

**MINUTES OF THE REGULAR MONTHLY MEETING OF
THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL FOUR
May 8, 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, May 8, 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 Agüero.

GRF Representative: Ms. Gerber (Absent)

Guests: Two Mutual Four shareholders (in person)
One Mutual Four shareholders (via zoom)

Staff: Mr. Anguiano, J&J Landscaping Representative (entered at 8:58 a.m.)
Mr. Anguiano Jr., J&J Landscaping Representative (entered at 8:58 a.m.)
Mr. Moore, Building Inspector
Ms. Barua, Sr. Portfolio Specialist

GUEST SPEAKER

President Kuhl and Secretary Falconer provided an update on CERT.

MINUTES

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

RESOLVED to approve the Regular Meeting Minutes of April 10, 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 Director Potter and seconded by President Kuhl, it was

RESOLVED to approve Bruno Alvarez proposal #19277 to build patio as per mutual specifications for unit # 42-H. Any landscaping work must be completed by Mutual Landscaper. Work to be done at shareholder's expense.

The MOTION passed with six "yes" votes (Kuhl, Glasser, Green, Potter, Cross, and Agüero) and one recusal (Falconer).

Following questions, J&J Representative, Mr. Anguiano and Mr. Anguiano Jr. entered the meeting at 8:58 a.m.

Discussed AB 1572 Compliance of Non-Functional Turf.

Following questions, J&J Representative, Mr. Anguiano and Mr. Anguiano Jr. left the meeting at 9:37 a.m.

Following questions, Building Inspector Mr. Moore left the meeting at 9:37 a.m.

GRF REPRESENTATIVE REPORT

GRF Representative Gerber was not present to provide updates.

SECRETARY'S REPORT / CORRESPONDENCE

Secretary Falconer received no correspondence.

CHIEF FINANCIAL OFFICER'S REPORT

Chief Financial Officer Green provided several updates.

UNFINISHED BUSINESS

No items voted on.

NEW BUSINESS

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

RESOLVED to adopt form 04-7502-4 – EV Back-End Parking WHILE CHARGING Waiver.

The MOTION passed with four “yes” (Glasser, Green, Agüero, and Cross) and three “no” votes (Kuhl, Falconer, and Potter).

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

RESOLVED to approve the reserve study contract with Association Reserves, Inc., at a cost not to exceed \$1,060.00. Funds to come from Miscellaneous and authorize the President to sign the contract.

The MOTION passed unanimously.

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

RESOLVED to approve the “standard letters” for Correspondences, Fire Inspections, Hearing Letter, Hearing Decision, and Visitor Violation for Mutual Four.

The MOTION passed unanimously.

PORTFOLIO SPECIALIST’S REPORT

No Report.

Sr. Portfolio Specialist Barua left on break at 10:50 a.m.

COMMITTEE REPORT

Member Services Committee

Secretary Falconer provided several updates.

Facilities Committee

Director Potter provided several updates.

Operations Committee

Director Cross provided no update.

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Administration Committee

President Kuhl provided several updates.

Landscape Committee

Secretary Falconer provided no update.

Special Events Committee

Vice President Glasser provided no update.

Electric Vehicle Committee

Chief Financial Officer Green provided an update.

ANNOUNCEMENTS

NEXT MEETING: Wednesday, June 12, 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.

ANNUAL MEETING: Wednesday, May 22, 2024

DIRECTOR'S COMMENTS

Several Directors made a comment.

SHAREHOLDER COMMENTS

No shareholder made a comment.

Sr. Portfolio Specialist Barua returned from break at 11:05 a.m.

ADJOURNMENT

There being no further business to conduct, President Kuhl adjourned the meeting at 11:05 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 May 8, 2024, at 11:06 a.m., and took the following actions:

The Mutual Four Board of Directors approved the executive session minutes of April 10, 2024.

1. Legal Matters
 - a. None were discussed.

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2. Contracts
 - a. Several 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
RB 05/08/24

MUTUAL 4 INSPECTOR'S REPORT

MUTUAL: **(04) FOUR**

DATE: **MAY**

INSPECTOR: **Darrien Moore**

PERMIT ACTIVITY

UNIT #	WORK DESCRIPTION	GRF/CITY PERMIT	START DATE	FINISH DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR
38-I	Flooring	GRF	04/15/24	05/30/24	NO		Karys Carpet
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
42-H	Patio	BOTH	03/25/24	06/29/24	NO		Bruno Alvarez
46-E	Washer & Dryer	BOTH	03/20/24	06/21/24	NO	Shower lath 04/26/24	Bruno Alvarez
49-J	Shower Cutdown	BOTH	05/09/24	04/04/24	NO		NuKote
51-F	Flooring	GRF	04/10/24	05/30/24	NO		Karys Carpet
73-E	Flooring	GRF	04/05/24	05/30/24	NO		Karys Carpet
74-F	Cart Pad	GRF	02/20/24	05/02/24	NO		J&J Landscape
74-L	Remodel	BOTH	03/21/24	04/15/24	NO	Underground Plumbing 04/30/24	J.C Kress
75-L	Sliding Door	BOTH	06/01/24	09/30/24	NO		L.W Décor
77-G	Heat Pump	BOTH	05/08/24	08/08/24	NO		Greenwood Heating
83-G	Rail	GRF	03/25/24	06/24/24	NO		Cal Custom
86-K	Heat Pump	Both	03/11/24	06/17/24	NO		GreenCat Inc
87-K	Windows	GRF	03/26/24	06/26/24	NO		Bodies Glass

