

PLEASE DO NOT DROP INTO THE MAIL SLOTS

**MINUTES OF THE CONFERENCE CALL MEETING OF THE
BOARD OF DIRECTORS
SEAL BEACH MUTUAL FIVE**

November 17, 2021

The Regular Monthly Meeting of the Board of Directors of Seal Beach Mutual Five was called to order by President DeRungs on Wednesday, November 17, 2021, at 9:03a.m. followed by the Pledge of Allegiance led by President DeRungs via Zoom Video and Conference Call and Conference Room B.

ROLL CALL

Present: President DeRungs, Vice President Murphy, Chief Financial Officer Cude, Director Gould, Director Deady and Powell

Absent: Secretary Shannon

GRF Representative: Mr. Thompson

Guests: Four Mutual Five Shareholders

Staff: Mr. Meza, Building Inspector (entered at 9:05 a.m.)
Ms. Hopkins, Mutual Administration Director
Ms. Vasquez, Recording Secretary

One Shareholder made a comment.

MINUTES

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

RESOLVED to approve Regular Meeting Minutes of October 20, 2021 were approved by general consent of the board to stand as corrected.

The MOTION passed unanimously with ROLL CALL vote.

BUILDING INSPECTOR'S REPORT

Building Inspector Meza presented his report (attached).

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

RESOLVED to approve the revised patio proposal for Unit 05-117J. Work to be done at the shareholder's expense.

The MOTION passed unanimously with ROLL CALL vote.

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

RESOLVED approve the patio proposal for Unit 05-121H. Work to be done at the shareholder's expense.

The MOTION passed unanimously with ROLL CALL vote.

Following questions, Mr. Meza left the meeting at 9:35 a.m.

GRF REPRESENTATIVE'S REPORT

GRF Representative Thompson presented his report. **(attached)**

Following questions, Mr. Thompson left the meeting at 9:45 a.m.

UNFINISHED BUSINESS

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

RESOLVED to ratify rescinded Policy 7708 – Listing Inspections and adopted Rule 05-7708-1 - Pre-Listing Inspections; the 28-day posting requirement has been met.

The MOTION passed unanimously with ROLL CALL vote.

NEW BUSINESS

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

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 October 2021.

The MOTION passed unanimously with ROLL CALL vote.

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

RESOLVED to approve the contract from Roofing Standards to replace roofs on buildings 100,101,113, and 120, at a cost not to exceed \$539,168. Anticipated start date of July 11, 2022. Funds to come from Roofing Reserves. Authorize the President to sign any necessary documentation and authorize the necessary transfer of funds in accordance with the provisions of Civil Code 5502.

The MOTION passed unanimously with ROLL CALL vote.

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

RESOLVED to engage Wayne Louvier from Adams Stirling Professional Law Corporation as Mutual Five's New Attorney and select the Client Advantage Program Services with a non-refundable fee of \$950.00. Funds to come from Operating Budget. Authorize the President to sign any necessary documentation.

The MOTION passed unanimously with ROLL CALL vote.

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

RESOLVED to adopt Form 05-7415-4 – Encroachment onto Common Areas for Non-Exclusive Use Form on a preliminary basis until the 28-day posting period is completed. A decision on the Form by the Board of Directors will be made at the next scheduled monthly meeting after consideration of all shareholder comments.

The MOTION passed unanimously with ROLL CALL vote.

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

RESOLVED to cancel Mutual 5's Monthly Board Meeting scheduled for December 15, 2021.

The MOTION passed unanimously with ROLL CALL vote.

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

RESOLVED to forward 50-1645-4 – Qualified Permanent Resident Agreement/Application and 50-XXXX-X – Approval Co-Occupant Application to Mutual Attorney to review for a cost estimate of revision.

The MOTION passed unanimously with ROLL CALL vote.

SECRETARY / CORRESPONDENCE

Secretary Shannon was not present.

CHIEF FINANCIAL OFFICER'S REPORT

Chief Financial Officer Cude presented his report (attached).

PRESIDENT'S REPORT

President DeRungs provided an update.

PORTFOLIO SPECIALIST'S REPORT

Mutual Administration Director Hopkins presented Portfolio Specialist report (attached).

ANNOUNCEMENTS

NEXT MEETING: December 15, 2021, at 9:00 a.m. has been canceled.

COMMITTEE REPORTS

Landscape

No report was presented.

Physical Property

Director Gould provided no update.

Laundry Rooms/Emergency Information

No report was presented.

DIRECTORS' COMMENTS

No Directors made comments.

ADJOURNMENT

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

RESOLVED adjourn the meeting at 10:40 a.m.

The MOTION passed unanimously.

EXECUTIVE SESSION SUMMARY

The Board met in Executive Session on Wednesday, November 17, 2021, at 11:01 a.m., and took the following actions:

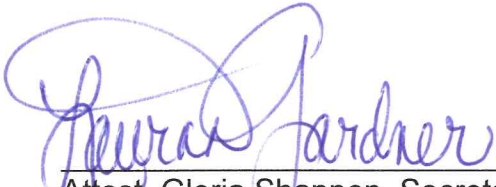
The board approved the regular executive session minutes of October 20, 2021.

**BOARD OF DIRECTORS
MUTUAL FIVE**

November 17, 2021

1. Legal Matters
 - a. Several legal matters were discussed.
2. Contracts
 - a. No contracts were discussed.
3. Assessments / Delinquencies
 - a. No letters were drafted.
 - b. No accounts to monitor.
 - c. No account was closed.
4. Disciplinary Hearings
 - a. No disciplinary hearings occurred.

The Executive Session was adjourned at 12:09 p.m.



Attest, Gloria Shannon, Secretary
SEAL BEACH MUTUAL FIVE
KV 11/17/21
Attachments

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (05) FIVE		INSPECTOR: Mike Meza
MUTUAL BOARD MEETING DATE:	November, 2021	

