

AGENDA
REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL FOUR
February 14, 2024
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. 2313, by 02/13/2024 no later than 3:00 p.m., the business day before the date of the meeting.

TO PROVIDE COMMENTS DURING MEETING: In order to make a comment during the open Shareholder forum, the Shareholder must submit all the necessary information stated above, via e-mail at mutualsecretaries@lwsb.com, and state their intent to speak. Please send in your request by 02/13/2024 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 Kuhl, Vice President Glasser, Secretary Falconer, Chief Financial Officer Green, Directors Potter, Cross, and Aguero.

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

Marsha Gerber, GRF Representative
Jodi Hopkins, Sr. Director of Mutual Administration
Darrien Moore, Building Inspector
Dinna Kong, Portfolio Specialist

4. APPROVAL OF MINUTES
 - a. **Regular Meeting Minutes of January 10, 2024**

5. **BUILDING INSPECTOR'S REPORT** Mr. Moore
Permit activity; escrow activity; contracts & projects; shareholder and mutual requests (p.3)

6. GRF REPRESENTATIVE Ms. Gerber

7. SECRETARY / CORRESPONDENCE Ms. Falconer

8. CHIEF FINANCIAL OFFICER'S REPORT Ms. Green

9. UNFINISHED BUSINESS
 - a. Discuss and Vote to Ratify Rule 04-7471-1 – Termite Control. (pp.4-5)
 - b. Discuss Rule 04-7425-1 – Flower Gardens, Vegetables, and Shrubs Use. (pp.6-11)
 - c. Discuss Rule 04-7496-1 – Electric Vehicle Charging Station Rules. (pp.12-14)
 - d. Discuss and Vote on Removing Mutual Documents from Mutual 04 LWSB Website. (p.15) Ms. Hopkins

10. NEW BUSINESS

- a. Approval of Monthly Finance. (p.16)
- b. Discuss Standard Appliance List and Procedure.
- c. Discuss Options that Meet the Requirements of AB 1572.
- d. Discuss Golf Carts on Golf Cart Pads, Placement in Common Area, and Registration.
- e. Discuss Mutual Four Taco Fiesta.
- f. Discuss Rule 04-7701-1 – Personal Property and Liability Insurance. (pp.17-18)
- g. President to Appoint Committee to Review Rules and Regulations.

STAFF BREAK BY 11:00 a.m.

11. PORTFOLIO SPECIALIST REPORT

Ms. Kong

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
Mr. Cross
Ms. Glasser
Ms. Green

13. ANNOUNCEMENTS

- a. **NEXT MEETING: Wednesday, March 13, 2024, 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. ADJOURNMENT

16. EXECUTIVE SESSION

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

MUTUAL 4 INSPECTOR'S REPORT

MUTUAL: **(04) FOUR**

DATE: **FEBRUARY**

INSPECTOR: **Darrien Moore**

PERMIT ACTIVITY

UNIT #	WORK DESCRIPTION	GRF/CITY PERMIT	START DATE	FINISH DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR
40-E	FLOORING	GRF	02/24/24	04/24/24	NO		BIXBY PLAZA
47-I	REMODEL	BOTH	06/27/22	03/01/23	YES	inspection correction 09/18/23	HANDYCREW
74-D	Cabinets	BOTH	12/28/23	02/10/24	NO		LW DÉCOR
80-J	Remodel	BOTH	10/30/23	10/30/24	NO	HALF FINAL - 01/16/24	CAL CUSTOME
84-I	POPCORN/REMODEL	BOTH	10/05/23	04/30/24	NO		MP CONSTRUCTION
84-J	KITCHEN	BOTH	01/20/24	01/18/24	NO		MAMUSCIA CONSTRUCTION
85-G	AWNINGS	GRF	10/10/23	10/10/23	NO	Final 02/05/24	AAA AWNINGS

ESCROW ACTIVITY

UNIT #	NMI	PLI	NBO	FINAL	FCOEI	RELEASE OF FUNDS	ACTIVE	CLOSING	CLOSED
37-D		01/12/24							
40-E		10/12/23	01/12/24	01/12/24					
46-F		10/12/23							
50-A		09/27/22							
50-F		04/20/23	06/08/23	06/13/23	06/23/23				
50-L		01/25/24							
51-G		04/20/23							
73-F		10/27/23	12/28/23	12/28/23					
74-L		11/21/23							
76-E		09/15/23							
77-E		03/20/23	06/06/23	06/06/23	06/16/23		13	3	20
77-I		01/24/24							
79-A		06/28/23	10/02/23	10/02/23	10/12/23				
79-L		11/27/23							
80-J		06/22/23	09/14/23	09/18/23					
83-F		12/19/23	01/22/24	01/26/24	02/07/24				
82-L		08/03/23	08/28/23	09/13/23	10/10/23				
83-L		10/02/23	12/06/23	12/12/23	12/25/24				
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
J & J Landscape	Landscape Maintenance	11/1/2026
Fenn Pest Control	Termite Inspections	5/31/2026
Fenn Pest Control	Bait Station Maintenance	6/30/2026
Empire Pipe Ceaning	Pipe Cleaning	12/31/2025

SHAREHOLDER & MUTUAL REQUESTS

SHAREHOLDER	MUTUAL
	89-H Hazard
	40 - L Fire

Mutual Corporation No. Four

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO RATIFY PROPOSED RULE CHANGE BY AMENDING
RULE 07-7471-1 – TERMITE CONTROL. (UNFINISHED BUSINESS, ITEM A)
DATE: FEBRUARY 14, 2024
CC: MUTUAL FILE

I move to ratify proposed rule change by amending rule 04-7471-1 – TERMITE CONTROL and renaming to PEST CONTROL of the Rules and Regulations; the 28-day posting requirement has been met.

SEAL BEACH MUTUAL NO. FOUR

PHYSICAL PROPERTY

Termite ControlPest Control

Any structural damage caused by a termite infestation shall be repaired or replaced at Mutual Expense.

Mutual 4 is obligated by California Civil Code 4775 to maintain common areas which include attics, turf, mutual common area gardens, walkways and patios. The mutual also must control mutual common area structures from pests such as rodents and termites. The removal of bees' nests, carpenter bees, wasps' nests, yellow jacket hives, and fleas that inhabit the common area are the responsibility of the mutual. The shareholder is responsible for the treatment of ants, roaches, silverfish, mites, gnats, mosquitoes, flies, silverfish, vinegar flies, spiders, pantry pests, weevils, earwigs, crickets, lizards, bedbugs, fleas, and other pests inside the unit. The shareholder must contact a mutual director who will pass the request on to Service Maintenance. The mutual director will inform the shareholder of any monetary responsibility.

Document History

Adopted: 13 Dec 2017

Amended: 14 Feb 2024

Keywords: Mutual Four

Termite Control

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(~~Dec-17~~Feb 24)

SEAL BEACH MUTUAL NUMBER FOUR**Physical Property – Resident Regulations****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.

FLOWER GARDEN SIZES

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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

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SEAL BEACH MUTUAL NUMBER FOUR**Physical Property – Resident Regulations****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..
 61
- 62 10. Free-standing, aesthetically pleasing objects, as determined by the Landscape
 63 Committee, are permitted in the Flower Garden. The Board may require any objects be
 64 removed from the Flower Garden.
 65
- 66 11. Sprinklers within the shareholder’s Flower Garden must be installed by the Mutual’s
 67 gardeners at the shareholder’s expense. Maintenance of sprinklers within Flower Garden
 68 areas will be at the shareholder’s expense.
 69
- 70 12. Prohibited Uses of Flower Gardens Front and side gardens may not be used as storage
 71 areas. Items such as garden soil, empty pots, garden tools, potting tables, cabinets,
 72 scaffolding, shelving, bikes, kayaks and/or surf boards are prohibited in front and side
 73 flower gardens and may not block Unit windows. Patio Furniture is NOT allowed in the
 74 Flower Garden.
 75
- 76 13. Overgrown Flower Gardens. If a Flower Garden is deemed to be an eyesore by the
 77 Landscape Committee and provides hiding places for spiders, rodents, and wildlife, the
 78 Shareholder will be asked, in writing, to clean it out. If the Shareholder does not clean out
 79 the “overgrown” Flower Garden and/or overabundance of potted plants or in-ground
 80 plants, then the Mutual will do it. The Shareholder will not be reimbursed for any plants,
 pottery, containers, or non-authorized “items” in the flower bed. Plants must be cut back

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SEAL BEACH MUTUAL NUMBER FOUR**Physical Property – Resident Regulations****Flower Gardens, Vegetables, Trees, and Shrubs Use**

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

83
 84 14. Temporary Nursery containers are not allowed to be displayed; all plants in a pot will need
 85 to be in a decorative pot with a concrete paver under it. Pots that have saucers under it
 86 will not be allowed due to water attracting wildlife and mosquitoes. Potted plants on patio
 87 walls must be a minimum four (4) feet from sidewalk. No more than 8 potted plants are
 88 allowed in the Flower Garden. No more than 8 additional potted plants are allowed on the
 89 patio and porch combined. Therefore, 24 total potted plants are allowed outside the
 90 shareholder's unit. Refer to the patio and porch definitions in policy 04-7415-01.

91
 92 15. Trees within Flower Gardens. By definition, trees are woody, perennial plants that have
 93 one central stem, can grow to a considerable height, and normally have a distinct
 94 head. Shrubs are woody, perennial plants that have a number of stems usually produced
 95 from near the soil line of the plant. Due to the potential for damage to the buildings, walls
 96 and plumbing, no trees or shrubs with aggressive root systems are allowed in the Flower
 97 Garden. All trees or shrubs with aggressive root systems will be removed from Flower
 98 Gardens at shareholders' expense after written notification of fifteen-day removal cycle.
 99 However, if an existing tree or shrub poses no danger to Mutual property, an exemption
 100 for a tree or shrub planted in a flower garden may be approved by the board upon written
 101 request by the shareholder. No individual Mutual Director or Mutual Officer can approve
 102 an exemption on their own. Also, dwarf citrus trees may be planted in wooden boxes or
 103 decorative pots, placed on top of a concrete block that will not allow the tree to take root
 104 and located in the Flower Garden. All dwarf citrus trees, Shrubs, Plants and Flowers must
 105 be kept twelve (12) inches below the eaves and at least six (6) inches from the building not
 106 extending past the Flower Garden boarder. Shareholders failing to adhere to these rules
 107 will be responsible for the cost of commercial pruning. Any exception to these rules must
 108 be approved by the board. These exemptions are null and void once the unit changes
 109 ownership, and the trees or shrubs in question will be removed and cost for removal will
 110 be billed to seller through escrow.

VEGETABLES IN FLOWER GARDEN

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 114 1. Small quantities of vegetables may be grown in Flower Gardens in a pot with a
 115 concrete block under the pot, but the Flower Garden cannot be planted entirely
 116 with vegetables.
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 118 2. All vegetables must be grown in a half-inch metal mesh rodent resistant enclosure
 119 minimum height of two feet. Ripe produce must be removed in a timely manner to
 120 deter rodents.

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SEAL BEACH MUTUAL NUMBER FOUR**Physical Property – Resident Regulations****Flower Gardens, Vegetables, Trees, and Shrubs Use**

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TURF AREAS

1. Turf areas are all the grounds located outside of each apartment beyond the drip line and Flower Gardens. Turf areas are common area. These areas are owned by the Mutual and are the exclusive responsibility of the Mutual. Shareholders are not permitted to install, remove, or relocate plants or any other landscaping in the turf areas, including areas around light poles. Shareholders are not permitted to install, remove, relocate, or adjust sprinklers in turf areas. A director has the authority to have any plants, flowers, shrubs or trees removed from the turf areas that are not approved by the Mutual Board.
2. Artificial turf will not be allowed in and around fresh turf areas. Any artificial turf already in place will become the sole responsibility of the shareholder to maintain and replace as needed. At the time of resale or transfer of the share of stock, the shareholder (seller) may be required to remove the artificial turf.
3. Tree issues will be addressed by the Landscape Committee. Under certain circumstances, trees that are removed may not be replaced. As a general policy, however, if a tree is removed it must be replaced somewhere within the mutual. If removal was requested by a shareholder and approved by the board, shareholder will pay for cost of removal, purchase and planting of a new tree. The tree becomes the property of the Mutual and will be maintained by the Mutual at the Mutual's expense.
4. If a shareholder wants a tree planted in an area where no tree was previously planted, approval must be obtained from the Board. The tree shall be planted by the Mutual landscaper and all costs of tree and planting shall be at the shareholder's expense. The tree becomes the property of the Mutual and will be maintained by the Mutual at the Mutual's expense.
5. The Mutual's "common areas" can be used for temporary reasons e.g. construction activity and moving with director approval.
6. Scallop borders, or bordering materials in other shapes, shall not be placed around the base of trees nor shall scallops be positioned in any way that obstructs turf maintenance, such as lawn mowing, leaf and weed removal, or vacuuming of cut grass. Shareholders may not place potted plants or decorative objects at the base of trees as this will restrict the volume of water said tree receives from the sprinklers.
7. Water Restrictions: During drought conditions, landscape and garden watering by shareholders is allowed only on **Tuesdays, Thursdays, and Saturdays from April 1**

