMBER 13, 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 months of July and August 2023.

Mutual Corporation No. Four

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE ON REMOVING MUTUAL DOCUMENTS FROM
MUTUAL 04 LWSB WEBSITE. (NEW BUSINESS, ITEM B)
DATE: SEPTEMBER 13, 2023
CC: FILE

Currently have under website:

Meeting Documents: Agendas, Minutes, Summary Reports

Mutual Governing Documents: Rules, Procedures, Bylaws, Management Agreement,
Occupancy Agreement

Mutual Finances: Budgets

Miscellaneous: Board of Director's Roster

I move to have _____, _____, _____,
_____, _____, _____ removed from the
public LWSB Mutual Four Website and posted only to CINC for Mutual 04 resident viewing
only.

Mutual Corporation No. Four

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE ON MOVING TREE FROM 41F TO A NEW LOCATION.
(NEW BUSINESS, ITEM C)
DATE: SEPTEMBER 13, 2023
CC: FILE

I move to have tree from Unit 04-041F moved to a new location. Location to be determined by the Mutual Four Landscape Committee and President. Work to be done by Mutual Four approved landscaping contractor at shareholder's expense.

Mutual Corporation No. Four

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE THE USE OF TEMPORARY
PARKING PERMITS. (NEW BUSINESS, ITEM D)
DATE: SEPTEMBER 13, 2023
CC: FILE

I move to approve the use of temporary parking permits in Mutual Four.

Mutual Corporation No. Four

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO SEND COYOTE INFORMATION TO GRF
ADMINISTRATION -SECURITY FROM SBPD. (NEW BUSINESS, ITEM E)
DATE: SEPTEMBER 13, 2023
CC: FILE

I move to send coyote informational flyers to GRF-Administration – Security from Seal Beach Police Department.

Coyote mitigation:

Are Coyotes protected?

Under California's list of fully protected animals, under the mammal section, coyotes are NOT listed.

Under California Mammal hunting regulations, coyotes are considered nongame animals and can be trapped or killed, under California hunting regulations, at any time without limit, without requiring a hunting license.

Liability for Coyote attacks.

It is generally considered that there is no liability for wildlife attacks only in the animal's natural environment, IE; a nature preserve, State or National Park, etc. When an attack occurs in non-natural environments such as neighborhoods or cities, the possibility of lawsuit may apply if the management of the area is shown to be negligent in mitigating a regular ingress of predators into said non-natural environment.

[Mother of 2-Year-Old Bitten by Coyote in April Sues Huntington Beach – NBC Los Angeles](#)

[Law Suit: Company Was Negligent and Liable for Coyote Attack \(tomremington.com\)](#)

2023-2024 MAMMAL HUNTING

WILD PIG HUNTING

Wild Pig (T14 CCR §368)

Wild pigs may be taken only as follows:

(a) General Season

Open all year.

(b) Bag and Possession Limit

There is no daily bag or possession limit for wild pigs.

NONGAME ANIMALS

General Provisions (T14 CCR §472)

Except as otherwise provided in Sections 478, 485, and subsections (a) through (d) below, nongame birds and mammals may not be taken.

(a) The following nongame birds and mammals may be taken at any time of the year and in any number except as prohibited in Chapter 6: English sparrow, starling, domestic pigeon (*Columba livia*) except as prohibited in Fish and Game Code section 3680, coyote, weasels, skunks, opossum, moles and rodents (excluding tree and flying squirrels, and those listed as furbearers, endangered or threatened species).

(b) Fallow, sambar, sika, and axis deer, of either sex, may be taken concurrently with the general deer season and on properties where an authorized deer, elk, or pronghorn antelope season is open. There is no bag or possession limit for deer taken pursuant to this subsection.

(1) It shall be unlawful to take any deer pursuant to this subsection without a valid hunting license in possession, but no tag, stamp, or additional endorsement of any kind is required.

(2) It shall be unlawful to detach or remove only the head, hide, or antlers of any deer taken pursuant to this subsection, or to leave through carelessness or neglect any portion of the flesh normally eaten by humans to go to waste.

(c) Aoudad, mouflon, tahr, and feral goats may be taken all year. (d) American crows (*Corvus brachyrhynchos*)

(1) May be taken only under the provisions of Section 485 and by landowners or tenants, or by persons authorized in writing by such landowners or tenants, when American crows are committing or about to commit depredations upon ornamental or shade trees, agricultural crops, livestock, or wildlife, or when concentrated in such numbers and manner as to constitute a health hazard or other nuisance. Persons authorized by landowners or tenants to take American crows shall keep such written authorization in their possession when taking, transporting or possessing American crows. American crows may be taken only on the lands where depredations are occurring or where they constitute a health hazard or nuisance. If required by Federal regulations, landowners or tenants shall obtain a Federal migratory bird depredation permit before taking any American crows or authorizing any other person to take them.

(2) American crows may be taken under the provisions of this subsection only by firearm, bow and arrow, falconry or by toxicants by the Department of Food and Agriculture for the

specific purpose of taking depredating crows. Toxicants can be used for taking crows only under the supervision of employees or officers of the Department of Food and Agriculture or federal or county pest control officers or employees acting in their official capacities and possessing a qualified applicator certificate issued pursuant to sections 14151-14155 of the Food and Agriculture Code. Such toxicants must be applied according to their label requirements developed pursuant to sections 6151-6301, Title 3, California Code of Regulations.

(e) Pursuant to Fish and Game Code Section 2003, it is unlawful to offer any prize or other inducement as a reward for the taking of nongame mammals in an individual contest, tournament, or derby.

Possession of Nongame Animals (T14 CCR §473)

(a) Any nongame bird or mammal that has been legally taken pursuant to this chapter may be possessed.
(b) It is unlawful to possess live nutria (*Myocastor coypus*), and the Department shall not issue any permit authorizing possession of any live nutria.

Hours for Taking (T14 CCR §474)

Nongame mammals may be taken at any time except as provided in this section.

(a) Area Closed to Night Hunting

Nongame mammals may be taken only between one-half hour before sunrise and one-half hour after sunset in the following described area: Beginning at a point where Little Panoche Road crosses Interstate 5 near Mendota; south on Interstate 5 to Highway 198; east on Highway 198 to Highway 99; south on Highway 99 to Interstate 5; south on Interstate 5 to the Los Padres National Forest boundary in Section 8, T 9 N, R 19 W, S.B.B.M near Fort Tejon Historical Monument; west along the National Forest boundary to Cerro Noroeste Road; northwest on Cerro Noroeste Road to Highway 33-166; north on Highway 33-166 to the Soda Lake Road; northwest on the Soda Lake Road and on the Simmler Soda Lake San Diego Creek Road to Highway 58 at Simmler; west on Highway 58 to the Cammotti Shandon Road; north on the Cammotti Shandon Road to the Shandon San Juan Road; north on the Shandon San Juan Road to Highway 41; northeast on Highway 41 to the Cholame Valley Road; northwest on Cholame Valley Road and Cholame Road to the Parkfield Coalinga Road in Parkfield; north on Parkfield Coalinga Road and Parkfield Grade to Highway

Fully Protected Animals

On this page

- [Introduction](#)
 - [Fish](#)
 - [Amphibians](#)
 - [Reptiles](#)
 - [Birds](#)
 - [Mammals](#)
-

The classification of Fully Protected was the State's initial effort in the 1960's to identify and provide additional protection to those animals that were rare or faced possible extinction. Lists were created for fish, amphibians, reptiles, birds and mammals. Please note that most fully protected species have also been listed as [threatened or endangered species](#) under the more recent California Endangered Species Act.

Fully Protected species may not be taken or possessed at any time and no licenses or permits may be issued for their take except for collecting these species for necessary scientific research, relocation of the bird species for the protection of livestock, or if they are a covered species whose conservation and management is provided for in a Natural Community Conservation Plan (NCCP).

The following common and scientific names are those given in the Fish and Game Code Sections 3511, 4700, 5050 and 5515. However, some of these names are no longer consistent with current scientific nomenclature.

Fishes

Common Name

Scientific Name

Colorado pikeminnow
(formerly Colorado River squawfish)

Ptychocheilus lucius

Common Name**Scientific Name**

Mohave tui chub
(formerly Mohave chub)

Siphateles bicolor mohavenisis
(formerly *Gila mohavensis*)

Lost River sucker

Deltistes luxatus and *Catostomus luxatus*

Modoc sucker

Catostomus microps

shortnose sucker

Chasmistes brevirostris

razorback sucker
(formerly humpback sucker)

Xyrauchen texanus

Owens pupfish
(formerly owens river pupfish)

Cyprinodon radiosus

unarmored threespine stickleback

Gasterosteus aculeatus williamsoni

rough sculpin

Cottus asperimus

Amphibians

Common Name**Scientific Name**

Santa Cruz long-toed salamander

Ambystoma macrodactylum croceum

limestone salamander

Hydromantes brunus

black toad

Bufo boreas exsul

Reptiles

Common Name**Scientific Name**

blunt-nosed leopard lizard

Gambelia sila

San Francisco garter snake

Thamnophis sirtalis tetrataenia

Birds

Common Name	Scientific Name
California black rail	<i>Laterallus jamaicensis coturniculus</i>
California clapper rail	<i>Rallus longirostris obsoletus</i>
California condor	<i>Gymnogyps californianus</i>
California least tern	<i>Sterna albifrons browni</i>
golden eagle	<i>Aquila chrysaetos</i>
greater sandhill crane	<i>Grus canadensis tabida</i>
light-footed clapper rail	<i>Rallus longirostris levipes</i>
southern bald eagle	<i>Haliaeetus leucocephalus leucocephalus</i>
trumpeter swan	<i>Cygnus buccinator</i>
white-tailed kite	<i>Elanus leucurus</i>
Yuma clapper rail	<i>Rallus longirostris yumanensis</i>

Mammals

Common Name	Scientific Name
Morro Bay kangaroo rat	<i>Dipodomys heermanni morroensis</i>
bighorn sheep	<i>Ovis canadensis</i> - except Nelson bighorn sheep (ssp. <i>Ovis canadensis nelsoni</i>) in the area described in subdivision (b) of Section 4902 (Fish and Game Code)
northern elephant seal	<i>Mirounga angustirostris</i>
Guadalupe fur seal	<i>Arctocephalus townsendi</i>

Common Name	Scientific Name
ringtail	<i>Genus Bassariscus</i>
Pacific right whale	<i>Eubalanea sieboldi</i>
salt-marsh harvest mouse	<i>Reithrodontomys raviventris</i>
southern sea otter	<i>Enhydra lutris nereis</i>
wolverine	<i>Gulo luscus</i>

SEAL BEACH MUTUAL NO. FOUR**Shareholder Regulations****Feeding Wildlife**

- 1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
1. This rule is intended to set certain limitations on interactions between non-domesticated animals indigenous to this community and the members and residents living in close proximity. For purposes of this policy, non-domesticated wildlife is described as all members of the wild bird family, including but not limited to, hawks, owls, pigeons, doves, crows (Crows carry the West Nile virus.), and black birds, as well as other wildlife such as rabbits, opossums, raccoons, squirrels, rats, coyotes, and feral cats.
 2. Handouts of food rarely meet the nutritional needs of wildlife and may cause those animals to gather and remain in small areas around the source of food. This human-to-wildlife interaction invites larger more aggressive predators, such as coyotes, to come to the area looking for food. Wild animals being fed by human interaction lose their fear of people which leaves the human at risk of being bitten and suffering substantial injury.
 3. Additionally, many beloved family pets have been the unintended victims of feeding wildlife when taken by larger predators being drawn to unnatural food sources. These situations may also result in an encouraged rodent population, as well as insect infestation.
 4. Therefore, the following must be adhered to in compliance with this Mutual policy in concert with California Code 251.1, Harassment of Animals, to wit:
 - 4.1. *“Except as otherwise authorized in the Fish and Game Code, no person shall harass, herd or drive any game or non-game bird or mammal or furbearing mammal. For the purposes of this section, harass is defined as an intentional act which disrupts an animal’s normal behavior patterns, which includes, but is not limited to, breeding, feeding, or sheltering”.*
 5. Further, in compliance with California Code 251.1, Harassment of Animals, the following limitations on wildlife and member interactions are established:
 - 5.1. Do not feed any non-domesticated wildlife on Mutual property.
 - 5.2. Pet food and standing water sources are prohibited on patios, in carport areas, and in gardens.
 - 5.3. Domesticated pets to include caged birds, may not be kept on patios
 - 5.4. Domesticated pets to include caged birds, may be kept on patios.
 - 5.5. trash and garbage, whether contained or not, may not be left outside of the unit at any time.
 - 5.6. Bird feeders with bird seed of any type are not allowed at the unit or anywhere on Mutual property including hanging from trees or other support devices.
 - 5.7. Mutuals Four allow bird feeders:
 - 5.7.1. A hummingbird-type feeder with liquid food is permitted at a unit but

(Dec 2021)

SEAL BEACH MUTUAL NO. FOUR

Shareholder Regulations

Feeding Wildlife

43 not on common area Mutual property including hanging from trees or
44 other support devices.

45 **5.8.** Pet food and water sources are prohibited on open patios and in carport areas.

46 **5.9.** Pet food and water sources are prohibited on open patios and in carport areas
47 unless the shareholder/resident is present.

48

- 49 Source Guides: California Code 251.1, Harassment of Animals
- 50 ASPCA – Eight Reasons to Not Feed Wildlife
- 51 City of Seal Beach Ordinance (1057 #1), Feeding Wild Birds
- 52 California Department of Fish and Game – Keep Me Wild
- 53 Orange County Vector Control District – Bird Feeders & Rats
- 54 National Wildlife Health Center
- 55 USGS Fact Sheet – Coping with Diseases at Bird Feeders
- 56 El Dorado Nature Center
- 57 Mutual Occupancy Agreement, Article (5)

58

59

60

Document History

Adopted: 13 May 2015

Keywords: Mutual Four Feeding Wildlife

61

62

63

SEAL BEACH MUTUAL NO. FOUR

Mutual Operations – Resident Regulations

1 **Apartment Subletting Rentals**

2

3 In Article 7 of the Occupancy Agreement currently being used, all Members have agreed not
4 to sublet his/her dwelling unit, and not to assign the Occupancy Agreement, without the written
5 consent of Seal Beach Mutual No. Four.

6

7 Under Assembly Bill 3182, codified as California Civil Code §4741 and effective January 1,
8 2021, unreasonable restrictions concerning the rental or leasing of a Member’s subletting of
9 his/her dwelling unit to another will be prohibited.

10

11 The Board of Directors of Seal Beach Mutual No. Four generally forbids a Member to sublet
12 his or her own dwelling unit, because our governing documents require that our Mutual serve
13 as residential accommodations for seniors 55 years of age or older, meeting certain financial
14 requirements. However, as long as Civil Code §4741 is effective and has not been overturned
15 by the Courts or withdrawn or modified by the State Legislature, our Mutual will hereby place a
16 sublease rental cap of twenty five percent (25%) of the dwelling units at our Mutual. Should
17 this maximum sublease rental cap ever be met, Members wishing to sublet will be placed on a
18 waiting list, with priority dependent on the date of any such request in writing.

19

20 Our Mutual prohibits transient or short-term rentals of a dwelling unit for a period of 30 days or
21 less, and reiterates that our dwelling units are to be used for residential purposes and not for
22 Airbnb short-term rentals or the like, as set forth in Article 5 of the Occupancy Agreement.

23

24 Any Member must deliver a copy of any proposed sublease to the Mutual before the same is
25 executed, and, such sublease must be in a form acceptable to the Mutual.

26

27 The aforementioned sublease must require in writing that the sublessee will abide by the terms
28 of the applicable Member’s Occupancy Agreement, and, shall give to our Mutual an irrevocable
29 power to dispossess or otherwise act for the Member in case of default under the sublease.

30

31 The Member shall continue to be liable for all obligations under the Occupancy Agreement
32 notwithstanding the fact that a Member may have sublet the dwelling unit with the approval of
33 the Mutual, and shall be responsible to the Mutual for the conduct and/or misconduct of
34 Member’s sublessee, as set forth in Article 7 of the Occupancy Agreement.

35

(Dec 20)

SEAL BEACH MUTUAL NO. FOUR

SHAREHOLDER REGULATIONS

Standard Apartment Rental Form (See Rule 04-7560-1 Apartment Subletting Rentals for Applicability)

DATE: _____

TO: BOARD OF DIRECTORS, SEAL BEACH MUTUAL NO. _____

Permission of the Board is requested to rent/sublet apartment # _____ at _____, Seal Beach, California, for the period _____ 20____, through _____ 20____, to _____, whose permanent address is _____

I/we understand and agree that such permission will be for the period and tenant named above only, and is not subject to transfer to any other time or tenant. Further, it is understood that:

- a) The tenant will conform to all rules and regulations as set forth in the Occupancy Agreement, the bylaws and the Articles of Incorporation, together with any Rules and Regulations promulgated by the Board of Directors of this Corporation, including prohibition of quadruped pets.
- b) Upon expiration of the time stated above, or in case of any breach of this agreement and notice is given by the Board, the tenant will immediately remove from the premises, leaving the same in good condition and repair.
- c) I/We remain liable for all obligations hereunder and responsible to the Board for the conduct of the tenant.

MEMBER _____ TENANT _____

MEMBER _____ TENANT _____

APPROVED: SEAL BEACH MUTUAL NO. _____

By _____ Date _____

Mutual Corporation No. Four

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO NOMINATE AND APPOINT A NEW MUTUAL 4
DIRECTOR (NEW BUSINESS, ITEM J)
DATE: SEPTEMBER 13, 2023
CC: MUTUAL FILE

I move nominate and appoint _____ as Director to the Mutual Four
Board of Directors for the remaining 2023-2024 term.