PERMIT ACTIVITY

UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	PERMIT ISSUE	COMP. DATE	Improvement Values	RECENT INSPECTION	CONTRACTOR
71-B	BEDROOM REMODEL	BOTH	06/29/20	12/30/20	\$40,000	FINAL 02/10/21	MP CONSTRUCTION
110-F	ENTRY DOOR, WINDOWS	BOTH	09/08/20	12/31/20	\$8,000	FINAL 06/15/21	RS BUILT
113-D	FLOORING	GRF	10/06/20	11/30/20	\$7,000	FINAL 01/12/21	RS BUILT
95-L	HEAT PUMP	BOTH	10/29/20	November, 2021	\$8,134	FINAL 02/10/21	GREENWOOD
115-D	WINDOWS	BOTH	11/05/20	02/20/20	\$5,000	FINAL 01/15/21	MP CONSTRUCTION
106-J	SOLAR TUBE	BOTH	11/10/20	002/10/21	\$1,053	FINAL 01/15/21	SOLA TUBE
96-D	SHOWER CUT DOWN	BOTH	11/20/20	12/20/20	\$1,910	FINAL 01/26/21	NUKOTE
110-F	SHOWER TILE/ ENCLOSURE	BOTH	12/05/20	12/15/20	\$6,500	FINAL 02/10/21	JSB HOME IMPROVEMENT
103-C	HEAT PUMP	BOTH	12/07/20	03/07/21	\$8,125	FINAL 02/03/21	GREENWOOD
97-I	PATIO FLOORING	GRF	12/10/20	01/30/20	\$2,500	FINAL 01/30/21	MP CONSTRUCTION
119-F	HEAT PUMP	BOTH	12/16/20	03/16/20	\$3,700	FINAL 02/02/21	GREENWOOD
101-A	FLOORING	GRF	12/20/20	01/20/20	\$6,366	FINAL 01/12/21	KARY'S CARPET
71-B	FLOORING	GRF	12/28/20	02/28/21	\$4,945	FINAL 02/10/21	B&B CARPET
95-E	FLOORING	GRF	12/30/21	01/30/20	\$3,500	FINAL 01/12/21	KARY'S CARPET
121-B	ADD BATH/REMODEL	BOTH	01/04/21	08/30/21	\$41,450	FINAL 09/07/21	LOS AL BUILDERS
121-H	HEAT PUMP	BOTH	01/12/21	04/12/21	\$4,244	Final 04/12/21	GREENWOOD
97-H	PARTIAL ENTRY SIDEWALK	GRF	01/12/21	02/12/21	\$300	FINAL 02/10/21	MJ JURADO
109-I	SHOWER CUT DOWN	BOTH	01/12/21	02/12/21	\$2,815	FINAL 02/03/21	NUKOTE
110	SIDEWALK REPAIR	GRF	01/12/21	02/12/21	\$4,145	FINAL 02/10/21	MJ JURADO
104-C	LOWER CARPORT STORE	GRF	01/15/21	01/31/21	\$499	FINAL 01/28/21	IMAGINATION UNLIMITED
119-H	FLOORING	GRF	01/20/21	02/20/21	\$4,200	FINAL 01/28/21	KARYS CARPET
106-L	STUCCO WALL	GRF	01/21/21	04/21/21	\$3,500	04/21/21	RS BUILT
109-A	UNIT REMODEL	BOTH	01/25/21	04/15/21	\$61,005	FINAL 04/15/21	OGAN CONSTRUCTION
99-A	ADD BATH/REMODEL	BOTH	01/26/21	04/26/21	\$37,000	FINAL 04/15/21	NATIONWIDE
123-L	HEAT PUMP	BOTH	01/27/21	04/27/21	\$8,000	FINAL 04/26/21	GREENWOOD
70-C	COOKTOP/GLASSTOP	GRF	01/29/21	02/05/21	\$175	FINAL 02/05/21	OGAN CONSTRUCTION
95-J	FLOORING	GRF	02/01/21	03/01/21	\$5,800	FINAL 02/19/21	KARYS CARPET
106-F	RETRO WINDOWS	BOTH	02/08/21	04/08/21	\$9,567	FINAL 04/06/21	WINDOW WORLD
121-B	ASBESTOS REMOVEL	GRF	02/09/21	02/10/21	\$1,500	FINAL 02/09/21	LOS AL BUILDERS
96-L	UNIT FLOORING	GRF	02/09/21	03/15/21	\$8,000	FINAL 03/01/21	CAL CUSTOM INTERIORS
106-F	WINDOWS	BOTH	02/09/21	04/08/21	\$9,567	FINAL 04/08/21	WINDOW WORLD
72-G	HEAT PUMP	BOTH	02/10/21	05/10/21	\$4,000	FINAL 03/08/21	GREENWOOD
99-A	ASBESTOS REMOVEL FLR	GRF	02/11/21	02/15/21	\$2,100	FINAL 02/15/21	SIRRIS ABATEMENT
97-E	UNIT LIGHTS	BOTH	02/12/21	03/01/21	\$950	FINAL 04/13/21	JC KRESS
108-K	WINDOWS AND SLIDER	BOTH	02/16/21	03/02/21	\$9,800	FINAL 03/01/21	SEAPORT SASH & DOOR
102	RE-ROOF BUILDING	BOTH	02/17/21	05/17/21	\$132,720	FINAL 04/15/21	ROOFING STANDARDS
99	RE-ROOF BUILDING	BOTH	02/17/21	05/17/21	\$98,154	FINAL 04/15/21	ROOFING STANDARDS
69	RE-ROOF BUILDING	BOTH	02/17/21	05/17/21	\$122,094	FINAL 04/15/21	ROOFING STANDARDS
71	RE-ROOF BUILDING	BOTH	02/17/51	05/17/21	\$126,084	FINAL 04/15/21	ROOFING STANDARDS
126-L	PATIO AND SLIDER	GRF	02/17/21	08/30/21	\$9,800	FINAL 05/12/21	ACE MAINTENANCE
69-G	UNIT REMODEL	BOTH	02/20/21	09/20/21	\$65,000	FINAL 09/29/21	ALPHA MASTER
125-K	KITCHEN REMODEL	BOTH	02/23/21	03/17/21	\$23,800	FIANL 04/17/21	HADI CONSTRUCTION
107-E	HEAT PUMP	BOTH	02/24/21	05/24/21	\$5,700	FINAL 03/30/21	GREENWOOD
109-B	UNIT REMODEL	BOTH	03/01/21	08/30/21	\$80,000	FINAL 07/26/21	MP CONSTRUCTION
96-L	NEW PATIO	GRF	03/01/21	04/05/21	\$11,000	FINAL 04/13/21	MJ JURADO
124-H	FLOORING	GRF	03/01/21	03/20/21	\$6,200	FINAL 03/19/21	KARYS CARPET
110-C	CONCRETE SLAB, WALL	GRF	03/01/21	06/30/21	\$12,500	FINAL 06/29/21	MP CONSTRUCTION
116-H	HEAT PUMP	BOTH	03/10/21	04/10/21	\$5,100	FINAL 5/10/2021	ALPINE
122-I	HEAT PUMP	BOTH	03/03/21	06/03/21	\$3,300	FINAL 08/11/21	GREENWOOD
103-J	FLOORING	GRF	03/04/21	05/15/21	\$4,400	FINAL 04/30/21	B&B CARPET
93-I	KITCHEN TILE BACKSPLASH	GRF	03/15/21	07/15/21	\$925	FINAL 07/15/21	WESTBY4HOMES
97-E	CART PAD	GRF	03/19/21	04/19/21	\$817	FINAL 5/10/2021	ANGUIANO LAWN CARE
94-E	HEAT PUMP	BOTH	03/20/21	07/20/21	\$8,653	FINAL 06/17/21	SOUTHWEST HVAC

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (05) FIVE		INSPECTOR: Mike Meza					
MUTUAL BOARD MEETING DATE:		November, 2021					
100-I	WINDOWS/SLIDER	BOTH	03/20/21	04/20/21	\$7,615	FINAL 04/26/21	OGAN CONSTRUCTION
69-G	HEAT PUMP	BOTH	03/22/21	09/22/21	\$7,925	FINAL 04/16/21	GREENWOOD
107-H	SHOWER CUT DOWN	BOTH	03/22/21	04/22/21	\$3,695	FINAL 04/22/21	NUKOTE
90-F	LOWER CARPORT STORE	GRF	03/25/21	04/15/21	\$499	FINAL 04/14/21	IMAGINATION UNLIMITED
90-G	LOWER CARPORT STORE	GRF	03/25/21	04/15/21	\$499	FINAL 04/15/21	IMAGINATION UNLIMITED
103-J	WASHER/DRY ELEC PANEL	BOTH	03/26/21	04/16/21	\$8,675	FINAL 04/23/21	MARK GAMBOA
106-H	SLIDERS AND WINDOWS	BOTH	03/30/21	05/30/21	\$10,000	FINAL 06/17/21	NATIONWIDE
116-J	BEDROOM FLOORING	GRF	03/30/21	04/30/21	\$850	FINAL 04/20/21	KARYS CARPET
123-C	MICROWAVE	BOTH	04/05/21	08/15/21	\$550	FINAL 07/07/21	LW DÉCOR
72-H	HEAT PUMP	BOTH	04/08/21	07/08/21	\$5,525	FINAL 07/07/21	GREENWOOD
98-I	HEAT PUMP	BOTH	04/08/21	06/08/21	\$3,500	FINAL 5/10/2021	HEATWAVE AIR & HEAT
93-L	KITCHEN COUNTER TOP	BOTH	04/10/21	05/31/21	\$3,500	FINAL 05/03/21	MP CONSTRUCTION
108-K	HEAT PUMP	BOTH	04/13/21	07/13/21	\$3,500	FINAL 05/04/21	GREENWOOD
98-I	ABATE ALL CEIINGS	GRF	04/14/21	04/14/21	\$1,500	FINAL 04/14/21	ERC
119-J	PATIO STORAGE	BOTH	04/15/21	06/15/21	\$2,950	06/15/21	ALPHA MASTER
95-J	PATIO STORAGE	GRF	04/16/21	07/31/21	\$4,875	FINAL 07/07/21	BA CONSTRUCTION
96-L	SLIDING DOOR DIN & BED	BOTH	04/19/21	04/30/21	\$14,500	FINAL 04/30/21	HADI CONSTRUCTION
126-A	KITCHEN CABINETS	BOTH	04/29/21	07/31/21	\$16,085	FINAL 09/10/21	FLAMINGO CABINET DOOR
93-A	FLOORING	GRF	04/30/21	05/30/21	\$6,500	FINAL 05/10/21	KARYS CARPET
104-L	FLOORING	GRF	05/01/21	06/01/21	\$4,000	FINAL 06/01/21	KARYS CARPET
107-H	RETRO WINDOWS	BOTH	05/03/21	06/10/21	\$11,000	FINAL 06/09/21	OGAN CONSTRUCTION
109-A	NEW PATIO	GRF	05/04/21	07/05/21	\$10,000	FINAL 07/05/21	MJ JURADO
109-B	HEAT PUMP	BOTH	05/05/21	06/05/21	\$7,600	FINAL 09/01/21	ALPINE
99-I	HEAT PUMP	BOTH	05/10/21	08/10/21	\$3,450	FINAL 08/09/21	GREENWOOD
119-H	SLIDING DOORS	BOTH	05/20/21	06/30/21	\$4,200	FINAL 06/21/21	BROTHERS GLASS
105-D	UNIT REMODEL	BOTH	05/15/21	11/15/21	\$45,000	Final 10/28/21	NATIONWIDE
109-D	SKY FLARE/ LIGHTING	BOTH	05/20/21	08/30/21	\$8,250	FINAL 07/15/21	MP CONSTRUCTION
109-G	UNIT REMODEL	BOTH	05/20/21	12/20/21	\$189,000	LATH 10/01/21	MP CONSTRUCTION
109-G	UNIT ABATEMENT	GRF	06/07/21	06/10/21	\$4,200	FINAL 06/10/21	UNIVERSAL ABATEMENT
126-A	FLOORING	GRF	05/25/21	06/30/21	\$2,200	FINAL 07/02/21	KARYS CARPET
109-I	HEAT PUMP	BOTH	05/26/21	08/26/21	\$3,685	FINAL 07/01/21	GREENWOOD
115-D	WASHER/DRYER	BOTH	06/07/21	06/28/21	\$8,800	FINAL 07/15/21	OGAN CONSTRUCTION
126-A	KITCHEN ELECTRICAL	BOTH	06/08/21	06/29/21	\$2,600	FINAL 09/01/21	MARK GAMBOA
106-E	GATE	GRF	06/15/21	08/31/21	\$920	FINAL 09/10/21	LOS AL BUILDERS
95-H	NEW PATIO	GRF	06/16/21	07/30/21	\$14,482	FINAL 09/01/21	MJ JURADO
110-H	GARDEN EXTEN/PAVERS	GRF	06/18/21	07/02/21	\$3,600	FINAL 07/01/21	J&J LANDSCAPE
95-G	CEILING ABATEMENT/ FAN	BOTH	06/21/21	07/06/21	\$0	FINAL 07/06/21	LOS AL BUILDERS
94-G	BATH ROOM REMDODEL	BOTH	06/21/21	08/31/21	\$11,630	FINAL 08/18/21	LOS AL BUILDERS
122-G	HEAT PUMP	BOTH	06/22/21	09/22/21	\$4,639	FINAL 07/21/21	GREENWOOD
97-L	CARPORT STORAGE CAB	GRF	06/30/21	07/15/21	\$750	FINAL 07/01/21	MJ JURADO
117-B	FLOORING	GRF	06/30/21	07/30/21	\$4,700	FINAL 08/18/21	KARY'S CARPET
117-J	UNIT REMODEL	BOTH	07/05/21	10/15/21	\$135,200	PLUM,ELEC,FRAM 08/26/21	JC KRESS
71-F	ELECTRICAL OUTLET	GRF	07/07/21	08/30/21	\$400	FINAL 08/05/21	NATIONWIDE
72-G	EZ ACCESS TUB	BOTH	07/08/21	08/08/21	\$2,500	FINAL 08/08/21	NUKOTE
110-I	INSTALL BATH SKYLIGHT	BOTH	07/10/21	10/31/21	\$3,300	FINAL 10/01/21	LOS AL BUILDERS
117-J	UNIT ABATEMENT	GRF	07/15/21	07/25/21	\$3,200	FINAL 07/24/21	JC KRESS
111-D	HEAT PUMP	BOTH	07/16/21	10/16/21	\$4,350	FINAL 08/24/21	GREENWOOD
98-I	FLOORING	GRF	07/19/21	08/19/21	\$2,248	FINAL 10/07/21	MAMUSCIA
108-C	RETRO WINDOWS	BOTH	07/20/21	11/25/21	\$5,500		LW DÉCOR
110-A	HEAT PUMP	BOTH	07/20/21	10/20/21	\$8,200	FINAL 09/10/21	GREENWOOD
93-E	BATHTUB/ FLOORING	BOTH	07/12/21	07/23/21	\$13,800	FINAL 07/23/21	HADI CONSTRUCTION
121-G	UNIT ABATEMENT	GRF	08/06/21	08/23/21	\$2,350	FINAL 08/18/21	UNIVERSAL ABATEMENT
70-K	WASHER AND DRYER	BOTH	08/09/21	08/23/21	\$7,940	FINAL 08/18/21	OGAN CONSTRUCTIN
99-K	FLOORING	GRF	08/15/21	09/15/21	\$4,450	FINAL 08/03/21	KARY'S CARPET
119-G	GLASS COOKTOP	GRF	08/23/21	0/27/21	\$220	FINAL 09/03/21	OGAN CONSTRUCTION
117-B	BATH COUNTER TOP	BOTH	08/30/21	09/03/21	\$1,425	FINAL 09/01/21	OGAN
124-K	FLOORING	GRF	08/30/21	09/30/21	\$7,687	FINAL 09/18/21	KARY'S CARPET
121-G	NEW PATIO	GRF	08/30/21	10/30/21	\$0	CHANGE ORDER PENDING	MP CONSTRUCTION

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (05) FIVE		INSPECTOR: Mike Meza					
MUTUAL BOARD MEETING DATE:		November, 2021					
121-G	UNIT REMODEL	BOTH	08/30/21	10/30/21	\$165,000	DRYWALL/LATHE 11/01/21	MP CONSTRUCTION
120-K	FLOORING	GRF	09/01/21	10/15/21	\$6,100	FINAL 09/01/21	KARY'S CARPET
124-K	CENTRAL AIR	BOTH	09/07/21	12/07/21	\$6,150		GREENWOOD
125-L	CENTRAL AIR	BOTH	09/08/21	12/08/21	\$8,450	FINAL 09/30/21	GREENWOOD
99-J	SHOWER CUT DOWN	BOTH	09/09/21	10/09/21	\$3,695	FINAL 09/28/21	NUKOTE
102-I	CENTRAL AIR	BOTH	09/15/21	12/15/21	\$6,600	FINAL 09/15/21	GREENWOOD
98-L	NEW PATIO	GRF	09/15/21	10/30/21	\$12,770	FINAL 10/30/21	MJ JURADO
125-B	HEAT PUMP	BOTH	09/21/21	12/21/21	\$3,750		GREENWOOD
69-K	FLOORING	GRF	09/25/21	10/25/21	\$3,900	FINAL 09/28/21	KARYS CARPET
123-G	FLOORING	GRF	09/30/21	10/30/21	\$4,317	FINAL 11/01/21	KARY'S CARPET
93-E	COUNTER TOP, SKYFLARE	BOTH	10/01/21	11/30/21	\$9,500		HADI CONSTRUCTION
119-E	RETRO WINDOWS	BOTH	10/04/21	11/04/21	\$7,868	FINAL 10/07/21	SEAPORT SASH & DOOR
126-K	FLOORING	GRF	11/01/21	12/01/21	\$2,160		KARY'S CARPET
115-J	FLOORING	GRF	11/01/21	12/01/21	\$8,000		KARYS CARPET
93-A	ADD BATH/REMODEL	BOTH	11/01/21	04/30/21	\$45,000		MP CONSTRUCTION
118-L	FLOORING	GRF	11/01/21	12/01/21	\$8,775		KARY'S CARPET
91-D	SHOWER CUT DOWN	BOTH	11/02/21	12/02/21	\$3,895		NUKOTE
99-A	COUNTER TOP SINK FAUC	BOTH	11/04/21	12/30/21	\$6,000		NATIONWIDE
94-L	FLOORING THRU OUT	GRF	11/15/21	12/30/21	\$4,875		MAMUSCIA
103-I	KITCHEN REMODEL/WALL	BOTH	11/15/21	01/20/22	\$41,250		LOS AL BUILDER
120-K	SHOWER CUT DOWN	BOTH	02/07/21	03/07/21	\$2,815		NUKOTE
112-D	SHOWER CUT DOWN	BOTH	02/09/21	03/09/21	\$3,695		NUKOTE
108-C	SHOWER CUT DOWN	BOTH	02/14/21	03/14/21	\$2,815		NUKOTE

ESCROW ACTIVITY

Unit #	NMI	PLI	NBO	FI	FCOEI	ROF	ACTIVE, CLOSING, CLOSED
69-K		08/30/21	10/06/21	10/11/21			14 7 31
71-A		11/02/21					
71-F		01/08/21	02/04/21	02/05/21	02/07/21	03/09/21	
72-E		10/14/20	12/14/20	12/14/20	12/27/20	02/19/21	
91-A		11/08/21					
93-A		12/10/20					
93-F		06/03/21	07/12/21	07/12/21	07/21/21	08/20/21	
94-L		09/24/21	10/11/21	10/11/21			
95-J		10/15/20	01/13/21		01/25/21	03/01/21	
96-E		07/26/21					
96-H		01/25/21	02/18/21	03/05/21	03/16/21	04/16/21	
96-J		01/08/21	02/01/21	02/08/21	02/21/21	03/09/21	
97-I		02/24/21	03/04/21	03/12/21	03/24/21	04/22/21	
98-I		01/24/20	02/02/21	02/05/21	02/20/21	03/10/21	
99-A		09/08/20	12/04/20	12/04/20	12/16/20	01/21/21	
99-I		03/19/21	04/13/21	04/23/21	05/02/21	06/01/21	
99-K		07/06/21	07/27/21	07/30/21	08/11/21	09/13/21	
101-I		07/09/21					
103-G		08/24/21					
103-J		11/02/20	12/29/20	01/05/21	01/17/21	03/09/21	
104-E		10/08/21					
104-L		10/01/21					
105-D		09/30/20					
108-K		11/05/21					
109-A		10/27/20	01/05/21	01/05/21	01/19/21	01/21/21	
109-B		12/22/20	01/14/21	01/19/21	02/01/21	02/19/21	
109-B		08/24/21					

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (05) FIVE		INSPECTOR: Mike Meza				
MUTUAL BOARD MEETING DATE:		November, 2021				
109-H		10/21/21	10/29/21			
110-C		10/27/20				
110-F		05/06/21	05/18/21	05/19/21	06/01/21	06/15/21
111-F		11/05/21				
112-G	10/15/21					
114-I		07/22/21	09/23/21	09/28/21		
114-K		02/10/20	03/18/21	03/23/21	04/03/21	04/13/21
114-L		07/09/20				
115-J		10/01/21	10/18/21	10/18/21		
116-G		09/17/21	11/03/21	11/03/21		
116-J		02/22/21	03/05/21	03/18/21	03/30/21	04/13/21
117-B		07/14/21	10/05/21	10/11/21	10/23/21	11/01/21
119-D		12/02/20	03/16/21	03/16/21	03/27/21	05/10/21
119-E		01/25/21	02/23/21	03/01/21	03/13/21	04/06/21
119-H		01/28/21	04/15/21	04/23/21	05/04/21	07/12/21
119-G		07/21/20		06/23/21	07/06/21	08/20/21
120-K		07/30/21	08/04/21	08/13/21	08/26/21	09/13/21
121-G		04/09/21	05/10/21	05/26/21	06/08/21	06/21/21
123-K		10/21/21	10/26/21	11/03/21		
123-L		12/02/20	12/15/20	12/17/20	01/03/21	01/22/21
124-F		06/24/21	07/14/21	07/14/21	07/26/21	
124-H		03/19/21	04/06/21	04/06/21	04/18/21	05/13/21
124-K		06/03/21	08/03/21	08/12/21	08/12/21	10/21/21
125-B		06/24/21	07/06/21	07/06/21	07/17/21	08/20/21
126-A		01/25/21	03/03/21	03/10/21	03/22/21	04/06/21
126-K		09/17/21	09/28/21	09/28/21	10/10/21	
126-D		05/06/21	06/03/21	06/07/21	06/17/21	07/06/21

SHADED AREAS HAVE BEEN SIGNED OFF

FI = Final Inspection FCOEI = Final COE Inspection ROF = Release of Funds

CONTRACTS

CONTRACTOR		PROJECT
J&J LANDSCAPE	AUGUST 8th 2022	Landscaping & Irrigation
EMPIRE PIPE	DECEMBER 31st 2022	Annual inspection
FENN	MAY 31st 2023	Pest and rodent control services
GRECO	JULY 1, 2022	Installing new meter doors thru out Mutual
ROOFING PROJECT		Buildings 100, 101, 113, 120 voting on contractor
MJ Jurado		Carport repiar/concrete 60,61 and 62,63 Starting 11/15/2021

SPECIAL PROJECTS

Contractor	Discription of Work
CALIFORNIA REPIPE	Smoke Alarms. Working on schedule.

1005 Seal Beach Mutual No. Five
Financial Statement Recap
10/31/2021

P.O. Box 2069
Seal Beach CA 90740

Oct Actual	Oct Budget		2021 Y-T-D Actual	2021 Y-T-D Budget
132,200	132,200	Carrying Charges	1,321,995	1,322,000
60,315	60,316	Reserve Funding	603,152	603,160
192,515	192,516	Total Regular Assessments	1,925,147	1,925,160
227	669	Financial Income	(7)	6,690
12,099	5,083	Other Income	81,506	50,830
12,326	5,752	Total Other Income	81,499	57,520
204,840	198,268	Total Mutual Income	2,006,646	1,982,680
81,205	81,205	GRF Trust Maintenance Fee	773,025	812,050
16,618	12,925	Utilities	148,688	129,250
1,114	1,053	Professional Fees	6,295	10,530
8	84	Office Supplies	456	840
39,358	30,461	Outside Services	278,870	304,610
3,807	12,226	Taxes & Insurance	129,347	122,260
60,315	60,316	Contributions to Reserves	603,152	603,160
202,425	198,270	Total Expenses Before Off-Budget	1,939,832	1,982,700
2,416	(2)	Excess Inc/(Exp) Before Off-Budget	66,813	(20)
12,951	0	Depreciation Expense	126,347	0
(10,535)	(2)	Excess Inc/(Exp) After Off-Budget	(59,533)	(20)
		Restricted Reserves		
346	0	Appliance Reserve Equity	38,566	0
667	0	Painting Reserve	308,691	0
0	0	Contingency Operating Equity	20,706	0
43,027	0	Roofing Reserve	719,189	0
0	0	Emergency Reserve Equity	81,483	0
(110,518)	0	Infrastructure Reserve	246,113	0
(66,478)	0	Total Restricted Reserves	1,414,748	0

MUTUAL 5 - October 31, 2021-FINANCIAL REPORT SUMMARY

October Highlights [Refer to the October Financial Statement (OMFS) for more detail]

- Line No. 1 There is a **surplus of \$2,416 In the Monthly Budget**, with a **YTD surplus of \$66,813**, see Line 20 below and pgs 5 and 21 of OMFS. This includes the GRF refund of \$39,025 of excess income for year 2020.
- 2 October Appliance Replacement Costs are \$5,519; the 10-month average is \$4,451 and there is a \$25,876 balance remaining for the last two months of the Appliance Reserves Budget Year.
- 3 Service Maintenance-Standard costs for October are \$11,052, over budget by \$2,466. The YTD expenses are under Budget by \$104. About \$4,235 of the outrage for the month was due to Smoke Detector work ordered during the Fire Inspections conducted in September; and, the Sewer Video Camera work that is in progress. The sewers are checked every two years to make sure there are no problrms. The SRO review through October shows \$30,557,99 in charges that could be transferred to the Infrastructure Reserve Account at the end of the year, if needed to balance the Operating Budget.
- 4 Water expenses are over budget again in October by \$3,596. The total amount YTD is \$17,780 over budget! The projected deficit for year-end is \$21,337
- 5 The first installment of the 2021-22 property taxes bills have been paid and the electronic debits cleared the bank accounts on 11-10-21.
- 6 **The Mutual is in an over-all favorable financial position after the 10th month of the year due primarily to the YTD surplus!**
- 7 Investment Portfolio: please see page 20 (hand written number at the bottom of page) of the **OMFS**.

Please Use Water Wisely! The More Water We Save, The More Money WE Save!

