

AGENDA
REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL FOUR
March 13, 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. 2320, by 03/12/2024 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 03/12/2024 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
Darrien Moore, Building Inspector
Dinna Kong, Portfolio Specialist

4. APPROVAL OF MINUTES

- a. **Regular Meeting Minutes of February 14, 2024.**

5. **BUILDING INSPECTOR'S REPORT**

Mr. Moore

Permit activity; escrow activity; contracts & projects; shareholder and mutual requests (p.3)

- a. Discuss and Vote to Approve Anguiano Lawn Care Proposal for Unit # 42-D. (pp.4-6)

- b. Discuss and Vote to Approve J&J Landscaping Proposal for Unit # 74-F. (pp.7-9)

- c. Discuss and Vote to Approval MP Construction Change Order 2 for Unit # 45-H. (pp.10-12)

6. GRF REPRESENTATIVE

Ms. Gerber

7. SECRETARY / CORRESPONDENCE

Ms. Falconer

8. CHIEF FINANCIAL OFFICER'S REPORT

Ms. Green

- a. Discuss Idle Funds Options.

9. UNFINISHED BUSINESS

- a. Discuss and Vote to Ratify Rule 04-7471-1 – Termite Control. (pp.13-14)

- b. Discuss and Vote to Amend Rule 04-7496-1- Electric Vehicle Charging Station Rules. (pp.15-18)

- c. Discuss and Vote to Amend Unit Electric Circuit Panel Replacement Plan. (pp.19-20)
- d. Discuss and Vote to Amend Procedure 04-7452-3 – Equipment Standards. (pp.21-24)
- e. Discuss and Vote to Amend Rule 04-7701-1- Personal Property and Liability Insurance & 04-7701-4- Personal Property and Liability Insurance Form. (pp.25-29)
- f. Discuss Rule 04-7585-1 – Governing Document Compliance Corrective Measures and Fines. (pp.30-34)
- g. Discuss Mutual Four no longer will be responsible for refrigerators, stoves, and ovens.
- h. Discuss Options that Meet the Requirements of AB 1572.
- i. Discuss Mutual Four Taco Fiesta.

10. NEW BUSINESS

- a. Approval of Monthly Finance. (p.35)
- b. Discuss and Vote to Allow J&J to Park A Cart and Use A Storage Unit within Mutual Four. (p.36)
- c. Discuss and Vote to Approve J&J Landscaping Proposal on Plants Surrounding EV Gear Boxes. (pp.37-40)
- d. Discuss and Appoint Inspectors of Elections. (p.41)
- e. Discuss and Vote to Approve Cumulative Voting Statement. (p.42)

STAFF BREAK BY 11:00 a.m.

11. PORTFOLIO SPECIALIST REPORT

Ms. Kong

12. COMMITTEE REPORTS

- | | |
|------------------------------|--------------|
| a. Member Services Committee | |
| b. Facilities Committee | Ms. Falconer |
| c. Operations Committee | Ms. Potter |
| d. Administration Committee | Ms. Kuhl |
| e. Landscape | Mr. Cross |
| f. Special Events | Ms. Glasser |
| g. Electric Vehicle | Ms. Green |

13. ANNOUNCEMENTS

- a. **NEXT MEETING: Wednesday, April 10, 2024, Open Forum begins at 8:30 a.m. and the Meeting begins at 8:45 a.m. in 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: **MARCH**

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
42-D	Cement Strip	GRF	02/29/24	03/15/24	NO		Anguiano
47-I	REMODEL	BOTH	06/27/22	03/01/23	YES	inspection correction 09/18/23	HANDYCREW
74-D	Cabinets	BOTH	12/28/23	02/28/24	NO	FINAL - 02/23/24	LW DÉCOR
74-F	Cart Pad	GRF	02/20/24	05/02/24	NO		J&J Landscape
79-G	Cabinets/Fridge	Both	02/21/24	08/21/24	NO		Cal Custom
80-J	Remodel	BOTH	10/30/23	10/30/24	NO	HALF FINAL - 01/16/24	CAL CUSTOM
84-I	POPCORN/REMODEL	BOTH	10/05/23	04/30/24	NO		MP CONSTRUCTION
84-J	KITCHEN	BOTH	01/20/24	03/30/24	NO		MAMUSCIA CONSTRUCTION
89-D	FLOORING	GRF	02/15/24	03/30/24	NO		KARYS CARPET

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-E			01/17/24	01/25/24	01/18/24				
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

Mutual Corporation No. Four

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE ANGUIANO LAWN CARE PROPOSAL FOR UNIT # 42-D. (BUILDING INSPECTOR'S REPORT, ITEM A)
DATE: MARCH 13, 2024
CC: MUTUAL FILE

I move to approve Anguiano Lawn Care Proposal # 19174 to remove garden area edge blocks and replace with 5" wide 35 LN FT long cement mow strip for unit # 42-D. Work to be done at shareholder's expense.

**GOLDEN RAIN FOUNDATION
BUILDING PERMIT**

Fee: \$ 25.00 Permit: # 19174

START DATE 02/29/2024 MUTUAL 04-0000 APT NO 042D

COMPLETION DATE 03/15/2024 TODAY'S DATE 02/21/2024

RESIDENT NAME Mary Regalado ADDRESS 1320 Knollwood Road #42D

NATURE OF ALTERATION:

Remove garden area edge blocks replace with 5" wide 35 LN FT long cement mow strip.

(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 Regalado, 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 _____
Anguiano Lawn Care
GRF Inspection/Supervisor, Physical Property Office 02/21/24 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 J&J LANDSCAPING PROPOSAL FOR UNIT # 74-F. (BUILDING INSPECTOR'S REPORT, ITEM B)
DATE: MARCH 13, 2024
CC: MUTUAL FILE

I move to approve J&J Landscaping Proposal # 19176 to remove grass, install cart part with 5' x 9', and re-route sprinklers as needed for unit # 74-F. Work to be done at shareholder's expense.

**GOLDEN RAIN FOUNDATION
BUILDING PERMIT**

Fee: \$ 25.00

Permit: # 19176

START DATE 02/20/2024 MUTUAL 04-0000 APT NO 074F
 COMPLETION DATE 05/02/2024 TODAY'S DATE 02/21/2024
 RESIDENT NAME Sandra Carlson ADDRESS 1351 Weeburn Road #74F

NATURE OF ALTERATION:

Remove grass install cart pad with pavers 5' x9'. Re-route sprinklers as needed.

(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, Sandra Carlson, 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 _____
J&J Landscaping

[Signature] 02/22/24
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	_____	_____		_____	_____



5'

- Remove grass
- Install cart pad with pavers 5 ft. x 9 ft.
- Re route sprinklers as needed

9'

Mutual Corporation No. Four

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE MP CONSTRUCTION CHANGE ORDER 2 FOR UNIT # 45-H. (BUILDING INSPECTOR'S REPORT, ITEM C)
DATE: MARCH 13, 2024
CC: MUTUAL FILE

I move to approve MP Construction change order 2 to build an outside wall and remove concrete of walkway to install new pavers for unit # 45-H. Work to be done at shareholder's expense.

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

RECEIVED
JAN 24 2024
Community Facilities

CHANGE ORDER 2

PROJECT - mp
PROPOSAL SUBMITTED BY:

mp construction

JOB ADDRESS:

1281 Knollwood rd
4- #45 H

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

Build out out side wall, Remove concrete
of sidewalk walkway to install new pavers

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

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

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

NEW TOTAL \$ _____

YOUR SIGNATURE BELOW SIGNIFIED YOUR ACCEPTANCE

M. St. Wiley
CONTRACTOR'S SIGNATURE

1-22-2024
DATE

DIRECTOR SIGNATURE

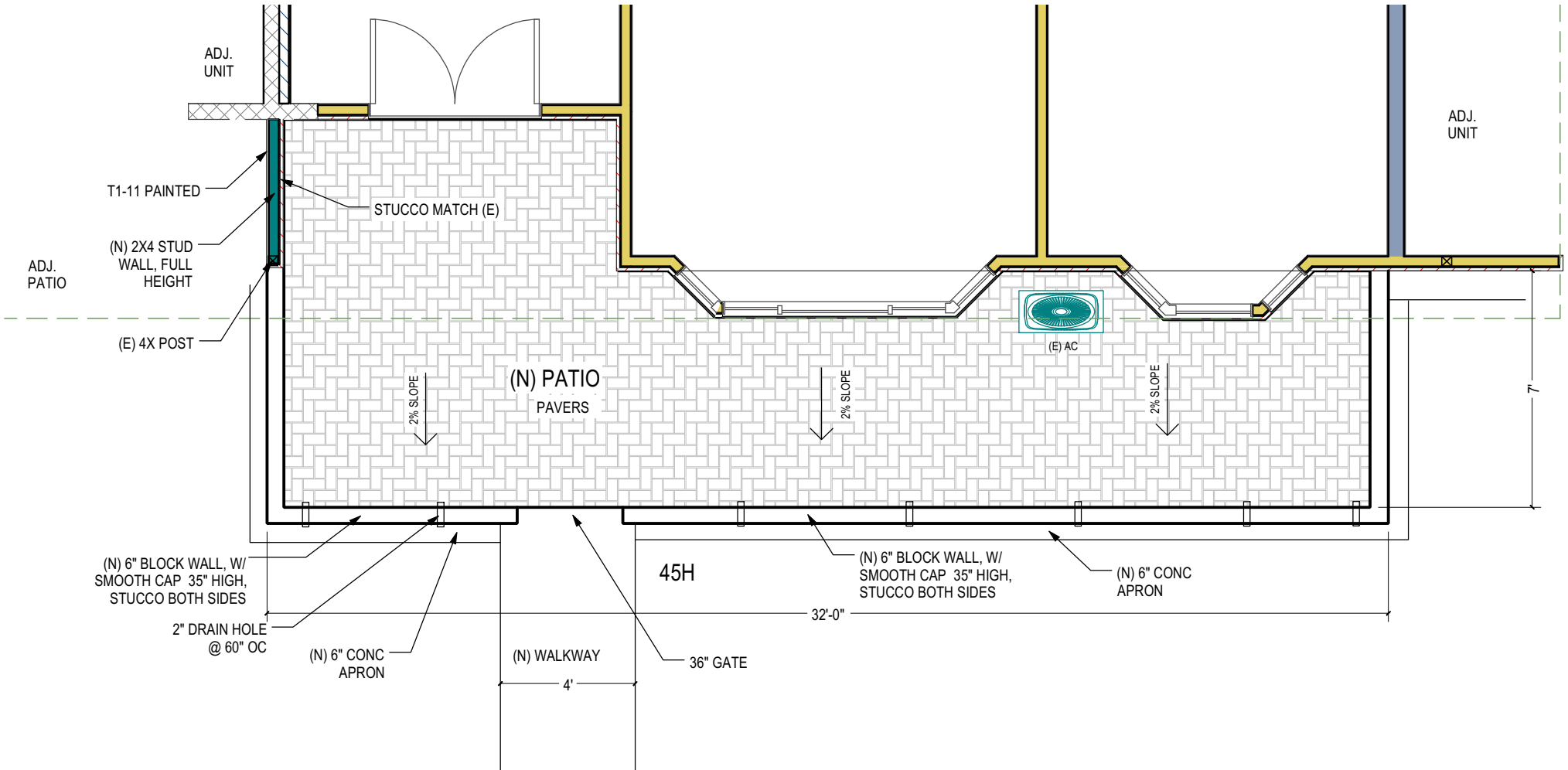
[Signature]
MEMBER SIGNATURE

DATE

1/22/2024
DATE

INSPECTOR SIGNATURE

DATE



PATIO REMODEL, rev b
 1261 KNOLLWOOD RD UNIT 45H M4
 SEAL BEACH CA

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: MARCH 13, 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

1 **Pest Control**

2
3 Any structural damage caused by a termite infestation shall be repaired or replaced at Mutual
4 Expense.

5 Mutual 4 is obligated by California Civil Code 4775 to maintain common areas which include
6 attics, turf, mutual common area gardens, walkways and patios. The mutual also must control.
7 mutual common area structures from pests such as rodents and termites. The removal of bees'
8 nests, carpenter bees, wasps' nests, yellow jacket hives, and fleas that inhabit the common area
9 are the responsibility of the mutual. The shareholder is responsible for the treatment of ants,
10 roaches, silverfish, mites, gnats, mosquitoes, flies, silverfish, vinegar flies, spiders, pantry pests,
11 weevils, earwigs, crickets, lizards, bedbugs, fleas, and other pests inside the unit. The
12 shareholder must contact a mutual director who will pass the request on to Service Maintenance
13 or they may use a service company at their own expense. ~~The mutual director will inform the~~
14 ~~shareholder of any monetary responsibility.~~
15
16

Document History

Adopted: 13 Dec 2017

Amended: ~~14 Feb 2024~~

13 Mar 2024

Keywords: Mutual Four

Termite Control

17
18

| (~~Feb-Mar~~ 24)

Mutual Corporation No. Four

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO AMEND RULE 04-7496-1 – ELECTRIC VEHICLE CHARGING STATION RULES. (UNFINISHED BUSINESS, ITEM B)
DATE: MARCH 13, 2024
CC: MUTUAL FILE

I move to propose a rule change amending Rule 04-7496-1 – Electric Vehicle Charging Station Rules of the Rules and Regulations 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

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

16 **1. GENERAL:**

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 Charger activation. That shareholder and each successor shareholder shall
28 provide the 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

35 **2. INFRASTRUCTURE PROGRAM:**

36 **3 SCE Rebate Projects WITH 42 CHARGERS – 710-year minimum requirement**
37 **from date of activation.**
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

(~~Nov-23~~Apr 24)

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

47 **3. PRIVATE INSTALLATION**

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~~Apr 24)

SEAL BEACH MUTUAL NUMBER FOUR

Physical Property

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

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~~
10 Apr 2024

Keywords: Mutual Four Electrical Vehicle Charging Station

111

(~~Nov 23~~Apr 24)

Mutual Corporation No. Four

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO AMEND UNIT ELECTRIC CIRCUIT PANEL REPLACEMENT PLAN. (UNFINISHED BUSINESS, ITEM C)
DATE: MARCH 13, 2024
CC: MUTUAL FILE

I move to amend the unit electric circuit panel replacement plan submitted on 1/10/24 by adding "replace one-bedroom units first every month".