ESCROW ACTIVITY

UNIT #	NMI	PLI	NBO	FINAL	FCOEI	RELEASE OF FUNDS	ACTIVE	CLOSING	CLOSED
37-D		01/12/24					4	1	30
46-F		10/12/23							
50-L		01/25/24	03/29/24	03/29/24	04/10/24	04/22/24			
77-E		03/20/23	06/06/23	06/06/23	06/16/23				
77-I		01/24/24							
83-L		10/02/23	12/06/23	12/12/23	12/25/24				

**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

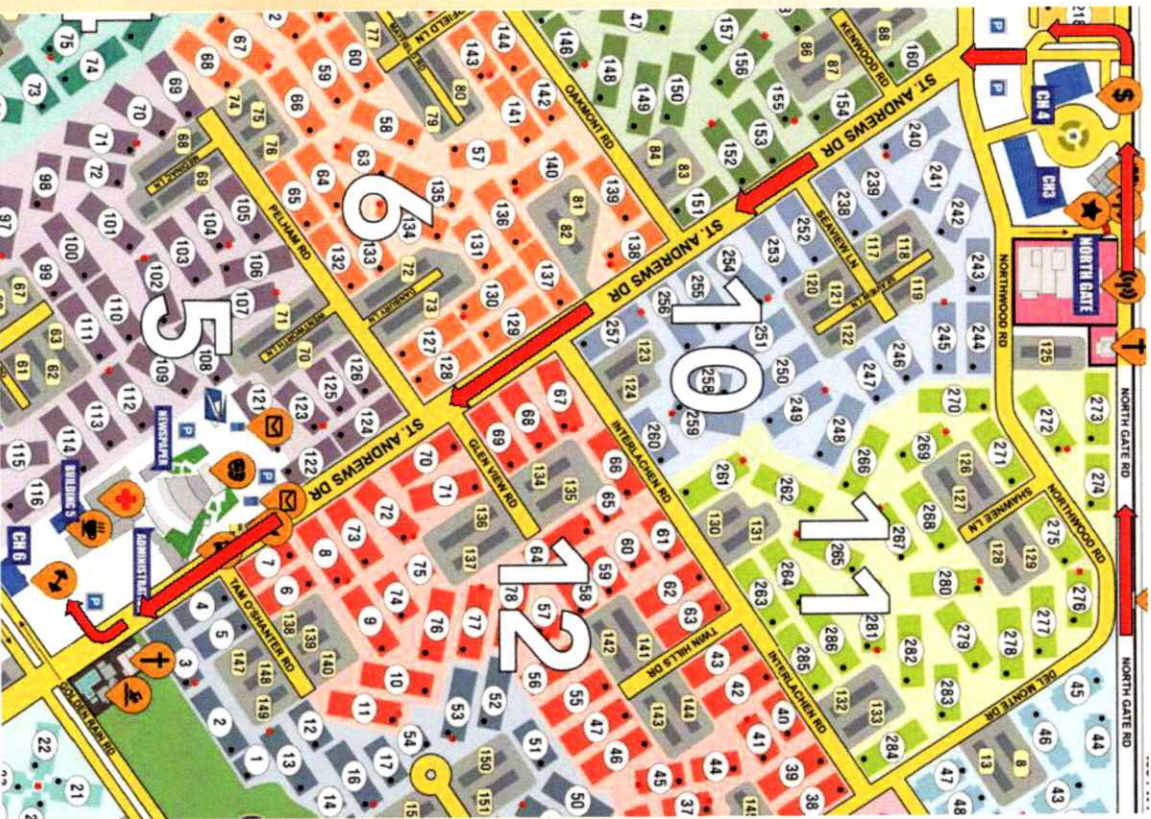
SHAREHOLDER	MUTUAL
47-B water heater	51-D hose bib leak
42-I Fire	

LEISURE WORLD'S CLASSIC CAR SHOW

THURSDAY

4TH OF JULY

15533 SEAL BEACH BLVD
SEAL BEACH, CA 90740



**PLEASE
BRING
FLYER**



NO FEE | MUSIC | THEMED TROPHIES | PRIZES | FOOD | ARTS & CRAFTS

**PARTICIPANT PARKING BEGINS @ 8:30 A.M.
NO PARTICIPANT POP-UPS**