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SEAL BEACH MUTUAL NUMBER FOUR**Physical Property – Resident Regulations****Flower Gardens, Vegetables, Trees, and Shrubs Use**

161 **through September 30.** From October 1 through March 31, when the temperature is
 162 cooler and there is more natural rainfall, watering is allowed on Tuesdays and Saturdays
 163 only. Shareholder hoses must be equipped with auto shut-off nozzles. Shareholders are
 164 NOT allowed to hose down hardscape areas such as patios, porches, sidewalks, streets,
 165 and concrete areas.

PLANT GUIDELINES

166
 167
 168
 169 The selection of plants allowed for the gardening areas is not limited to the plants listed here.

Bushes and shrubs that do well:

170
 171
 172
 173 Heavenly bamboo, hibiscus, holly family, hydrangea, indian hawthorn, juniper shrubs, lily of the
 174 Nile, mirror plant, star jasmine, and bottle palm tree.

Smaller flowering plants that do well:

175
 176
 177
 178 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):

179
 180
 181
 182 geraniums, impatiens, marigolds, vincas, and wax begonias

183
 184 Note: The plants listed above seem to be ignored (at this time) by rabbits, but that could change
 185 (Pansies and Lobelias are favorites of Rabbits).

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

186
 187
 188
 189 Asparagus Fern, baby tears, bird of paradise, all fruit trees except citrus, ficus trees, ivy,
 190 spiderwort family, wild mint, selected palm trees based upon location, and firestick plant also
 191 known as milk bush and pencil bush and officially known as euphorbia tirucolli.

192
 193 All citrus trees must be of the dwarf variety and are allowed in the garden area in self-contained
 194 wooden boxes with a concrete block underneath. Any exception of the above must be approved
 195 by the Board. No individual mutual director or mutual officer can approve on their own.

196
 197 No new bottle brush trees are allowed in Mutual Four. Existing trees are grandfathered in and will
 198 not be removed unless diseased or dead, as diagnosed by the Landscape Company and
 199 approved by the Landscape Committee.

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(Sept 2023)

SEAL BEACH MUTUAL NUMBER FOUR

Physical Property – Resident Regulations

Flower Gardens, Vegetables, Trees, and Shrubs Use

Adopted: 22 Jan 12 Amended: 14 Dec 22 Amended: 14 Sept 22
Amended: 08 Mar 23 Amended: 13 Sept 23

Keywords: Mutual Four Flower Gardens Vegetables Trees Shrub Areas

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(Sept 2023)

SEAL BEACH MUTUAL NUMBER FOUR**Physical Property****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:

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 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.**
 34

2. INFRASTRUCTURE PROGRAM:

35 **3 SCE Rebate Projects WITH 42 CHARGERS – 7-year minimum requirement from**
 36 **date of activation.**
 37

38
 39 **2.1.** All shareholders who are part of the original Mutual 4 infrastructure 42 charger
 40 SCE program have paid their initial fees and have chargers installed in their

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

41 assigned carports. These chargers belong to the Mutual. Chargers must be Ever
 42 Charge Level 2 chargers only. Installations must be performed by Doneen
 43 Electric and all costs associated with installations will be paid by shareholder and
 44 SCE grants. **THESE CHARGERS CANNOT BE REMOVED WITHOUT**
 45 **WRITTEN MUTUAL 4 BOARD APPROVAL.**
 46

3. PRIVATE INSTALLATION

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 48
 49 **3.1.** If a shareholder desires a private charger, the shareholder must seek board
 50 approval, provide an HO-6 insurance policy with a minimum of \$500,000 liability
 51 coverage and adhere to all other factors as stated in Davis-Stirling. Also, the
 52 shareholder must use a UL listed, L2 outdoor charger that must be hardwired to
 53 its source and **INSTALLED OR REMOVED BY A QUALIFIED ELECTRICAL**
 54 **CONTRACTOR THAT IS EVITP CERTIFIED.** All costs for installation and the
 55 charger will be paid by the shareholder.
 56

57 **3.2.** The following provisions apply:

58 **3.2.1.** The owner first shall obtain approval from the Mutual to install the
 59 electric vehicle charging station and the association shall approve the
 60 installation if the owner agrees in writing to do all of the following.
 61

62 **3.2.1.1.** Comply with the Mutual's architectural standards for the
 63 installation of the charging station.
 64

65 **3.2.1.2.** Engage the approved licensed electrical contractor that is
 66 EVITP certified to install the charging station.
 67

68 **3.2.1.3.** Pay for all the costs associated with the installation of and
 69 the electricity usage associated with the charging station.
 70

71 **3.2.2.** The owner and each successive owner of the charging station shall
 72 be responsible for all of the following:
 73

74 **3.2.2.1.** Costs for damage to the charging station, common area,
 75 exclusive use common area, or separate interests resulting
 76 from the installation, maintenance, repair, upgrades,
 77 removal, or replacement of the charging station.
 78

79 **3.2.2.2.** Costs for the maintenance, repair, and replacement of the
 80 charging station until it has been removed and for the

(Nov 23)

SEAL BEACH MUTUAL NUMBER FOUR

Physical Property

Electric Vehicle Charging Station Rules

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 from their units or their meters for charging stations their assigned carport stall and install meters in the common areas for charging stations in their assigned 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. All requirements in Section 3 are applicable.

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: 08 Nov 2023

Keywords: Mutual Four Electrical Vehicle Charging Station

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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. (UNFINISHED BUSINESS, ITEM D)
DATE: FEBRUARY 14, 2024
CC: FILE

Currently have under website:

Meeting Documents: Agendas, Summary Reports, Minutes

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: APPROVAL OF MONTHLY FINANCES (NEW BUSINESS, ITEM A)
DATE: FEBRUARY 14, 2024
CC: MUTUAL FILE

I move to acknowledge, per the requirements of the Civil Code Section 5500(a)-(f), a review of the reconciliations of the operating and reserve accounts, operating revenues and expenses compared to the current year's budget, statements prepared by the financial institutions where the Mutual has its operating and reserve accounts, an income and expense statement for the Mutual's operating and reserve accounts, the check registers, monthly general ledger and delinquent assessment receivable reports for the month of December 2023.

SEAL BEACH MUTUAL NO. FOUR

Community Management

Personal Property and Liability Insurance

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- 1. Effective April 1, 2009, Mutual Four, whether residing in their apartment or not, shall carry personal property insurance to cover the personal contents of their apartment, to cover any damage to their apartment for which they are responsible, and to cover any damage, for which they are responsible, to adjacent apartments.
- 2. Effective January 2, 2010, Mutual Four shareholders, whether residing in their apartment or not, shall carry personal property insurance to cover the personal contents of their apartment, to cover any damage to their apartment for which they are responsible, and to cover any damage, for which they are responsible, to adjacent apartments.
- 3. The Golden Rain Foundation and Mutual Four are not responsible for personal property, or damage to personal property stored or parked on the street or in the carport, such as vehicles and other property stored in or under the storage cabinets.
- 4. Shareholder shall obtain sufficient coverage for additional living expenses should the shareholder be unable to occupy their apartment while repairs are made to their apartment.
- 5. Shareholder shall obtain personal liability insurance in an amount sufficient for the indemnification of other persons who may be injured on their property.
- 6. Mutual 4 Requires HO-6 Coverage for all shareholders.
Included should be;
 - 6.1. Liability: \$300,000 minimum required.
 - 6.2. Personal Property: Recommend Shareholder obtain sufficient coverage to ensure the value of ALL your belongings, INCLUDING any items that would not normally be covered on an average personal property policy.
 - 6.3. Building Property – Dwelling: (INTERIOR ONLY) – Recommend enough to cover replacing the interior including upgrades and improvements of your unit.
 - 6.4. Loss Assessment: Recommended
 - 6.5. Additional Living Expense/Loss of Use: Recommended
 - 6.6. Building Codes: Recommend Shareholder verify on their policy. *(Became requirement in CA July 2021)
 - 6.7. Medical: Recommend
 - 6.8. Workers Compensation: (Caretakers, Contractors)
- 7. Shareholder should consider obtaining sufficient coverage to insure the value of any artwork, jewelry, antiques, or other items that would not normally be covered by an average policy for personal property.

(April 2022)

SEAL BEACH MUTUAL NO. FOUR

Community Management

Personal Property and Liability Insurance

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Document History

Adopted: 14 Mar 2018 Amended 13 April 2022

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(April 2022)