Unit Circuit Panel Replacement Plan

1. Identify the units that need replacement of electric circuit panels during fire inspections. If it is determined that that the panel poses a risk, it will be replaced immediately.
2. Effective immediately, all remodels will require inspection of existing electric circuit panels and if necessary, they will be replaced at the Shareholders expense.
3. Effective immediately, all sales of units will require inspection of existing electric circuit panels and if necessary, a the panel poses a risk, they will be replaced at the Mutuals Expense.
4. Panel replacements will commence with 1 bedroom units and be continued with 1 replacement every other month.
- ~~4.~~ 5. This Entire process will continue until all electric panels requiring replacement are replaced.

Mutual Corporation No. Four

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO AMEND PROCEDURE 04-7452-3 – EQUIPMENT STANDARDS. (UNFINISHED BUSINESS, ITEM D)
DATE: MARCH 13, 2024
CC: MUTUAL FILE

I move to propose a rule change amending procedure 04-7452-3 – Equipment Standards of the Rules and Regulations.

SEAL BEACH MUTUAL NO. FOUR

PHYSICAL PROPERTY

Equipment Standards

1.1 An updated standardized appliance list is available at the Purchasing Department.

~~It is recommended that the Mutuals approve a revised standardization of appliances list and that this list be updated by the Purchasing Department from time to time as manufacturers improve, modify or replace models, thereby altering the current applicable model numbers. The revised list will be published annually.~~

<u>REFRIGERATORS</u>	<u>DESCRIPTION</u>
Kenmore 46-60502	Top Freezer, 18.0-cu ft., White
Kenmore 46-60504	Top Freezer, 18.0-cu ft., Bisque
Kenmore 46-60509 (special order)	Top Freezer, 18.0-cu ft., Black
Whirlpool WRT318FZDW (alternate only)	Top Freezer, 18.2-cu ft., White
Whirlpool WRB329DMBW (special order)	Bottom Freezer, 18.7-cu ft., White
Whirlpool WRB329DMBB (special order)	Bottom Freezer, 18.7-cu ft., Black
Whirlpool WRB329DMBM (special order)	Bottom Freezer, 18.7-cu ft., Stainless Steel

ELECTRIC OVENS

Sears Kenmore Brand	White 22-49402
_____	Black 22-49409
_____	SS 22-49403

ELECTRIC COOKTOPS

Sears Kenmore Brand	White 22-41202
_____	Black 22-41209
_____	SS 22-41203

WASTE DISPOSALS

Insinkerator, ¾ H.P.	Pro Essential — PRO ES
---------------------------------	-----------------------------------

KITCHEN FAUCETS

Delta #100-LF-HDL	Without hose
Delta #300-DST	With sprayer

BATHROOM FAUCETS

Delta B510LF

BATHROOM SHOWER FIXTURES

Delta Shower Head 59462	White
------------------------------------	------------------

KITCHEN SINKS

(~~Dec-16~~Apr 2024)

SEAL BEACH MUTUAL NO. FOUR

PHYSICAL PROPERTY

43	Kohler K5950W	White
44	Kohler K5950A	Almond
45	Kohler K5950B	Bisque
46	<u>BATHROOM SINKS DESCRIPTION</u>	
47	Mansfield 249 4"	Round — Bone and White
48	Mansfield 249 4"	Oval — Bone and White

49		
50	<u>BATHROOM TOILET BOWLS & TANKS</u>	
51	Toto C715 #01 Bowl	White Standard
52	Toto C715#03 Bowl	Bone Standard
53	Toto C744 #01 Bowl	White Hi-Boy
54	Toto C744 #03 Bowl	Bone Hi-Boy
55	Toto ST743 #01 Tank	White, 1.28gpf
56	Toto ST743 #03 Tank	Bone, 1.28gpf

57		
58	<u>BATHROOM FAN/HEATER</u>	
59	Nutone	Model 9965

60		
61	<u>WASHERS</u>	
62	Maytag Model MVW18PDAWW	Top Load, Digital
63	Maytag Model MVW18CSAWW	Top Load, Coin Slide WASHER
64	Maytag Model MHN30PD	Front Load, Digital
65	Maytag Model MVW18MNAWW	Top Load, Non-Coin
66	Whirlpool Model CAE2763BQ	Top Load, Coin Slide
67	Whirlpool Model CAE2793BQ	Top Load, Non-Coin
68	Speed Queen Model SWNBC2SP112TW01	Top Load, Digital, Stainless Tub
69	Speed Queen Model SWNBC2PP112TW01	Top Load, Digital, Porcelain Tub
70	Speed Queen Model SWNSX2SP112TW01	Top Load, Coin Slide, Stainless Tub
71	Speed Queen Model SWNSX2PP112TW01	Top Load, Coin Slide, Porcelain Tub
72	Speed Queen Model LWN432SP113TW01	Top Load, Non-Coin, Standard, No Electronics

73		
74	<u>DRYERS</u>	
75	Maytag Model MDE18CSAYW	Coin Slide
76	Maytag Model MDE18MNAYW	Non-Coin
77	Whirlpool Model CEM2763BQ	Coin Slide
78	Speed Queen Model SDET07W	Digital
79	Speed Queen Model LDE30RGS173TW01	Non-Coin

80		
81	<u>ELECTRIC WATER HEATERS</u>	
82	30-Gallon 3000W, Low Boy	American Standard E30L-2-12
83	40-Gallon 3000W, Low Boy	American Standard E40L-2-12
84	50-Gallon 4500W, Tall	American Standard E50T-6

(Dec-16Apr 2024)

SEAL BEACH MUTUAL NO. FOUR

PHYSICAL PROPERTY

85
86
87
88
89
90
91
92
93
94
95
96

WATER HEATER ALARMS

~~Model PWA 4NE49 Pro Series~~
~~Sonin Water Alarm with Dual Sensor Model 00702~~

SMOKE DETECTORS

~~BRK/First Alert, Hardwired, Battery Back-up Model 9120B~~
~~Kidde, Wireless, 10-year Battery Model i9010~~
~~Kidde, Hard-Wired, 10-year Battery Back-up Model i12010S~~

Document History

Adopted:

Amended: ~~01 Dec 2013~~
~~01 Dec 2016~~
10 Apr 2024

Keywords: Mutual Four Eligibility Requirements

97
98

(~~Dec-16~~Apr 2024)

Mutual Corporation No. Four

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO AMEND RULE 04-7701-1- PERSONAL PROPERTY AND LIABILITY INSURANCE & 04-7701-4 – PERSONAL PROPERTY AND LIABILITY INSURANCE FORM. (UNFINISHED BUSINESS, ITEM E)
DATE: MARCH 13, 2024
CC: MUTUAL FILE

I move to propose rule change by amending Rule 04-7701-1- Personal Property and Liability Insurance and 04-7701-4 – Personal Property and Liability Insurance Form of the Rules and Regulations 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 NO. FOUR

Community Management

Personal Property and Liability Insurance

- 1
- 2 1. Effective April 1, 2009, Mutual Four, whether residing in their apartment or not, shall carry
- 3 personal property insurance to cover the personal contents of their apartment, to cover
- 4 any damage to their apartment for which they are responsible, and to cover any damage,
- 5 for which they are responsible, to adjacent apartments.
- 6
- 7 2. Effective January 2, 2010, Mutual Four shareholders, whether residing in their apartment
- 8 or not, shall carry personal property insurance to cover the personal contents of their
- 9 apartment, to cover any damage to their apartment for which they are responsible, and
- 10 to cover any damage, for which they are responsible, to adjacent apartments.
- 11
- 12 3. The Golden Rain Foundation and Mutual Four are not responsible for personal property,
- 13 or damage to personal property stored or parked on the street or in the carport, such as
- 14 vehicles and other property stored in or under the storage cabinets.
- 15
- 16 4. Shareholder shall obtain sufficient coverage for additional living expenses should the
- 17 shareholder be unable to occupy their apartment while repairs are made to their
- 18 apartment.
- 19
- 20 5. Shareholder shall obtain personal liability insurance in an amount sufficient for the
- 21 indemnification of other persons who may be injured on their property.
- 22
- 23 6. Mutual 4 Requires HO-6 Coverage for all shareholders.
- 24 Included should be;
- 25 6.1. Liability: ~~\$300,000~~\$300,000 minimum required. Shareholders with EV chargers in
- 26 their appointed stalls are required \$500,000 liability minimum.
- 27 6.2. Personal Property: Recommend Shareholder obtain sufficient coverage to
- 28 ensure the value of ALL your belongings, INCLUDING any items that would not
- 29 normally be covered on an average personal property policy.
- 30 6.3. Building Property – Dwelling: (INTERIOR ONLY) – Recommend enough to cover
- 31 replacing the interior including upgrades and improvements of your unit.
- 32 6.4. Loss Assessment: Recommended
- 33 6.5. Additional Living Expense/Loss of Use: Recommended
- 34 6.6. Building Codes: Recommend Shareholder verify on their policy. *(Became
- 35 requirement in CA July 2021)
- 36 6.7. Medical: Recommend
- 37 6.8. Workers Compensation: (Caretakers, Contractors)
- 38
- 39 7. Shareholder should consider obtaining sufficient coverage to insure the value of any
- 40 artwork, jewelry, antiques, or other items that would not normally be covered by an
- 41 average policy for personal property.

| (April ~~2022~~2024)

SEAL BEACH MUTUAL NO. FOUR

Community Management

Personal Property and Liability Insurance

42
43
44

Document History

Adopted: 14 Mar 2018 Amended ~~13-10~~ April
~~2022~~2024

Keywords: Mutual Four Personal Property Liability Insurance

45

(April ~~2022~~2024)

SEAL BEACH MUTUAL NO. FOUR

Community Management

Personal Property and Liability Insurance Form

- 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
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. Shareholders with EV chargers in their appointed stalls are required \$500,000 liability minimum.~~
 - 6.1-6.2. ~~300,000 minimum required~~
 - 6.2-6.3. 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.
 - 6.3-6.4. Building Property – Dwelling (INTERIOR ONLY) – Recommend enough to cover replacing the interior including upgrades and improvements of your unit.
 - 6.4-6.5. Loss Assessment: Recommended
 - 6.5-6.6. Additional Living Expense/Loss of Use: Recommended
 - 6.6-6.7. Building Codes: Recommend Shareholder verify on their policy. *(Became requirement in CA July 2021)
 - 6.7-6.8. Medical: Recommend
 - 6.8-6.9. Workers Compensation: (Caretakers, Contractors)
 7. Shareholder should consider obtaining sufficient coverage to ensure the value of any artwork, jewelry, antiques, or other items that would not normally be covered by an

| (April 2024~~2~~)

SEAL BEACH MUTUAL NO. FOUR

Community Management

Personal Property and Liability Insurance Form

average policy for personal property.

42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61

I have read and understood what is required for personal property and liability insurance in the above named Mutual, including necessary documentation.

Prospective Buyer

Date

Prospective Buyer

Date

Prospective Buyer

Date

Document History

Adopted: 10³ April
~~2022~~2024

Keywords: Mutual Four Personal Property Liability Insurance

62

SEAL BEACH MUTUAL NUMBER FOUR**Shareholder Regulations****Governing Document Compliance Corrective Measures, Shareholder Code of Conduct, and Fines**

General Violations. In order to enforce the Governing Documents and Rules and Regulations, the Mutual Board may levy, assess, and collect reasonable fines as established by the Board of Directors pursuant to these Rules and the Fine Schedule attached hereto as Exhibit "A" and incorporated herein. The fines will be assessed against the Shareholder for violations by the Shareholder, members of the Shareholder's family, or the Shareholder's guests, invitees, licensee, tenants, or lessees, pursuant to the following policy:

Violations. If there is a violation of the Governing Documents, including the Occupancy Agreement or these Rules, any Shareholder may contact the Mutual Board, in order to report the alleged violation. Violation reports should be in writing and should describe the violation, identify the alleged violator, and identify the individual making the report. Upon receipt of a violation report, the Mutual Board will commence the enforcement process and determine whether a violation has occurred. The Mutual Board has complete discretion to decide whether to take action on a written violation complaint and what action, if any, will be taken. The Mutual Board may investigate any reported violation in order to determine whether the alleged violation has potential merit and, if so, whether the violation warrants action by the Board. Violations may also be noted by members of the Mutual Board, GRF, and/or staff during regular walkthroughs of the Mutual.

Enforcement Procedures. The Mutual reserves the right to take legal action in order to enforce compliance with the Governing Documents at any stage in the enforcement process. Serious violations warranting immediate action may be forwarded to legal counsel with or without taking the steps outlined below. Violations which the Mutual Board decides to address internally will be dealt with as follows: Upon determination that an alleged violation has potential merit, a courtesy notice (warning letter) may, in the discretion of the Mutual Board, be sent to the allegedly offending Qualifying Resident/Shareholder ("Respondent") identifying the violation and requesting compliance within a stated period of time. A courtesy notice is not required prior to calling Respondent to hearing.

The Mutual shall send a notice of hearing to the Respondent stating the nature of the alleged violation, referencing the specific provision of the Governing Documents which the Respondent is alleged to have violated, and inviting the Respondent to appear at a hearing before the Mutual Board to be held no sooner than fifteen (15) days from the date of the notice. The notice shall further advise the Respondent of his or her right to attend the hearing, submit a statement of defense to the Mutual Board in advance of the hearing or present a statement of defense and supporting witnesses at the hearing. If the Respondent does not attend the hearing, the Respondent waives these rights.

The Mutual Board shall conduct the hearing in executive session and shall afford the

(May 22)

SEAL BEACH MUTUAL NUMBER FOUR**Shareholder Regulations**

43 Respondent a reasonable opportunity to be heard. If the Shareholder is found to be in violation
 44 of the Governing Documents following the hearing, the Mutual Board may do any of the
 45 following, as noted in the hearing notice:

- 46
- 47 a. Impose a monetary fine against the Shareholder pursuant to the Fine Schedule.
 - 48
 - 49 b. Levy a special reimbursement assessment against the Shareholder pursuant to the
 50 Governing Documents.
 - 51
 - 52 c. Declare the Shareholder to be not in good standing as set forth in these Rules.
 - 53
 - 54 d. Any combination of the above.
 - 55

56 Any disciplinary action taken should be recorded in the minutes of the meeting at which the
 57 disciplinary action was taken by the Mutual Board. No action against the Respondent arising
 58 from the alleged violation may take effect before five (5) days after the hearing.

59

60 The Mutual Board shall provide the Shareholder with written notice of the outcome of the hearing
 61 and any disciplinary action taken by the Mutual Board within ten (10) days after the hearing. In
 62 the case of a continuing violation, notice of a continuing fine, if authorized by the Fine Schedule,
 63 or notice of a subsequent hearing on the same violation to be held no sooner than thirty (30)
 64 days from the original hearing date, unless the violation is sooner remedied

65

66 Fines imposed by the Mutual Board after a hearing shall be due immediately upon notice of the
 67 hearing decision to the Owner. Special Assessments levied by the Mutual Board shall be due
 68 thirty (30) days from the date of the notice of hearing decision, or upon such other later date
 69 specified therein not to exceed sixty (60) days from the date of the notice

70

71 Fine Schedule. The schedule of monetary penalties which the Mutual Board may impose for
 72 general violations in accordance with the above procedures is attached to these Rules as Exhibit
 73 "A". The Mutual Board reserves the right to revise the Fine Schedule at any time through a rule
 74 change procedure and the most recent Fine Schedule shall be distributed to the Shareholders
 75 on an annual basis. Fines for parking violations are not included in Exhibit "A" but, rather, are
 76 set forth in Exhibit "B".

77

78 Shareholder Rules of Conduct. The Purpose of the Shareholder Rules of Conduct is to protect
 79 Golden Rain Foundation (GRF) and Mutual 4, including GRF staff, GRF contracted service
 80 providers, GRF members and Mutual 4 contracted service providers. Mutual 4 has a duty and a
 81 fiduciary responsibility to enforce its governing documents and protect GRF Trust Property,
 82 Mutual 4 Property and assets. The Rules of Conduct apply to Mutual 4 shareholders, qualified
 83 permanent residents, co-occupants, renters, caregivers and their visitors. Mutual 4 shareholders
 84 are responsible for the actions of those associated with their property, including the following:

(May 22)

SEAL BEACH MUTUAL NUMBER FOUR

Shareholder Regulations

85 Qualified Permanent Resident, Co-occupants, Renters, Caregivers and their visitors.
 86 Interactions with others must be respectful and non-abusive, both verbally and physically.
 87 Behaviors such as the following are prohibited:
 88
 89 Verbal or physical violence, implied or actual (threats);
 90
 91 Personal insults and yelling;
 92
 93 Any form of discrimination;
 94
 95 Unwanted or offensive touching, filming, photography and recording;
 96
 97 Unwanted sexually aggressive language;
 98
 99 Directing objects or substances at another person with intent to harm or intimidate;
 100
 101 Disruptive behavior, personal attacks or harassment during Mutual 4 meetings;
 102
 103 Creating a hostile work environment for GRF staff and Mutual 4 contracted service providers;
 104
 105 Bodily odor or uncleanliness that would be considered offensive or a health and safety hazard
 106 to others;
 107
 108 Willful damage to Mutual 4 property;
 109
 110 Non-compliance with Mutual 4 Governing Documents.
 111
 112 Non-Compliance will result in a penalty (see Exhibit A, Fine Schedule,). To protect M4, repeat
 113 offenders may be subject to legal action. For offenses that are governed by City, State or Federal
 114 Laws, the appropriate authorities will be contacted.

FINE SCHEDULE (Exhibit A)

<u>Violations</u>	1st Offense	2nd and each subsequent and/or continuation of offense
Residency/occupancy violations e.g., unauthorized occupants, guests residing longer than permitted	Notice to comply within 48 hours	Notice, hearing, and fine of \$500 and \$100 per day for each additional day of non-compliance.

(May 22)

SEAL BEACH MUTUAL NUMBER FOUR**Shareholder Regulations**

Violation of Mutual Occupancy Agreement & all other Rules & Regulations	Written Warning	Notice, hearing, and fine of \$500 and \$100 per day for each additional day of non-compliance.
Violation of Leasing Rules	Notice, hearing, and fine \$500	Notice, hearing, and fine of up to \$1500
Violation of leasing Rules-- Lease for less than thirty days (short-term rental)	Notice, hearing, and fine \$500	Notice, hearing, and fine of up to \$1500, and \$100 per day for each additional day of non-compliance

118
119
120
121
122

All fines collected by Mutual 4 go to General Operating Fund of Mutual 4

FINE SCHEDULE (Exhibit B)

<u>Violations</u>	<u>1st Offense</u>	<u>2nd Offense</u>	<u>3rd and each subsequent and/or continuation of offense per day at the discretion of the board</u>
Vehicle parked in Unassigned Parking Space or Restricted Parking Space	Written warning and removal of vehicle within 24 hours or immediately	\$50.00	\$100.00
Vehicle Blocking Crosswalk	Written warning and removal of vehicle within 24 hours	\$50.00	\$100.00
Vehicle with Expired or Invalid State Registration	Written warning and removal of vehicle within 24 hours	\$100.00	\$100.00
Parking in Handicap Parking without Appropriate Display	Written warning and removal of vehicle within 24 hours	\$100.00	\$200.00
Hazardous Materials Leaking from Vehicle	Written warning and removal of	\$50.00	\$50.00

(May 22)

SEAL BEACH MUTUAL NUMBER FOUR**Shareholder Regulations**

	vehicle within 24 hours		
Overparking in Limited Time Parking	Written warning and removal of vehicle	\$50.00	\$100.00
Vehicle has No Valid GRF Decal or Parking Permit Displayed	Written warning and removal of vehicle within 48 hours	\$50.00	\$100.00
Parked on Sidewalk or Grass	Written warning and removal of vehicle within 24 hours	\$50.00	\$50.00
Red Zone---Bus Stop	Written warning and removal of vehicle within 24 hours	\$50.00	\$100.00
Red Zone---Fire Hydrant	No warning and removing of vehicle immediately	TOW	TOW
RV or VUFR--- No Jack Support, or Inadequate Jack Support	Written warning and removal of vehicle within 24 hours	\$50.00	\$50.00
RV or VUFR---Parked More than 72 Hours	Written warning and removal of vehicle within 24 hours	\$50.00	\$50.00

123

124

Document History

Adopted: 11 June 18 Amended: 12 January 22 Amended: 09 March 22
 Amended: 11 May 22

Keywords: Mutual Four Compliance Fines Corrective Measures

125

(May 22)

Mutual Corporation No. Four

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: APPROVAL OF MONTHLY FINANCES (NEW BUSINESS, ITEM A)
DATE: MARCH 13, 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 February 2024.

Mutual Corporation No. Four

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO ALLOW J&J TO PARK A CART AND USE A STORAGE UNIT WITHIN MUTUAL FOUR. (NEW BUSINESS, ITEM B)
DATE: MARCH 13, 2024
CC: MUTUAL FILE

I move to allow J&J Landscaping to park a cart and use a storage unit within Mutual Four carport 57 area.

Mutual Corporation No. Four

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE J&J LANDSCAPING PROPOSAL ON PLANTS SURROUNDING EV GEAR BOXES. (NEW BUSINESS, ITEM C)
DATE: MARCH 13, 2024
CC: MUTUAL FILE

I move to approve J&J Landscaping proposal to plant 7 (15 gallon) plants: silversheen or Carolina cherry at 3 EV gear box locations at a cost not to exceed a total cost of \$ 1,650. Funds to come from Landscape Extra and authorize the President to sign any necessary documentation.

OR

I move to approve J&J Landscaping proposal to plant 7 (5 gallon) plants: silversheen or Carolina cherry at 3 EV gear box locations at a cost not to exceed a total cost of \$ 960. Funds to come from Landscape Extra and authorize the President to sign any necessary documentation.



J & J
Landscaping

Lic# 790032

PROPOSAL

(562) 650-1511
CD_Juventud@yahoo.com

11535 Belcher St.,
 Norwalk, CA 90650

Attention:
 Mutual No. 4
 Golden Rain Foundation
 P.O. Box 2069
 Seal Beach, CA 90740
 Date: 2-28-24

Description	Quantity	Unit Price	Cost
Plant 7 (15 gallon) plants : silversheen or Carolina cherry at each transformer box	3 boxes		\$ 1,650
Plant 7 (5 gallon) plants : silversheen or Carolina cherry at each transformer box	3 boxes		\$ 960
Storage units : 1 in middle of CP 57 next to building 40 Cart: 1 end of CP 57 west side			
Labor and materials		Total	

Thank you for choosing J & J Landscaping!





10

Mutual Corporation No. Four

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPOINT INSPECTORS OF ELECTIONS.
(NEW BUSINESS, ITEM D)
DATE: MARCH 13, 2024
CC: MUTUAL FILE

I move to appoint HOA Elections of California as Mutual Four's Inspectors of Election for the 2024-2025 Election of Directors.

Mutual Corporation No. Four

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE CUMULATIVE VOTING STATEMENT.
(NEW BUSINESS, ITEM E)
DATE: MARCH 13, 2024
CC: MUTUAL FILE

I move, per the Mutual's Bylaws, Article IV, Section 7, I _____ Shareholder of Mutual Four
Unit _____, intend to vote cumulatively for the Elections of Directors for the 2024-2025 term of office.