ENDING BALANCE BANK ACCOUNTS

8 RESTRICTED RESERVES (acct ending...9690)	1,140,105.39
9 NON-RESTRICTED RESERVES (acct ending...3364)	357,237.31
10 CHECKING ACCOUNT (acct ending...3181) adjusted for outstanding checks	41,991.10

ENDING BALANCE OF MAJOR RESERVES

Types	Ending Balance	Monthly Contribution	Monthly Contribution Per Unit
11 ROOFING	719,188.95	43,026.67	87.45
12 APPLIANCES	38,566.00	5,865.17	11.92
13 PAINTING	308,690.92	666.66	1.36
14 INFRASTRUCTURE	367,388.21	10,756.67	21.86
15 CONTINENCY OPERATING FUNDS	20,705.68	0.00	0.00
16 EMERGENCY RESERVES	81,482.99	0.00	0.00
	1,536,022.75	60,315.17	122.59

INCOME AND EXPENSES

From Financial Statement Page 21	October Actual	October Budget	October Variance	2021 YTD Actual	2021 YTD Budget
17 MUTUAL TOTAL INCOME	204,840	198,268	6,572	2,006,646	1,586,144
18 CONTRIBUTION TO RESERVES	60,315	60,316	1	603,152	542,844
19 EXPENSES *	60,905	56,749	(4,156)	563,656	510,741
20 EXCESS INCOME over(under) EXPENSES	2,416		2,416	66,813	

* Operating Expenses Do Not include reserve funding or GRF Carrying Charges Transfers.

See Page No. in OMFS

14
9
11
17
12
15

CONCRETE PROJECTS - (Jurado or SM or JJ) 2021

Line #	Date (Payment)	Location	Project Cost	Payments	Remarks
21	2/3/21	Sidewalk & MH 110F-111G *	4,145.00	4,145.00	Ck 11479
22	2/24/21	Carport 69 (East side) Pavement	125,763.00	125,763.00	Cks 11500 on 3-10-21, 11525 on 4-14-21
23	3/24/21	Sidewalk East side Carport 69 *	24,060.00	24,060.00	Ck 11513
24	[4/28/21]	Carport 69 add conduit and saw cut *	2,900.00	2,900.00	Check 11531 on 4-21-21
25	3/18/21	Replace concrete around Bldg 71 *	3,937.83	pending	SRO #.038556 on 1-19-21; on March pg 12
26	6/2/21	Replace concrete Bldg 118/120 *	5,424.00	5424.00	Ck 11559
27	6/2/21	Replace concrete Bldg 107A *	2,520.00	2,520.00	Ck 11559
28		Replace concrete Bldg 110 A-E	21,247.00	pending	Construction after 1-1-22
29		Replace concrete Bldg 113/114 *		pending	SRO ? Associated with Walk Light Repairs
30		Replace concrete Bldg 102-107-112	23,857.00	pending	Construction after 1-1-22
31					
32					
33					
34					
35					
36					
37					
38			* Infrastructure Reserves for Concrete/Drains		
39		Total to Date:	\$ 42,987	2021 Budget: \$100,000; balance available: \$57,013	

Fees Collected	Oct.'21	Sep.'21	Aug.'21	July'21	June'21	May'21	Apr.'21	Mar.'21
40 Buyer's Premium	3,750	2,250	3,000	1,500	1,500	2,250	2,250	6,750
41 Inspection Fees	6,000	1,200	4,800	2,400	3,600	2,400	6,825	8,400
42 Transfer Fee		250						

ROOFING PROJECTS 2020 Budget Year (Construction in February- March, 2021)

Building No. and Type	Roof Type	Roof SQ	Cost (\$) per SQ	Contract Cost (\$)
43 69 2 Bedroom	Low Slope	153	798	122,094
44 71 Laundry Room - 2 Bedrooms	Low Slope	158	840	126,084
45 99 1 and 2 Bedrooms	Low Slope	123	798	98,154
46 102 Laundry Room - 2 Bedrooms	Low Slope	158	840	132,720
47 TOTAL				479,052

Avg Cost/Apt = \$9,980

ROOFING PROJECTS 2021 Budget Year

Building No. and Type	Roof Type	Roof SQ	Cost (\$) per SQ	Contract Cost (\$)
49 113 2 Bedroom	Low Slope	153	926	141,740
50 120 1 and 2 Bedroom	Low Slope	123	926	113,948
51 100 2 Bedroom	Low Slope	153	926	141,740
52 101 2 Bedrooms	Low Slope	153	926	141,740
53 TOTAL				539,168

Estimated Avg Cost/Apt = \$11,232

SUMMARY FOR REFERENCE—2021 OPERATING BUDGET

Line #

54 **EXPECTED MONTHLY M5 HOA Income: \$111,310.08** (\$226.24/month X 492 UNITS)

55 **M5 HOA Cost per month per unit \$226.24** (increase of \$17.61) for year 2021

56 **GRF HOA Cost per month per unit \$165.05** (increase of \$1.94) for year 2021

2021 OPERATING BUDGET

	Monthly-Average \$ per Unit	Yearly-Total \$ for 492 Units	Total \$ Change From 2020 to 2021
57 OPERATING EXPENSES	115.34	680,967	20,428
58 OPERATING INCOME	11.69	69,017	7,143
59 NET OPERATING COST	103.65	611,950	13,285
60 RESERVE FUNDING	122.59	723,782	90,683

2021 RESERVE FUNDING DISTRIBUTION

Project	Monthly-Average \$ per Unit	Yearly-Total \$ for 492 Units	Total Dollar Change
			Per Unit per Month From 2020 to 2021
61 APPLIANCE	11.92	70,382	2.15
62 PAINTING	1.36	8,000	(0.00)
63 ROOFING	87.45	516,320	39.40
64 INFRASTRUCTURE	21.86	129,080	(26.19)
65 TOTAL	122.59	723,782	15.36

*See Appendix B of M5 Budget

5904

2021 LANDSCAPING BUDGET

	Monthly-Average \$ per Unit	Yearly-Total \$ for 492 Units	Total \$ Change From 2020 to 2021
66 LANDSCAPE-CONTRACT	28.78	169,917	5,313
67 LANDSCAPE-EXTRAS	3.40	20,074	59
68 LANDSCAPE-TREES	3.05	18,007	0
69 TOTAL	35.23	202,626	5,372

2021 SERVICE REQUEST ORDERS (SRO) BUDGET

	Average Monthly per Unit	Yearly Total for 492 Units	Total Dollar Change From 2020 to 2021
70 STANDARD SERVICE	\$17.45	\$103,025	\$7,026

The Golden Rain Foundation provides an enhanced quality of life for our active adult community of Seal Beach Leisure World.



October 26, 2021

Approved Consent Agenda

MOVED and approved the consent agenda included Minutes of the Finance Committee Board Meeting of September 20, 2021, • Minutes of the GRF Administration Committee Meeting of September 2, 2021 • Minutes of the Physical Property Committee Meeting of September 8, 2021 • Minutes of the Recreation Committee Meeting of August 30, 2021 • The minutes from September 28, 2021, GRF Board Meeting • The acceptance of the Financial Statement, September 2021 • and the approval for Capital and Reserve funds investment purchase.

General – Indoor Trust Property Face Masks Required

FAILED TO MOVE to extend the face mask requirement until the next Board meeting at which time, the Board will consider prevalent public health and safety conditions for possible extension.

MOVED to approve a face mask requirement within Trust property administrative/business offices and all GRF and Mutual meetings within Trust property to protect the health and safety of GRF staff, as directed by the Executive Director and/or as required by applicable Federal, State and County Health Orders.

General – Primary and Main Sewer Line R&M Responsibilities

TO allow Mutual One and Mutual Fourteen to vote to maintain, repair and manage the storm drain system.

MOVED to approve effective immediately (October 26, 2021), GRF, through its Board of Directors, shall maintain, repair, and manage the storm drain system.

Communications & It Committee – Amend Policy 20-2807-1, GRF Emergency Text Parameters

CONCURRED to remove from the agenda and sent back to Communication/IT Committee.

GRF Administration Committee - Non-Budgeting Operating 2.6 Full Time Employee Operating Expense

MOVED to approve non-budgeted funding in the amount of \$31,500, allocated to:

- Cost Center 533 - Stock Transfer \$9,000
- Cost Center 236 - News \$12,000
- Cost Center 934 - IT \$10,500

And to approve the hiring of the additional 2.6 FTEs in 2021, as outlined in the 2022 Budget.

GRF Administration Committee - Approval GRF Election Packet

MOVED to approve the GRF Election packet, as presented, without Policy 30-5092-3, BOD Censure Procedure.

GRF Administration Committee - Amend Policy 30-5026-3, GRF Election of Officers
MOVED to amend 30-5026-3, GRF Election of Officers, adding an officer of the Board may not have been convicted of a financial crime and to refer to policy 30-5020-1 for more information concerning being a Mutual Board and GRF Board simultaneously, as presented.

GRF Administration Committee - Amend Policy 30-5092-1, Code of Ethics
MOVED to amend 30-5092-1, Code of Ethics, updating document language and removing 2.2 Acts unilaterally, as presented.

GRF Administration Committee - Amend Policy 30-5092-3, BOD Censure Procedure
CONCURRED to remove from the agenda and sent back to GRF Administration Committee.

Physical Property Committee - Reserve Funding Request - Main Sewer Lines Replacement-Mutual Nine

TO recuse GRF Director for Mutual Nine from voting.

MOVED to approve the reimbursement of \$163,350 (Reserve Funding) to Mutual Nine for the replacement of a Main Sewer Line and associated manhole and clean out hub and to authorize the Director of Finance to transfer the funds to Mutual Nine.

Recreation Committee - Reserve Funding Request - Clubhouse Four – Ceramics Studio Kilns
MOVED to approve funding in the amount not to exceed \$19,000.00, to purchase three new Kilns with funds coming from the replacement reserves. I move to approve the purchase of three new Skutt Kilns from Laguna Clay Company in the amount of \$13,391.22, from the replacement reserves and to also approve contingency funds of \$5,608.78, to upgrade the existing electrical as needed.

Recreation Committee - Temporary Variance to Policy 70-1406-1, Limitation on Use of Trust Property – Rules

MOVED to amend 70-1406-1, Limitation of Use – Rules, updating and clarifying document language, as presented.

Recreation Committee – TENTATIVE VOTE - Amend Policy 70-1429.02-1, Golf Course Rules
MOVED to amend 70-1429.02-1 Golf Course Rules, add to the rules that No dogs allowed on the golf course, also Authorized Residents not playing shall not cross the golf course, as presented, pending a 28-day notification to the members, and a final decision by the GRF Board of Directors on December 28, 2021.

Recreation Committee – Amend Policy 70-1422-3, Marquee Usage

MOVED to amend 70-1422-3, Marquee Usage, updating the document language, as presented.

Recreation Committee – Amend Policy 70-1406-1, Limitation on Use of Trust Property – Rules

MOVED to amend 70-1406-1, Limitation of Use – Rules, updating and clarifying document language, as presented.

Security, Bus & Traffic Committee – Reserve Funding Request - New Two -Way Radios
MOVED to approve the purchase of sixteen (16) two-way radios and eight (8) microphones at a cost not to exceed \$6,645.50, reserve funding.

Website Redesign Ad Hoc Committee – Approval for New Website to go Live
MOVED to approve the replacement of the existing GRF website with the newly designed website.

Recap of GRF Committees' Activity

October 2021

October 14, 2021, Communication/IT Committee

- CONCURRED to have the IT Supervisor present the costs and scope of work on resolving technical issues during livestream at the next scheduled Committee meeting.
- CONCURRED not to report the age and gender of the visitors any further on the Website Statistics.
- CONCURRED the IT Supervisor stated that MSP transition has been interrupted due to a backup issue and the previous technician has been contracted to assist with the issue and meet the goal.
- CONCURRED that the LWSB, LW citations will be extracted and submitted quarterly. She also stated that LW Weekly will periodically publish traffic safety articles and keep the community up to date on safety requirements.
- CONCURRED to review the previous RFPs on CH 4 dais upgrade and meet with a consultant to define the scope of work and move forward with this project.
- CONCURRED to mark website redesign as completed, and further review the list at the next scheduled Committee meeting, revised as discussed.
- MOVED to accept the option #2 for LWSB 2022 calendar cover.
- CONCURRED to review Community Wi-Fi Internet Services Subcommittee at the upcoming GRF Administration Committee and further discuss it at the next scheduled Committee meeting.
- CONCURRED to review the original Dais proposals and define the scope of work prior to moving forward. The Committee concurred to further discuss this topic at the next scheduled Committee meeting.
- MOVED to accept Policy 20-2807-1, GRF Emergency Text Parameters, as presented, and forward it to the Board for final approval.

October 19, 2021, Finance Committee

- MOVED and recommended the GRF Board authorize that the Finance Committee has determined: • non-budgeted operating funds are available, pending Board action on the proposed funding request estimated to be \$31,500 and allocated to: - Cost Center 533 – Stock Transfer \$9,000 - Cost Center 236 – News \$12,000 - Cost Center 934 – IT \$10,50
- MOVED to approve the non-budgeted operating funds, in an amount not to exceed \$2,500, are available and have directed the Director of Finance to place a temporary hold on these funds, pending Board action on the proposed Project, to purchase additional minor equipment for the Lapidary Studio.
- MOVED to inform the Board that the Finance Committee has determined: • Reserve Funds, in the amount of \$163,350 are available and have directed the Director of Finance to place a temporary hold on these funds, pending Board action on the proposed reimbursement to Mutual Nine.

- MOVED to inform the Board that the Finance Committee has determined: • Reserve funds, in the amount of \$16,578 are available and have directed the Director of Finance to place a temporary hold on these funds, pending Board action on the proposed project, to replace three kilns in the Ceramics Studio Clubhouse Four.
- MOVED to inform the Board that the Finance Committee has determined: • Reserve Funds, in the amount of \$6,000.00, are available and have directed the Director of Finance to place a temporary hold on these funds, pending Board action on the proposed Project, Two-way radios for the Security Department.

October 7, 2021, GRF Administration Committee

- CONCURRED to bring Status Emergency Supply Storage Cabinet back to the next scheduled meeting.
- MOVED to recommend the GRF Board to approve 30-3193.1-8 Communication Coordinator with some minor changes.
- MOVED to recommend the GRF Board to approve 30-3699.1-8 Recreation Attendant.
- MOVED to send the GRF Election Packet, with some minor changes in the packet, to the GRF Board for approval.
- CONCURRED to bring Fitness Centers Waive Form to the next scheduled meeting.
- MOVED to send the amended 30-5092-1 Code of Ethics to the GRF Board for approval.
- MOVED to send the amended 30-5026-3 GRF Election of Officers to the GRF Board for approval.
- MOVED to send the amended, 30-5092-3 BOD Censure Procedure to the GRF Board for approval.
- CONCURRED to send Policy 30-1010-1 Authorized Spokesperson to the Communication/IT Committee for review.

October 12, 2021, Mutual Administration Committee

- CONCURRED to complete the review of forms and the open SROs by the end of the year.
- CONCURRED to bring back SRO Time Estimates to the next scheduled meeting.
- MOVED to approve 50-1671-4 "Paws" for Thought Pet Registration Form.
- MOVED to approve 50-1671-4A Emotional Support Animal (California Civil Code 54.1) Authorized Resident Declaration Form Attachment A, as amended.
- MOVED to approve 50-1671-4B Emotional Support Animal (California Civil Code 54.1) Physician's Declaration Form Attachment B, as amended.
- MOVED to approve 50-1671-4C Service Animal Claim Form (California Civil Code 54.1) Attachment A, as amended.
- MOVED to approve 50-1671-4D Service Animal Physician's Declaration (California Civil Code 54.1) Attachment B, as amended.

October 6, 2021, Physical Property Committee

- CONCURRED to have the Safety/Emergency Coordinator review the agenda topic and bring back additional information to the next scheduled meeting.
- CONCURRED to forward the agenda topic Clubhouse Six Plaza to the Recreation Committee.
- CONCURRED to table Roundabout for Leisure World agenda item until January.
- CONCURRED to forward the agenda topic, Planting on Chain Link Fence on Golden Road to the ADRC Committee.
- MOVED to remove Clubhouse ThreeFireplace Renovation from the Physical Property Committee Project Report.
- MOVED to remove Building Five Elevator Modernization from the Physical Property Committee Project Report.
- MOVED to remove Service Maintenance Gate replacement from the Physical Property Committee Project Report.

- MOVED to remove RV Lot Gate Improvements from the Physical Property Committee Project Report.
 - CONCURRED to add a yes column and a no column to the Total Quality Checklist.
 - CONCURRED to have the Facilities Director bring back additional information regarding Perimeter-Wall Frontier to the next scheduled meeting.
 - CONCURRED to forward agenda topic Clubhouse Six Patio to the Recreation Committee.
-
- CONCURRED to forward agenda topic St Andrews/Oakmont Intersection-Speed Cushions to the Security, Bus, and Traffic Committee.
 - MOVED to recommend to the GRF Board of Directors, reimburse \$163,350 to Mutual Nine, for the replacement of a main sewer line and associated manhole and clean out the hub, upon determination by the Finance Committee on the availability of Reserve funds.
 - MOVED to recommend to the GRF Board of Directors that any new renovations must include an automatic door opener.
 - CONCURRED to have the Facilities Director bring back additional information regarding Clubhouse Four doors to the next scheduled meeting.

October 4, 2021, Recreation Committee

- CONCURRED to review the agenda topic Clubhouse Six Plaza at the next scheduled meeting.
- CONCURRED to have the Library Supervisor bring back additional information regarding new instructors/classes at the November Committee meeting.
- MOVED to recommend to the GRF Board of Directors a six-month variance to 70-1406-1 Limitations on Use of Trust Property-Rules and allow children with Resident Adult Supervision in Trust Property defined as Clubhouse Two Game Room. CONCURRED to review agenda topic Amenities Inclusion, at the October Committee meeting.
- CONCURRED to schedule a work-study meeting and review the correspondence to the New Swimming Pool Rules.
- CONCURRED to forward agenda item 2022 Budget Request Jewelry/Lapidary Club to the Physical Property Committee
- MOVED to recommend to the GRF Board of Directors the purchase of a sound system for Clubhouse Three, Lapidary Room, and not to exceed \$1800.00 from Capital Funding and forward to the Finance Committee for approval.
- MOVED to deny the Karaoke Club storage at the Fitness lockers.
- CONCURRED to have the piano inventory of each Clubhouse be brought back to the next scheduled meeting.
- CONCURRED to review the agenda topic 2021-2022 Committee Goals at the next scheduled meeting.
- CONCURRED to review the agenda topic Woodshop in Clubhouse One at the next scheduled meeting.
- MOVED to reserve agenda item Evaluation and Enhancement of 1.8 Acres/1.8 Acres Draft Survey to a work-study and discuss in-depth and detail.
- CONCURRED to bring back the Golf Shop Storage to the next scheduled meeting.
- CONCURRED to forward the Lapidary Funding Request to the Physical Property Committee.
- MOVED to recommend the GRF Board of Directors replace all three kilns in the Clubhouse Four Ceramics Studio, in an amount not to exceed \$19,000.00, from Reserve funding and forward to the Finance Committee to approve the funding.
- MOVED to recommend to the GRF Board to amend the 70-1406-1 Limitations on Use of Trust Property-Rules, as presented.

- MOVED to recommend to the GRF Board to amend the 70-1406-1 Limitations on Use of Trust Property-Rules, as presented.
- MOVED to recommend to the GRF Board to amend the 70-1429-01-1 Golf Course Rules, with additional changes, as presented.

October 13, 2021, Security, Bus & Traffic Committee

- MOVED to forward a request to the GRF Administration Committee, to reconsider hiring part-time Security employees.
- MOVED to forward a request to the GRF Board, a recommendation to hire a transportation consultant, as subject to the proposal presented to the Fleet department.
- MOVED to endorse the recommendation presented on the agenda by the Fleet Manager.
 - Year 2023 – Truck 601 – Cost Center 574 - \$56,000
 - Year 2024 – Truck 602 – Cost Center 574 - \$44,000
 - Year 2024 – Truck 612 – Cost Center 838 - \$38,000
 - Year 2025 – Truck 611 – Cost Center 740 - \$39,000
- MOVED and recommended the GRF Board, approve the proposal presented on the agenda on speed cushions, for Urban Crossroads study, for an amount of \$10,000, and forward to the Finance November meeting for funding approval.
- CONCURRED to discuss the renovation of the Security building at the main gate agenda topic, at the next scheduled meeting.

October 8, 2021, Special Architectural Design and Review Committee

- MOVED to approve option 3 of the floor selections for the rooms at the Aquatic Center, presented at the meeting – (DUR-A-CHIP Glacier and Pewter).

October 19, 2021, Website Redesign Ad Hoc Committee

- MOVED to accept the launch of the new www.lwsb.com website and forward it to the Board for final approval.

Financial Recap – September 2021

As of the nine-month period ended September 2021, the draft financial reports indicate that GRF is in a favorable financial position with a surplus of \$1,157,266.

Major variances are:

Wages, Taxes & Benefits	\$824,914	Favorable: Wages \$512K; P/R Taxes \$44K; Workers' Comp \$78K; 401(k) ER Match \$26K; Group Ins \$165K; average FTE < budget by 21 FTE
Agency Fees	(205,625)	Unfavorable: Temporary help to fill key positions
Professional Fees	(66,474)	Unfavorable: Unexpected legal expenses
Facilities Maintenance	63,172	Favorable: Maintenance scheduled for later in the year
Publication Printing	83,174	Favorable: Decrease in printing rates
Certificate Prep Fees	78,050	Favorable: Unit sales exceeds budget
Rental Income	223,194	Favorable: Unit sales exceeds budget
Other Income	104,802	Favorable: 2020 income tax refunds \$23K; permit income \$36K; Lost member ID card \$24K; Other \$22K
News Advertising Income	83,850	Favorable: Display, Front Footer & Telephone book
SRO Labor Cost Recovery	(56,161)	Unfavorable: Less billable hours than budgeted

	Fund Balance	Allocated For Current Projects	Allocated For Future Projects	For details, see page
Reserve Funds				
Repairs & Replacements	\$11,943,465	\$683,348	\$11,260,117	7
Capital Funds				
Capital Improvements	\$3,163,130	\$119,283	\$3,043,847	8

Total year-to-date approved unbudgeted operating expenses are \$134,485.



PORTFOLIO SPECIALIST REPORT

NOVEMBER 2021

PROPER USE OF GARBAGE DISPOSAL

When using the garbage disposal be sure to run plenty of water!

Follow these easy steps when using the garbage disposal:

1. Turn on the cold water
2. Turn on the disposal
3. Feed the material into the disposal a little at a time
4. When the hammering stops, turn off the disposal and keep the water running for one minute
5. Make sure to run the disposal every day, even though you are not putting it to normal use
6. If the disposal stops working, locate the RED re-set button on the bottom surface of the unit and hold for 30-seconds.

REMINDER

Please do not grind these items

Bones	Onion Skins
Carrot peelings	Pea Pods
Celery & Rhubarb Stalks	Potato Peelings
Coffee Grounds	Grease
Corn Cobs–Husks or Silks	Pills
Egg Shells	Glass
	Rice
	Any fibrous materials

If the disposal is not grinding as well as it should, grind some ice to sharpen the blades.

To deodorize the disposal, grind some lemon, lime, or orange rinds.

PORTFOLIO SPECIALIST REPORT

NOVEMBER 2021

COMPARATIVE MUTUAL BUDGETS FOR 2022				
Ranked by Change in Mutual Assessment				
and by Monthly Mutual Assessment				
	Total Mut Change Next Yr	Change Rank by Dollars	Mutual Assess	Monthly Rank by Dollars
Mutual 1	12.82	8	223.31	15
Mutual 2	8.75	15	272.84	2
Mutual 3	24.79	1	253.45	7
Mutual 4	14.20	6	233.70	13
Mutual 5	12.43	9	238.67	10
Mutual 6	16.88	3	218.74	16
Mutual 7	12.02	10	273.43	1
Mutual 8	15.03	5	236.44	12
Mutual 9	9.46	14	251.39	8
Mutual 10	9.82	13	246.84	9
Mutual 11	18.51	2	264.62	4
Mutual 12	11.89	11	263.00	5
Mutual 14	7.20	16	229.78	14
Mutual 15	10.52	12	254.62	6
Mutual 16	13.00	7	270.40	3
Mutual 17	15.05	4	236.94	11
Average	13.27		248.01	
Ranked highest to lowest				



MUTUAL OPERATIONS
ADMINISTRATIVE SERVICES

RESCIND

Listing Inspections All Mutuals Except Mutual 09

The present Occupancy Agreement requires that prospective sellers of Mutual stock obtain Board Waiver of Option before the stock is listed for sale. The Board of Directors of this Corporation requests that any Broker accepting a listing of stock complete the following steps before this listing is executed:

1. Deliver to the stock owner, who is requesting the listing, a copy of the Mutual Waiver of Option form. Notify the shareholder that this form must be executed by the Mutual Corporation before the listing can be taken.
2. Explain to prospective seller that a listing inspection will be made. Give the shareholder a blank copy of the inspection form.
3. Upon completion of the inspection, a copy of the completed inspection form will be sent to the seller.
4. When the prospective seller receives the completed inspection form, he/she should contact the Sales Representative that initially made contact and supplied the listing form.

