

AGENDA
REGULAR MONTHLY CONFERENCE CALL MEETING OF THE
BOARD OF DIRECTORS
SEAL BEACH MUTUAL FIVE
April 20, 2022
Meeting begins at 9:00 a.m.
Building 5, Conference Room B / Zoom Video and Conference Call

TO ATTEND: The Shareholder will be provided with instructions on how to access the call via telephone upon the Shareholder contacting Mutual Administration and requesting the call-in information. Please submit your information, including your name, Unit number, and telephone number, via e-mail at mutualsecretaries@lwsb.com, by 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 (i) notify their parcel director of their intent to speak during Shareholder open forum, or (ii) submit their information, including their name, Unit number, and telephone number, via e-mail at mutualsecretaries@lwsb.com, by 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
3. SHAREHOLDERS' COMMENTS (limited to 2-3 minutes, agenda items only)
4. INTRODUCTION OF GRF REPRESENTATIVE, STAFF, AND GUEST(S):

Mr. Thompson, GRF Representative
Mr. Meza, Building Inspector
Mr. Rocha, Security Services Director
Mr. Norlander, Security Services Manager
Ms. Barua, Portfolio Specialist
Ms. Vasquez, Recording Secretary

5. APPROVAL OF MINUTES:
 - a. **Regular Meeting Minutes March 16, 2022.**
6. **BUILDING INSPECTOR'S REPORT** Mr. Meza
Permit Activity; Escrow Activity; Contracts & Projects; Shareholder and Mutual Requests (pp.3-5)
 - a. Discuss and vote to amend resolution dated on 11/17/2021 – Roofing Standards Contract (pp.6-7)
7. **GUEST SPEAKER** Mr. Rocha/Mr. Norlander
 - a. Presentation on “All Things Traffic”
8. **GRF REPRESENTATIVE** Mr. Thompson
9. **UNFINISHED BUSINESS**
 - a. Discuss and vote to ratify rescinded Policies - 7506.05 – Sidewalk Traffic Restriction, 7506.1 – Roller Skates, Roller Blades, Skateboards, Bicycles, Scooters, and Tricycles, 7580 – Traffic Control Regulation , 7581 – Enforcement

of Community Traffic Regulations, 7582.05 – Towing Vehicles, 7583.05 – Parking – Portable on Demand Storage (PODS), Trailers, and Storage Containers. (pp.8-18)

- b. Discuss and vote to ratify adopted Rule 05-7506-1 - Vehicle Usage and Rule 05-7583-1 - Parking Rules. (pp.19-29)

10. **NEW BUSINESS**

- a. Monthly Finances (p.30)
- b. Discuss and vote to cancel June’s Monthly Board Meeting (p.31)
- c. