

AGENDA
REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL FOUR
October 11, 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 10/10/2023 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 10/10/2023 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, Cross.

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

Marsha Gerber, GRF Representative
Darrien Moore, Building Inspector
Ripa Barua, Sr. Portfolio Specialist
Dinna Kong, Assistant Portfolio Specialist

4. APPROVAL OF MINUTES
 - a. **Regular Meeting Minutes of September 23, 2023**

5. **BUILDING INSPECTOR'S REPORT** Mr. Moore
Permit activity; escrow activity; contracts & projects; shareholder and mutual requests (p. 3)
 - a. Discuss and vote on Sewer Pipe Cleaning Contract (pp.4-5)
 - b. Discuss and vote on Patio Proposal for Unit 81B (pp. 6-9)
 - c. Discuss and vote on Bathtub Remodel Proposal for Unit 76K (pp. 10-11)
 - d. Discuss and vote on Removal and Replacement of Living Room Door, Molding, and Tile Proposal for Unit 84F (pp. 12-13)
 - e. Discuss and vote on Installation of Vinyl Planks, Baseboard, and Grout Proposal for Unit 88E (pp. 11-15)
 - f. Discuss and vote on Patio and Pergola proposal for Unit 84G (pp.16-20)
 - g. Discuss Lampposts in Laundry Room areas.

6. GRF REPRESENTATIVE Ms. Gerber

7. SECRETARY / CORRESPONDENCE Ms. Kuhl

8. CHIEF FINANCIAL OFFICER'S REPORT

Ms. Green

9. **UNFINISHED BUSINESS**

- a. Discuss and vote to ratify emergency phone poll conducted on 9/15/23 – tree trimming proposal (pp.21-23)

10. **NEW BUSINESS**

- a. Approval of Monthly Finances for August (pp.24)
- b. Discuss and vote to amend 04-7496-1 Electrical Vehicle Charging Station Rules (pp.25-29)
- c. Discuss and vote to amend 04-7590-1 Feeding Wildlife (pp.30-32)
- d. Discuss and vote to adopt Form 04-7584-4 Temporary Mutual Street Parking Permit (pp.33-34)
- e. Discuss and vote to approve Mr. C's Towing Agreement (pp.35-37)
- f. Discuss and vote to exclude Homeowner's Aging and bank statements report from the financial packet (pp.38)
- g. Discuss Mutual 4 Party.

STAFF BREAK BY 11:00 a.m.

11. PORTFOLIO SPECIALIST REPORT

Ms. Barua

12. 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. Potter
Ms. Kuhl
Ms. Falconer
Ms. Glasser
Ms. Green

13. ANNOUNCEMENTS

- a. **NEXT MEETING: Wednesday, November 8, 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**

14. DIRECTORS' COMMENTS

15. SHAREHOLDERS' COMMENTS (3 minutes)

16. ADJOURNMENT

17. EXECUTIVE SESSION

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

MUTUAL 4 INSPECTOR'S REPORT

MUTUAL: **(04) FOUR** DATE: **OCTOBER** 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
37-B	FLOORING	GRF	09/22/23	09/30/23	NO	09/27/23- FINAL	BIXBY PLAZA CARPET
43-B	SHOWER CUT DOWN	BOTH	06/09/23	07/09/23	NO	09/14/23 - FINAL	NU KOTE
43-L	FLOORING	GRF	07/27/23	08/05/23	NO		WHITSELL RESTORATION
44-F	REMODEL/WINDOWS	BOTH	06/05/23	10/30/23	YES	8/10/23 - FINAL	MP CONSTRUCTION
45-A	SHOWER CUTDOWN	GRF	10/10/23	11/10/23	NO		NUKOTE
45-D	SHOWER CUT DOWN	BOTH	07/06/23	08/06/23	NO	09/15/23 - FINAL	NU KOTE
45-H	REMODEL	YES	08/14/23	12/30/23	NO		MP CONSTRUCTION
45I	FLOORING	GRF	09/15/23	10/30/23	NO	09/27/23 - FINAL	KARYS CARPETS
46C	GLASS PANELS	GRF	08/15/23	08/31/23	NO		CUSTOM GLASS
47-I	REMODEL	BOTH	06/27/22	03/01/23	YES	inspection correction 09/18/23	HANDYCREW
49-F	SOLAR PANELS	BOTH	12/09/21	01/31/22	NO		SOLARMAX
49-H	SHOWER CUTDOWN	BOTH	09/27/23	10/27/23	NO		NUKOTE
50-K	SHOWER CUTDOWN	BOTH	12/29/22	01/29/23	NO	09/14/23 - FINAL	NUKOTE
52-E	PORCH WALL/GLASS	GRF	03/27/23	07/30/23	YES		LW DÉCOR
76-K	SHOWER CUTDOWN	BOTH	10/16/23	11/16/23	NO		NUKOTE
79-G	Sliding Window	BOTH	09/15/23	09/18/23			BROTHERS GLASS
81-D	ENTRY DOOR	BOTH	06/20/23	08/31/23	YES		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
84-F	INTERIOR WORK	GRF	09/28/23	10/30/23	NO		M&M SKYLIGHTS
84-J	CART PAD	GRF	08/25/23	10/10/23	NO		FOUR STAR LANDSCAPE
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
87B	DISHWASHER	GRF	08/25/23	10/30/23	NO		LW DÉCOR
88-E	FLOORING	GRF	09/30/23	11/30/23	NO		KARYS CARPET

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				
47-B		04/13/23	09/27/23						
47-K		08/03/23							
50-A		09/27/22							
50-F		04/20/23	06/08/23	06/13/23	06/23/23				
51-G		04/20/23							
51-I		08/10/23							
52-J		04/14/23	07/12/23	07/13/23	07/25/23	09/25/23			
76-E		09/15/23							
76-I		04/20/23	06/23/23	06/23/23	07/05/23	09/14/23			
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		17	7	11
79-A		06/28/23	10/02/23	10/02/23					
80-J		06/22/23	09/14/23	09/18/23					
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	09/25/23			
82-L		08/03/23	08/28/23	09/13/23					
84-F		03/30/23							
84-I		08/03/23	09/19/23	09/19/23					
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	10/31/2023
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.	
42E - Interior termites.	
44F - Stucco patch.	
Carpport 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 SEWER PIPE CLEANING CONTRACT
(BUILDING INSPECTOR'S REPORT, ITEM A)
DATE: OCTOBER 11, 2023
CC: MUTUAL FILE

I move to approve a 3-year contract with EMPIRE PIPE CLEANING to clean sewer pipes at a total cost not to exceed \$8,635.94. Funds to come from _____ and authorize the President to sign any necessary documentation.

OR

I move to approve a 3-year contract with A-1 TOTAL SERVICE to clean sewer pipes at a total cost not to exceed \$24,156.00. Funds to come from _____ and authorize the President to sign any necessary documentation.

EMPIRE PIPE CLEANING - Sewer Pipe Cleaning				
MUTUALS	2023	2024	2025	3 Year Total:
1	\$ 5,632.53	\$ 5,680.14	\$ 5,632.53	\$ 16,945.20
2	\$ 5,539.95	\$ 5,899.67	\$ 5,539.95	\$ 16,979.57
3	\$ 3,134.33	\$ 3,252.03	\$ 3,134.33	\$ 9,520.69
4	\$ 2,843.38	\$ 2,949.18	\$ 2,843.38	\$ 8,635.94
5	\$ 3,352.54	\$ 3,479.50	\$ 3,352.54	\$ 10,184.58
6	\$ 2,987.53	\$ 3,857.73	\$ 2,987.53	\$ 9,832.79
7	\$ 2,478.37	\$ 2,570.94	\$ 2,478.37	\$ 7,527.68
8	\$ 2,331.57	\$ 2,420.18	\$ 2,331.57	\$ 7,083.32
9	\$ 2,769.32	\$ 2,873.79	\$ 2,769.32	\$ 8,412.43
10	\$ 1,967.88	\$ 2,041.94	\$ 1,967.88	\$ 5,977.70
11	\$ 2,187.42	\$ 2,269.41	\$ 2,187.42	\$ 6,644.25
12	\$ 3,644.81	\$ 3,782.35	\$ 3,644.81	\$ 11,071.97
14	\$ 2,770.64	\$ 2,875.12	\$ 2,770.64	\$ 8,416.40
15	\$ 3,570.75	\$ 3,627.62	\$ 3,570.75	\$ 10,769.12
16	\$ 363.69	\$ 378.24	\$ 363.69	\$ 1,105.62
17	\$ 872.85	\$ 908.56	\$ 872.85	\$ 2,654.26

A-1 TOTAL SERVICE - Sewer Pipe Cleaning				
MUTUALS	2023	2024	2025	3 Year Total:
1	\$ 11,830.00	\$ 27,580.00	\$ 11,830.00	\$ 51,240.00
2	\$ 12,168.00	\$ 28,368.00	\$ 12,168.00	\$ 52,704.00
3	\$ 6,084.00	\$ 14,184.00	\$ 6,084.00	\$ 26,352.00
4	\$ 5,577.00	\$ 13,002.00	\$ 5,577.00	\$ 24,156.00
5	\$ 6,929.00	\$ 16,154.00	\$ 6,929.00	\$ 30,012.00
6	\$ 5,746.00	\$ 13,396.00	\$ 5,746.00	\$ 24,888.00
7	\$ 5,408.00	\$ 12,608.00	\$ 5,408.00	\$ 23,424.00
8	\$ 4,901.00	\$ 11,426.00	\$ 4,901.00	\$ 21,228.00
9	\$ 5,408.00	\$ 12,608.00	\$ 5,408.00	\$ 23,424.00
10	\$ 3,887.00	\$ 9,062.00	\$ 3,887.00	\$ 16,836.00
11	\$ 4,394.00	\$ 10,244.00	\$ 4,394.00	\$ 19,032.00
12	\$ 7,436.00	\$ 17,336.00	\$ 7,436.00	\$ 32,208.00
14	\$ 5,746.00	\$ 13,396.00	\$ 5,746.00	\$ 24,888.00
15	\$ 8,112.00	\$ 18,912.00	\$ 8,112.00	\$ 35,136.00
16	\$ 845.00	\$ 1,970.00	\$ 845.00	\$ 3,660.00
17	\$ 339.00	\$ 1,182.00	\$ 339.00	\$ 1,860.00

Mutual Corporation No. Four

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE EXPANSION OF PATIO PROPOSAL FOR UNIT 04-081B (BUILDING INSPECTOR'S REPORT, ITEM B)
DATE: OCTOBER 11, 2023
CC: MUTUAL FILE

I move to approve the expansion of patio proposal for Unit 04-081B. Work to be done at the shareholder's expense.

**GOLDEN RAIN FOUNDATION
BUILDING PERMIT**

Fee: \$ 25.00

Permit: # 18550

START DATE 09/22/2023 MUTUAL 04-0000 APT NO 081B

COMPLETION DATE 09/29/2023 TODAY'S DATE 09/21/2023

RESIDENT NAME Doug Morphis ADDRESS 1380 Weeburn Road #81B

NATURE OF ALTERATION:

Install 51 sq ft of pavers in 2 areas, first area is 3'x6'. The highlighted area in the drawings is the location of the pavers.

(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, Gayle T Morphis, 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)

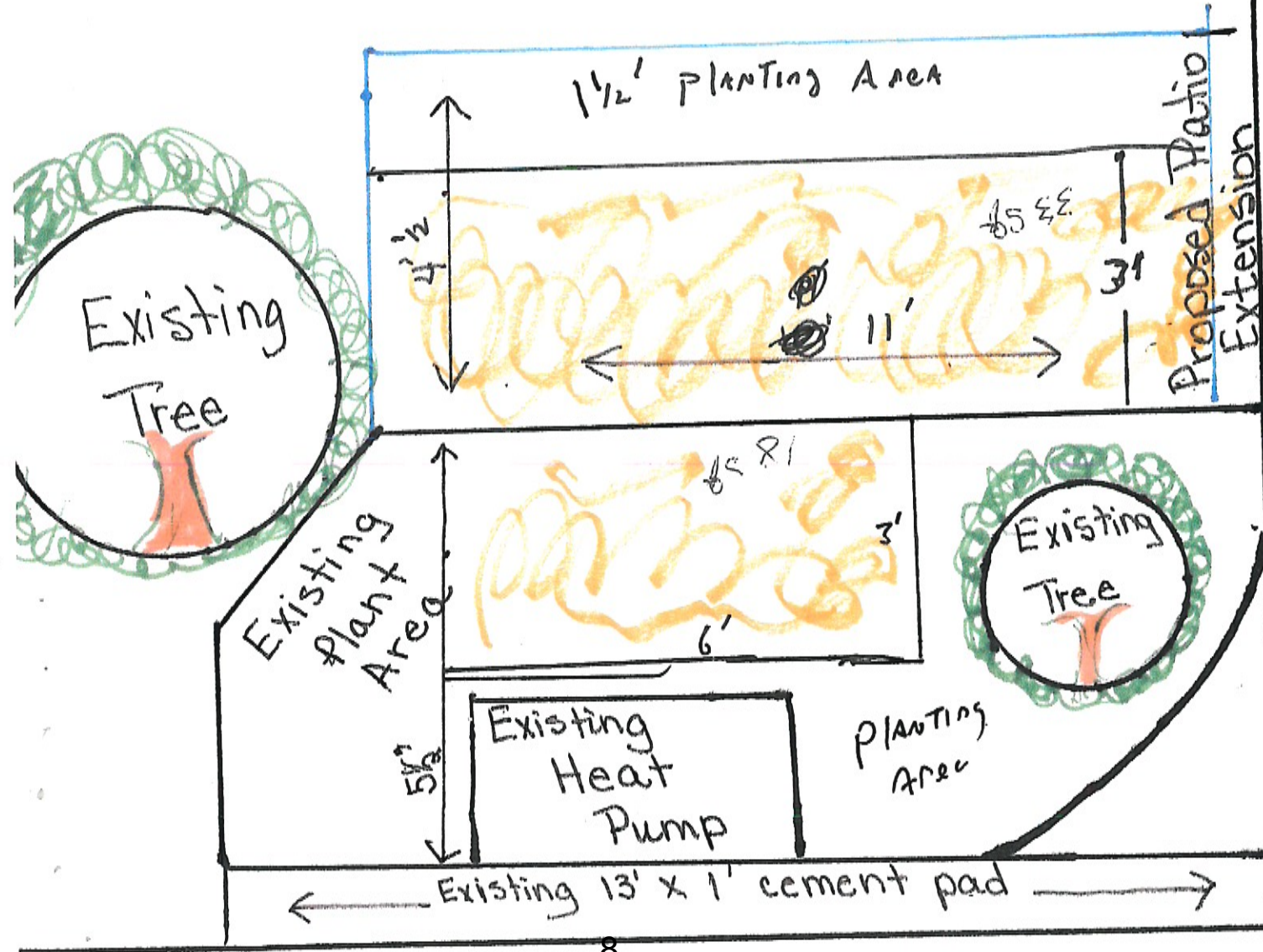
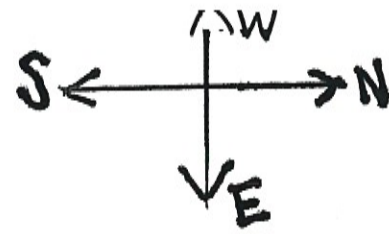
NOTICE: Contractor must furnished copy of City of Seal Beach Permit with Valuation Amount before start of job.
Contractor must furnish Lien Release to Physical Property Office upon completion of alterations.

Contractor's Signature Date
Anguiano Lawn Care

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	_____	_____		_____	_____

Proposed expansion of outdoor patio
 380 Weeburn Rd. #81B, Seal Beach, CA 90740
 Not permanently attached
 Materials include plants and pavers



Existing 4' wide Sidewalk

$$\frac{5159 \times 22 \times 22}{4147} = 5159 \times 22 \times 22 \div 4147$$



Front doors of



Mutual Corporation No. Four

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE BATHTUB REMODEL PROPOSAL FOR
UNIT 04-076K (BUILDING INSPECTOR'S REPORT, ITEM C)
DATE: OCTOBER 11, 2023
CC: MUTUAL FILE

I move to approve the bathtub remodel proposal for Unit 04-076K. Work to be done at the shareholder's expense.

**GOLDEN RAIN FOUNDATION
BUILDING PERMIT**

Fee: \$ ADA

Permit: # 18573

START DATE 10/16/2023 MUTUAL 04-0000 APT NO 076K

COMPLETION DATE 11/16/2023 TODAY'S DATE 09/25/2023

RESIDENT NAME Beatrice L Lissow ADDRESS 13620 Alderwood Lane #76K

NATURE OF ALTERATION:

Convert tub to E/Z Access reglaze complete with ceiling, add a grab bar & smoke detector. Remove old enclosure and install new enclosure.

(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, Beatrice L Lissow, 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
NuKote

GRF Inspection/Supervisor, Physical Property Office Date 09/26/23

	<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 APPROVE THE PROPOSAL FOR REMOVAL AND REPLACEMENT OF LIVING ROOM DOOR, MOLDING AND TILE FOR UNIT 04-084F (BUILDING INSPECTOR'S REPORT, ITEM D)
DATE: OCTOBER 11, 2023
CC: MUTUAL FILE

I move to approve the proposed removal and replacement of the living room sliding door, molding, and tile by entry door for Unit 04-084F. Work to be done at the shareholder's expense.

**GOLDEN RAIN FOUNDATION
BUILDING PERMIT**

Fee: \$ 43.12

Permit: # 18565

START DATE 09/28/2023 MUTUAL 04-0000 APT NO 084F

COMPLETION DATE 10/30/2023 TODAY'S DATE 09/25/2023

RESIDENT NAME Richard Selinger ADDRESS 1420 Skokie Road #84F

NATURE OF ALTERATION:

Remove sliding doors in living room. Replace molding by entry door. Replace tile in living room by entry door. (Labor Only)

(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, Richard Selinger, 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 _____
M&M Skylights

[Signature] 09/26/23
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 APPROVE THE PROPOSAL FOR VINYL PLANKS, BASEBOARD AND GROUT INSTALL FOR UNIT 04-088E (BUILDING INSPECTOR'S REPORT, ITEM E)
DATE: OCTOBER 11, 2023
CC: MUTUAL FILE

I move to approve the proposal for Vinyl planks waterproof Apollo N0937 maven install over existing at living room, kitchen, dining room, bedrooms, and bathroom as well as install of baseboard with grout throughout for Unit 04-088E. Work to be done at the shareholder's expense.

**GOLDEN RAIN FOUNDATION
BUILDING PERMIT**

Fee: \$ 92.43

Permit: # 18567

START DATE 09/30/2023 MUTUAL 04-0000 APT NO 088E
 COMPLETION DATE 11/30/2023 TODAY'S DATE 09/25/2023
 RESIDENT NAME Jung Hyun Pak ADDRESS 1441 Golden Rain Rd #88E

NATURE OF ALTERATION:

Vinyl planks waterproof Apollo N0937 Maven install over existing @ living room, kitchen, dining room, (2) bedrooms and (2) bathrooms. Install 3/4" MDF baseboard with a grout throughout.

(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, Jun Hyun Pak, 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
Kary's Carpet

 09/26/23
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 APPROVE INSTALL OF NEW PATIO, CONCRETE PATH, PERGOLA, AND REPLACEMENT OF FASCIA FOR UNIT 04-084G (BUILDING INSPECTOR'S REPORT, ITEM F)
DATE: OCTOBER 11, 2023
CC: MUTUAL FILE

I move to approve the proposal for a new outside patio, install of new concrete paths, install of new pergola, and replacement of fascia for Unit 04-084G. Work to be done at the shareholder's expense.

**GOLDEN RAIN FOUNDATION
BUILDING PERMIT**

Fee: \$ 25.00

Permit: # 18615

START DATE 10/05/2023 MUTUAL 04-0000 APT NO 084G

COMPLETION DATE 01/30/2024 TODAY'S DATE 10/05/2023

RESIDENT NAME Patti Green ADDRESS 1420 Skokie Road #84G

NATURE OF ALTERATION:

Create a new 3' flower bed outside of patio. Install new concrete paths outside the patio in the flower bed to install a new pergola 10'x20'. Replace fascia on the side of the building so it could be a solid piece.

