

**MINUTES OF THE REGULAR MONTHLY MEETING OF
THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL FOUR
March 13, 2024**

The Regular Monthly Meeting of the Board of Directors of Seal Beach Mutual Four was called to order, following the Open Forum for shareholders to address the Board, by President Kuhl at 8:45 a.m. on Wednesday, March 13, 2024, in Bldg. 5, Conference Room B and via Zoom Conference Call.

PLEDGE OF ALLEGIANCE

Patti Green called the Pledge of Allegiance.

ROLL CALL

Present: President Kuhl, Vice President Glasser, Secretary Falconer, Chief Financial Officer Green, Directors Potter, Cross, and Aguero

GRF Representative: Ms. Gerber (**Absent**)

Guests: Three Mutual Four shareholders (**in person**)
Zero Mutual Four shareholders (**via zoom**)

Staff: Mr. Moore, Building Inspector
Ms. Barua, Sr. Portfolio Specialist (**via zoom**)
Ms. Kong, Portfolio Specialist

MINUTES

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

RESOLVED to approve the Regular Meeting Minutes of February 14, 2024, as presented.

The MOTION passed unanimously.

BUILDING INSPECTOR'S REPORT

Building Inspector, Moore presented his report (attached).

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

RESOLVED to allow J&J Landscaping to park a cart and use a storage unit within Mutual Four carport 57 area. No Fuel to be stored.

The MOTION passed unanimously.

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

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

The MOTION passed unanimously.

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

RESOLVED 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. Patio and mow strip not to be less than 4 feet from the sidewalk. Work to be done at shareholder's expense.

The MOTION passed unanimously.

Following questions, Building Inspector Moore left the meeting at 9:19 a.m.

GRF REPRESENTATIVE REPORT

No updates.

SECRETARY'S REPORT / CORRESPONDENCE

Secretary Falconer received no correspondence.

CHIEF FINANCIAL OFFICER'S REPORT

Chief Financial Officer Green provided several updates.

UNFINISHED BUSINESS

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

RESOLVED 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.

The MOTION passed unanimously.

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

RESOLVED 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.

The MOTION passed unanimously.

Following a discussion and upon a MOTION duly made by Director Potter and seconded by Director Aguero, it was

RESOLVED to amend the unit electric circuit panel replacement will start with one bedroom unit and be continued with one unit every month.

The MOTION passed unanimously.

Following a discussion and upon a MOTION duly made by Director Aguero and seconded by Secretary Falconer, it was

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

The MOTION passed unanimously.

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

RESOLVED 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.

The MOTION passed unanimously.

NEW BUSINESS

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

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RESOLVED to acknowledge, per the requirements of the Civil Code Section 5500(a)-(f), a review of the reconciliations of the operating and reserve accounts, operating revenues and expenses compared to the current year's budget, statements prepared by the financial institutions where the Mutual has its operating and reserve accounts, an income and expense statement for the Mutual's operating and reserve accounts, the check registers, monthly general ledger and delinquent assessment receivable reports for the month of February 2024.

The MOTION passed unanimously.

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

RESOLVED to approve J&J Landscaping proposal to plant 7 (15 gallon) plants: silversheen 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.

The MOTION passed unanimously.

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

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

The MOTION passed unanimously.

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

RESOLVED per the Mutual's Bylaws, Article IV, Section 7, I Sam Cross Shareholder of Mutual Four Unit 42-E, intend to vote cumulatively for the Elections of Directors for the 2024-2025 term of office.

The MOTION passed unanimously.

PORTFOLIO SPECIALIST'S REPORT

Portfolio Specialist Kong submitted her report (attached).

COMMITTEE REPORT

Member Services Committee

Secretary Falconer provided no updates.

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Facilities Committee

Director Potter provided No update.

Operations Committee

Director Cross provided no update.

Administration Committee

President Kuhl provided no update.

Landscape Committee

Secretary Falconer provided no update.

Special Events Committee

Vice President Glasser provided an update.

Electric Vehicle Committee

Chief Financial Officer Green provided an update.

ANNOUNCEMENTS

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, Conference Room B, and via Zoom Conference Call.

DIRECTOR'S COMMENTS

No Directors made a comment.

SHAREHOLDER COMMENTS

No shareholder made a comment.

ADJOURNMENT

There being no further business to conduct, President Kuhl adjourned the meeting at 11:14 a.m. and announced there would be an executive session following the meeting to discuss member issues.

EXECUTIVE SESSION SUMMARY

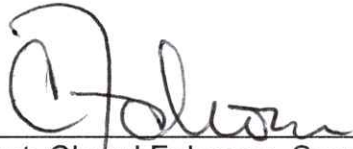
The Board met in Executive Session on March 13, 2024, at 11:14 a.m., and took the following actions:

The Mutual Four Board of Directors approved the executive session minutes of February 14, 2024.

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1. Legal Matters
 - a. None were discussed.
2. Contracts
 - a. None were discussed.
3. Assessments / Delinquencies
 - a. Several were discussed.
4. Disciplinary Hearings
 - a. No disciplinary hearing occurred.



Attest, Cheryl Falconer, Secretary
SEAL BEACH MUTUAL FOUR
DK 03/13/24

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

PORTFOLIO SPECIALIST'S REPORT

March 2024



Collecting and keeping too many things in your Unit, or on your patio/porch, might present a clear and present danger of rodent and insect infestation, and even the possibility of creating a fire hazard within your Unit.

Please note: It is against the Law to place electronic waste, smoke detectors, batteries, paint cans, sharps, pesticides and herbicides, auto parts and light bulbs, including fluorescent light bulbs, in either the **GREEN** or the **WHITE** Waste Containers.

Large items:

DO NOT leave any large items around the waste bin areas.

Furniture, mattresses, tables, chairs, and all other large items may be taken to the North-West corner of Seal Beach Leisure World.

A fine per occurrence may be brought against an individual Unit for leaving these items in or around the waste bin areas.

If you are not sure or have any questions regarding proper disposal of any items, please ask your Building Captain or Mutual Director for clarification.

Mutual and GRF Elections will be beginning soon.

This is your community! Please see the 2024 GRF & Mutual Election and Annual Meeting Schedule in LW Weekly!



Portfolio Specialist Report January 2024

NO WIPES IN THE PIPES

Wipes cause a pain in the drain!

Know what ^{NOT} to flush.



The infographic features a central blue toilet icon with a pipe leading down. To the left, a green checkmark icon is next to the text 'TOILET PAPER!'. To the right, a red 'X' icon is next to the text 'EVERYTHING ELSE...'. Below the toilet, a list of items to avoid flushing is provided, each preceded by a red 'X'.

TOILET PAPER!
Some products may say "flushable," but the only safe items to flush are
TOILET PAPER, WATER and HUMAN WASTE.

EVERYTHING ELSE...

- × BABY WIPES
- × Q-TIPS
- × FACIAL WIPES
- × CLEANSING PADS
- × TAMPONS
- × SANITARY PADS
- × TOILET ROLL TUBE
- × MEDICINES
- × BANDAIDS
- × DIAPERS
- × FOOD WASTE

...just to name a few!

Did you know that most wipes labeled "flushable" are not biodegradable and cause major stoppages?

Even though our crews routinely pull wipes out of the pipes, there are still many items that are clogging the lines.

Flushing anything other than the Three P's causes blocked sewage pipes that can lead to sewage overflows into our homes, property, rivers and waterways; also expensive repairs.