MUTUAL ADOPTION

ONE:	27 May 82	NINE:	12 Apr 82 (see Policy 7708.09)
TWO:	01 Apr 82	TEN:	25 Mar 82
THREE:	09 Apr 82	ELEVEN:	15 Apr 82
FOUR:	21 Apr 82	TWELVE:	08 Apr 82
FIVE:	21 Apr 82	FOURTEEN:	26 Mar 82
SIX:	26 Mar 82	FIFTEEN:	19 Apr 82
SEVEN:	20 Aug 82	SIXTEEN:	09 Sept 82
EIGHT:	26 Apr 82	SEVENTEEN:	Not Applicable

(Nov-17)

SEAL BEACH MUTUAL NO. FIVE

ADMINISTRATIVE SERVICES

Pre- Listing Inspections

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21

The OCCUPANCY AGREEMENT requires that prospective sellers of Mutual stock obtain an INTENT TO WITHDRAW form and turn it in to Stock Transfer before the stock is listed for sale. Mutual Five requires that any broker or agent accepting a listing of Mutual Five stock must wait to list a unit until the following steps are completed:

1. A PRE-LISTING INSPECTION will be generated after the INTENT TO WITHDRAW form has been signed by the Mutual Five president or another officer.
2. The PRE-LISTING INSPECTION will take place after the INTENT TO WITHDRAW has been sent to Physical Properties. The inspection report will be forwarded to the listing agents.
3. Listing agents should not advertise, post signs, or install lock boxes on a Unit until the PRE-LISTING INSPECTION report is received.
4. NEW BUYER ORIENTAIONS will not be scheduled until Steps 1-2 are completed.
5. For sale signs that have been posted in units prior to the completion of Steps 1-2 will be removed by the Mutual.

Document History

Adopted: 20 OCT '21 Amended:

Keywords: Pre-Listings Inspections

22

SEAL BEACH MUTUAL NO. FIVE

Mutual Five New / Remodeled / Patio / Permit Required

Addendum to Occupancy Agreement

Seal Beach Mutual Five

Encroachment onto Common Areas for NON-EXCLUSIVE Use

Application for a NEW / REMODELED / Patio Encroachment

The Shareholder(s) of that certain apartment unit, _____, Seal Beach, California, 90740, entered into an Occupancy Agreement on _____ by and between Seal Beach Mutual No. Five ("**Corporation**") and _____ hereinafter referred to as ("**Member/s**").

In accordance to Policy **05-7415-1** this document represents a required "Disclosure Agreement", "Addendum to Occupancy Agreement" setting forth the permission extended by the Mutual Corporation to the requesting Mutual Five Member's acceptance of a patio encroachment into common area, and all of the terms and conditions as set forth below.

Terms of Agreement:

_____, (Member/s) are allowed to complete a patio of apartment _____ using _____ square feet of common area on the _____ side of the unit for a patio to extend the _____ side of the unit.

_____, agree/s that they will execute the "Disclosure Agreement", "Addendum to Occupancy Agreement" acknowledging that the Corporation may reasonably condition its consent on terms that both protect the Corporation's rights over/to Landscape area and prevent the Corporation from being burdened with additional or increased maintenance, repair or other costs/expenses or increased potential liabilities and/or risks and in accordance with all terms and conditions as set forth in the Mutual Five Policy.

Members further agree that they will accept the full liability for upkeep and maintenance, as well as insurance covering the area of the permitted encroachment and further, that the encroachment must be removed at the expense of the shareholder who is selling or otherwise conveying the share unless the subsequent shareholder agrees to execute a new Addendum to Occupancy Agreement assuming all the terms as set forth in the Mutual Five Policy number 05-7415-1.

Execution Addendum to Occupancy Agreement

I, (We) _____ (**Member/s**) hereby agree to the terms and conditions of the attached Mutual Five Patio Policy and the Addendum to Occupancy Agreement, in its entirety, as evidenced by our signature/s below:

I, (We) _____ (**Member/s**) agree and

(Nov 2021)

GOLDEN RAIN FOUNDATION Seal Beach, California

SEAL BEACH MUTUAL NO. FIVE

Mutual Five New / Remodeled / Patio / Permit Required

46 acknowledge that nothing contained herein or omitted here from shall be deemed to be an
47 admission, limitation, or waiver of any of the Mutual rights, remedies and defenses, either at law
48 or in equity, all of which rights, remedies and defenses are hereby expressly reserved.
49

50 This Addendum to Occupancy Agreement is entered on the _____ of
51 _____, 20 _____, by and between Seal Beach Mutual No. Five and Members:
52

53 Important! All remodeling and any encroachment onto common area requires a Permit be on file
54 in the Physical Property Department.
55

56 Member Signature _____ Date: _____
57

58 Member Signature _____ Date: _____
59

60 Approval:

61 Mutual President: _____ Date: _____
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90

SEAL BEACH MUTUAL NO. FIVE

Mutual Five New / Remodeled / Patio / Permit Required

Mutual Five Disclosure Agreement for Established Patio Encroachment

Addendum to Occupancy Agreement

Seal Beach Mutual Five

Encroachment onto Common Areas for NON-EXCLUSIVE Use

Application for an ESTABLISHED PATIO Encroachment

The Shareholder(s) of that certain apartment unit, _____, Seal Beach, California, 90740, entered into an Occupancy Agreement on _____ by and between Seal Beach Mutual No. Five ("**Corporation**") and _____ hereinafter referred to as ("**Member/s**").

In accordance to Policy **05-7415-1** this document represents a required "Disclosure Agreement", "Addendum to Occupancy Agreement" setting forth the permission extended by the Mutual Corporation to the requesting Mutual Five Member's acceptance of an already established remodel to their unit which includes a patio encroachment into common area, and all of the terms and conditions as set forth below.

Terms of Agreement:

_____, (Member/s) accept full liability for apartment _____ patio, which includes a _____ square foot patio on the _____ side of the unit.

Members agree that they will accept the full liability for upkeep and maintenance, as well as insurance covering the area of the permitted encroachment and further, that the encroachment must be removed at the expense of the shareholder who is selling or otherwise conveying the share unless the subsequent shareholder agrees to execute a new "Addendum to Occupancy Agreement" assuming all the terms as set forth in the Mutual Five Patio Policy number 05-7415-1.

Execution Addendum to Occupancy Agreement

I, (We) _____ (**Member/s**) hereby agree to the terms and conditions of the attached Mutual Five Patio Policy and the Addendum to Occupancy Agreement, in its entirety, as evidenced by our signature/s below:

I, (We) _____ (**Member/s**) agree and acknowledge that nothing contained herein or omitted here from shall be deemed to be an admission, limitation, or waiver of any of the Mutual rights, remedies and defenses, either at law or in equity, all of which rights, remedies and defenses are hereby expressly reserved.

SEAL BEACH MUTUAL NO. FIVE

Mutual Five New / Remodeled / Patio / Permit Required

136 This Addendum to Occupancy Agreement is entered on the _____ of
137 _____, 20 _____, by and between Seal Beach Mutual No. Five and Members:

138
139 Member Signature _____ Date: _____
140

141 Member Signature _____ Date: _____
142

143 Approval:
144

145 Mutual President: _____ Date: _____
146

147 Original to Stock Transfer Corporate File
148 cc: Physical Property Office
149 Mutual President
150

Document History

Adopted: XX Dec 2019 Amended: 17 Nov 2021

Keywords: Mutual Five Common Area Encroachment Patio Remodeled
Permit New Non-Exclusive Use

151