(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, Patti Green, 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 # _____

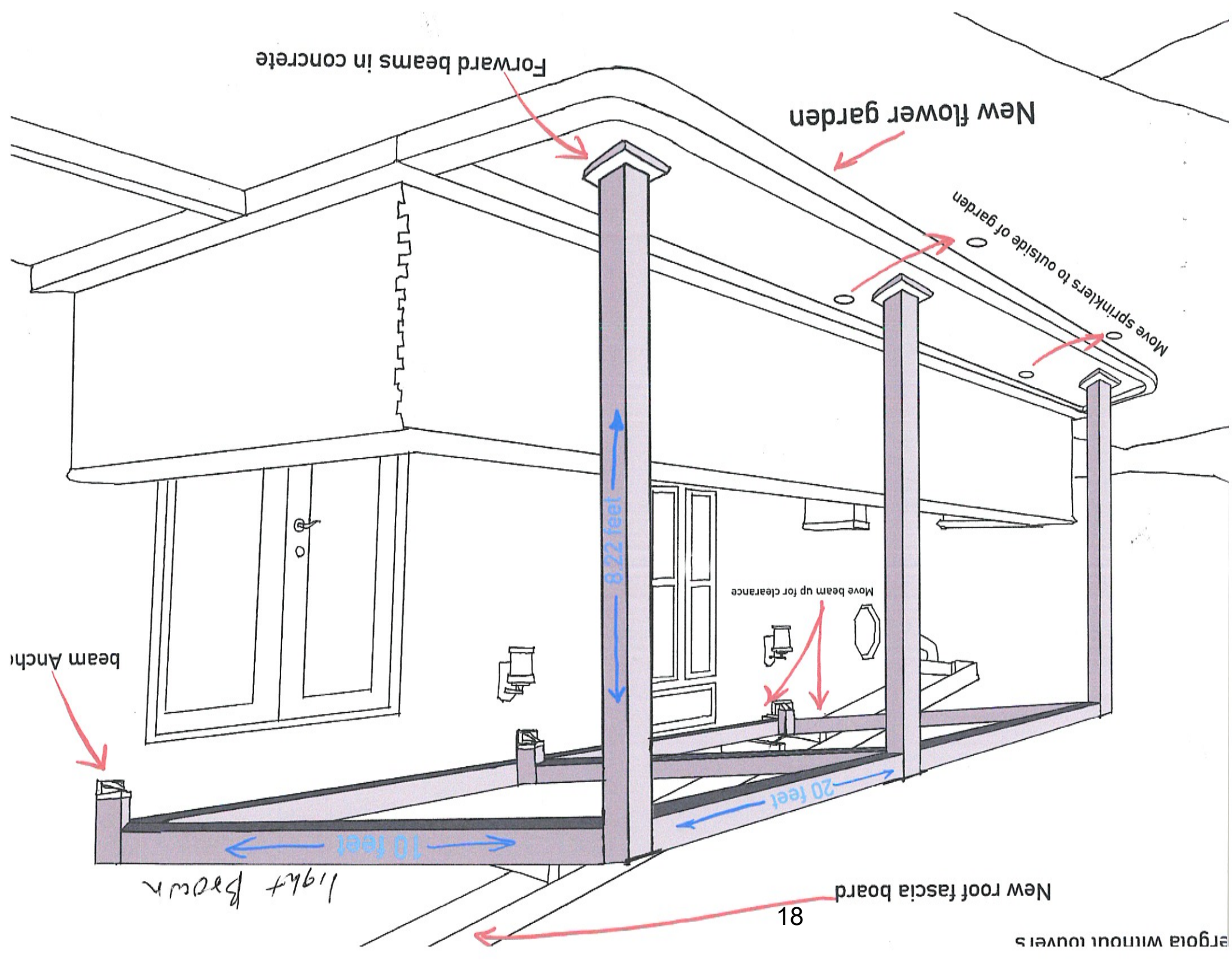
For final inspection, Contractor must call both the Physical Property Office and City of Seal Beach for a joint final inspection. (24 hours' notice is required)

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.

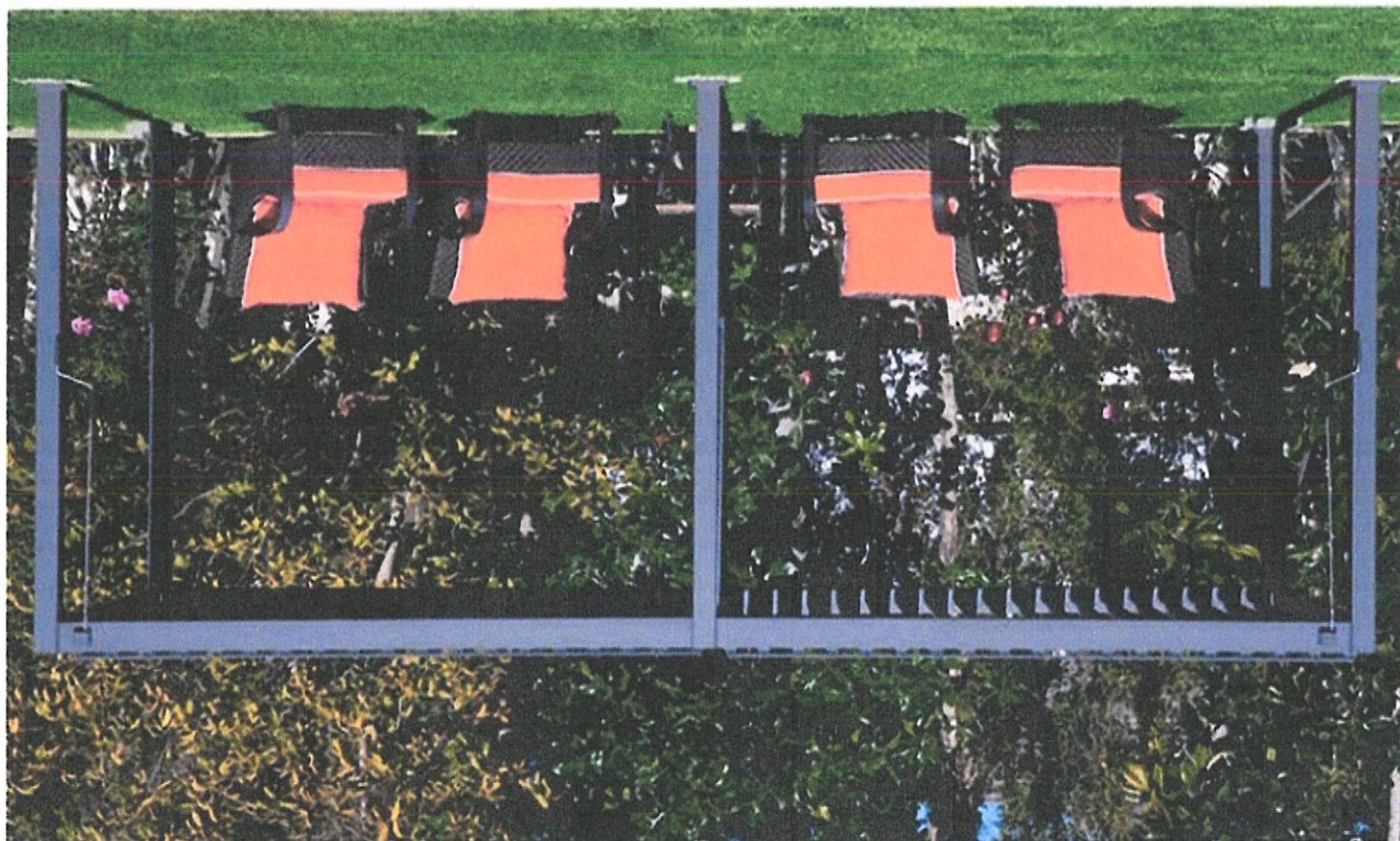
Contractor's Signature Date
MP Construction

GRF Inspection/Supervisor, Physical Property Office 10/06/2023
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	_____	_____		_____	_____



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Mutual Corporation No. Four

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO RESOLVE TREE TRIMMING PROPOSAL FOR EMERGENCY PHONE POLL. (UNFINISHED BUSINESS, ITEM A)
DATE: OCTOBER 11, 2023
CC: FILE

I move to ratify emergency phone poll conducted on 9/15/23. "RESOLVED to accept tree trimming proposal from J&J Landscaping at a cost not to exceed \$14,955.00. Funds to come from Landscape and authorize President to sign any necessary documentation."



Mutual 4 Tree Trimming

Building	Tree	Price
85E	Brisbane Box	\$275.00
85L	Crape Myrtle	\$200.00
88E	Magnolia	\$600.00
84L	Ash	\$400.00
89A	Orchid	\$175.00
89L	Brazilian Pepper	\$400.00
84H	Brazilian Pepper	\$150.00
84G	Brazilian Pepper	\$300.00
89F	Pine	\$0.00
89E	Hollywood Juniper	\$150.00
83G	Carrotwood	\$300.00
82L	Pear	\$200.00
LR80	Hollywood Juniper	\$300.00
81L	Brazilian Pepper	\$300.00
78C	Pear	\$250.00
73F	Carrotwood	\$250.00
81C	Carrotwood	\$150.00
75A	Rubber	\$700.00
75L	Carob	\$250.00
75J	Hollywood Juniper	\$300.00
75G	Carob	\$650.00
75F	Pear	\$150.00
75D	Hollywood Juniper	\$300.00
39K	Camphor	\$150.00
39I	Camphor	\$150.00
39G	Camphor	\$150.00
42F	Pink Magnolia	\$0.00
42E	Chitalpa	\$100.00
41L	Orchid	\$80.00
42A	Brazilian Pepper	\$250.00

Building	Tree	Price
42L	Hollywood Juniper	\$200.00
42I	Tipu	\$500.00
42H	Tipu	\$500.00
45B	Mimosa	\$250.00
45E	Mulberry	\$300.00
45F	Rubber	\$300.00
END OF 46	Rubber (3)	\$900.00
46I	Carrotwood	\$450.00
47K	Hollywood Juniper	\$250.00
47L	Camphor	\$350.00
478A	New Zealand Christmas Tree	\$125.00
CP58	Maleluca	\$300.00
CP57	Maleluca	\$300.00
48C	Brisbane Box	\$150.00
48F	Brisbane Box	\$125.00
50C	Olive	\$250.00
50E	Brazilian Pepper	\$200.00
50F	Carrotwood	\$200.00
49F	Brisbane Box	\$150.00
49G	Carrotwood	\$175.00
51I	Tipu	\$300.00
44F	Mulberry	\$150.00
52L	Chinese Elm	\$150.00
52H	Tipu	\$450.00
52 A-F	Row of Hollywood Junipers	\$300.00
TOTAL		\$14,955.00

Mutual Corporation No. Four

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: APPROVAL OF MONTHLY FINANCES (NEW BUSINESS, ITEM A)
DATE: OCTOBER 11, 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 August 2023.

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.
(NEW BUSINESS, ITEM B)
DATE: OCTOBER 11, 2023
CC: FILE

I move to propose a rule change amending 04-7496-1 Electrical Vehicle Charging Station of the Rules and Regulations and approve 28-day posting 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 assigned 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 and SCE grants. ~~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.**~~ **3.2.1.3.** Pay for ~~both~~ all the costs associated with the installation of and the electricity usage associated with the charging station.

(Sept 22)

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

81 **3.2.2.** The owner and each successive owner of the charging station shall
82 be responsible for all of the following:

83
84 **3.2.2.1.** Costs for damage to the charging station, common area,
85 exclusive use common area, or separate interests resulting
86 from the installation, maintenance, repair, upgrades,
87 removal, or replacement of the charging station.

88
89 **3.2.2.2.** Costs for the maintenance, repair, and replacement of the
90 charging station until it has been removed and for the
91 restoration of the common area after removal.

92
93 **3.2.2.3.** The cost of electricity associated with the charging station.

94
95 **3.2.2.4.** Disclosing to prospective buyers the existence of any
96 charging station of the owner and the related responsibilities
97 of the owner under this section.
98

99 **3.3.** The Mutual may grant exclusive use in carport stalls to members who run utility
100 lines from their units or their meters for charging stations their assigned carport
101 stall and install meters in the common areas for charging stations in a
102 Shareholder's their assigned carport. The Mutual may enter into a license
103 agreement with shareholders who install charging stations in their carports.
104 Installing circuit breakers, conduit and wiring from the association's electrical
105 panel to the parking space will be done by the shareholder at shareholder's
106 expense. If the electrical panel cannot handle the extra load created to the
107 charging station, and/or the panel will need to be upgraded, all costs associated
108 with the upgrade must be requested and are at the requesting owner's expense.
109 All requirements in Section 3 are applicable.

110
111 **3.4.** Whenever a shareholder installs an EV charging station, an agreement signed
112 by the shareholder will be recorded putting future shareholders of the unit on
113 notice of their obligation to maintain the charging station and carry proper
114 insurance, and from there forward to be responsible for all charges associated
115 with the charging station.
116

117 **3.5.** The owner who submitted the application to install the charging station shall
118 provide the association with the corresponding certificate of insurance within 14
119 days of approval of the application.
120

(Sept 22)

SEAL BEACH MUTUAL NUMBER FOUR

Physical Property

AMEND

Electric Vehicle Charging Station Rules

Document History

Adopted: 14 Sept 2022 Amended:

Keywords: Mutual Four Electrical Vehicle Charging Station

121

DRAFT

(Sept 22)

Mutual Corporation No. Four

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE PROPOSED AMENDMENT 04-7590-1
FEEDING WILDLIFE. (NEW BUSINESS, ITEM C)
DATE: OCTOBER 11, 2023
CC: FILE

I move to propose a rule change amending 04-7590-1 FEEDING WILDLIFE of the Rules and Regulations and approve 28-day posting 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 NO. FOUR

Shareholder Regulations

Feeding Wildlife

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- 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.~~
 - 5-5-5.4. trash and garbage, whether contained or not, may not be left outside of the unit at any time.
 - 5-6-5.5. 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.
 - 5-7-5.6. Mutuuls Four allow bird feeders:
 - 5-7-1-5.6.1. A hummingbird-type feeder with liquid food is permitted at a

(Dec 2024/Oct 2023)

SEAL BEACH MUTUAL NO. FOUR

Shareholder Regulations

Feeding Wildlife

unit but not on common area Mutual property including hanging from trees or other support devices.

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

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

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

Document History

Adopted: 13 May 2015 Oct 2023

Keywords: Mutual Four Feeding Wildlife

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(~~Dec 2024~~Oct 2023)

Mutual Corporation No. Four

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO ADOPT FORM 04-7584-4 TEMPORARY MUTUAL STREET PARKING PERMIT (NEW BUSINESS, ITEM D)
DATE: OCTOBER 11, 2023
CC: FILE

I move to adopt Form 04-7584-4 Temporary Mutual Street Parking Permit.

**Mutual Permission
Temporary Mutual Shareholder Street Parking Permit**

Mutual/Unit: _____

Carport Building: _____

Shareholder's Name: _____

Shareholder's Signature: _____

Authorized By: _____ (Mutual Director's Name)

Date Issued: _____ Expires On: _____

Shareholder's Phone #: _____ Shareholder's Signature: _____

**DISPLAY THIS PERMIT ON THE LEFT CORNER OF THE DASHBOARD
NOT VALID ON GRF, ONLY MUTUAL FOUR – NAMED STREETS OR LOTS**

DOCUMENT HISTORY

ADOPTED: 11 OCT 2023

KEYWORDS: Mutual Four Temporary Street Parking

(OCT 2023)

Mutual Corporation No. Four

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE TOWING AGREEMENT FOR 2023-2024
(NEW BUSINESS, ITEM E)
DATE: OCTOBER 11, 2023
CC: MUTUAL FILE

I move to approve Mr. C's Towing Agreement for the towing of vehicles when there is a violation of Mutual Rules, effective 2023-2024, and authorize the President to sign the agreement.



PRIVATE PROPERTY TOW SERVICES AGREEMENT

AGREEMENT DATE:		EFFECTIVE DATE:	
CUSTOMER:	Mutual Four Corporation		
PROPERTY:	Mutual Four		
TYPE OF PROPERTY:	<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Retail
	<input type="checkbox"/> HOA		

This agreement by and between the Towing Company (named below) and Customer (named above) shall serve as authorization to serve the Property named above in accordance with the requirements of California Vehicle Code Section 22658 (CVC 22658) "Removal From Private Property" upon the specific written authorization of Customer, except for Section 22658(1)(E), for which this agreement may serve as the general authorization.

The Towing Company agrees to respond to the Property within a reasonable period of time when requested by Customer for the purposes of removing any vehicle(s) that are not in compliance with the property or business regulations as determined by Customer and communicated to the Towing Company in the written authorization provided by Customer under CVC 22658(1).

The Towing Company will, as prescribed by law, promptly report all impounded vehicles to the appropriate law enforcement agency and will perform all operations within the guidelines set forth in CVC 22658.

The Towing Company agrees that their employees will act and conduct themselves in a professional, workman-like manner on and off the above Property. This agreement is for a period of one (1) year commencing on the Effective Date noted above and shall automatically renew annually, unless terminated in writing upon 30-days written notice by either party.

ACCEPTED

Customer:	Mutual Four Corporation	Tow Company:	Mr. C's Towing
Signed:		Signed:	
Print Name:		Print Name:	
Title:	Mutual Four Board President	Title:	
Date:		Date:	

ACCOUNT INFORMATION

Original Updated _____

Property/Complex Name:	
Property Address:	
City/Zip:	
Cross Streets:	
Mailing Address:	PO Box 2069, Seal Beach, CA 90740
Property Management Co.	X Yes <input type="checkbox"/> No
If Yes, Name, Address & Phone:	Golden Rain Foundation, PO Box 2069, Seal Beach, CA 90740 (562) 431-6586, Ext. 377

MANAGER	ASSISTANT MANAGER	ON-SITE CONTACT
Executive Director	Mutual Administration Manager	Security Services Director
Phone: 562-431-6586	Phone: 562-431-6586	Phone: 562-594-4754
Fax: 714-851-1251	Fax: 714-851-1253	Fax: 562-431-8206
Security Company:	X Yes <input type="checkbox"/> No	
If Yes, Name, Address & Phone:	Internal Department of Property Management Company (562) 431-6586, Ext. 377	

Persons Authorized to Sign for Vehicle Removals (Two Board Members Must be Present)	1.	Title: President
	2.	Title: Vice President
	3.	Title: CFO
	4.	Title: Secretary
	5.	Title: Director at Large

PLEASE CHECK APPROPRIATE BOXES

<input type="checkbox"/> Fire Lane Removals	<input type="checkbox"/> Visitor Only Parking	<input type="checkbox"/> Posted "Tow-Away Zone"
<input type="checkbox"/> Ingress/Egress Interference	<input type="checkbox"/> Manager Parking Only	<input type="checkbox"/> Parking Permits
<input type="checkbox"/> Within 15' of Fire Hydrant	<input type="checkbox"/> Expired Tags	<input type="checkbox"/> Handicap Parking
<input type="checkbox"/> No Street Parking	<input type="checkbox"/> Tenants authorized to tow	<input type="checkbox"/> Blocking Carports
<input type="checkbox"/> Time Limit Parking	<input type="checkbox"/> Blocking Dumpster	<input type="checkbox"/> Double Parked
<input type="checkbox"/> Violation of Mutual Four Policies on Mutual Four Property, when directed by authorized Board Member		
<input type="checkbox"/> Proof of residence required. Describe: Carport spaces assigned and vehicle is to display decal of registration with Security. Non-resident parking by permission of Mutual Four on a case-by-case basis.		

Local Rate Jurisdiction:	
Tow Rate:	\$220.00
Storage Rate/Day:	\$85.00
Other / Weekend Drop Fee:	Gate Fee: \$110.00 Drop Fee: \$108.00

Mutual Corporation No. Four

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO EXCLUDE HOMEOWNER'S AGING AND BANK STATEMENTS REPORT FROM THE FINANCIAL PACKET (NEW BUSINESS, ITEM F)
DATE: OCTOBER 11, 2023
CC: MUTUAL FILE

I move to exclude the report titled Homeowners Aging Report and bank statements from the monthly Financial Statement Board member packets except for the Chief Financial Officer packet. The delinquent aging report will continue to be reviewed and discussed in Executive Session as required by the Civil Code.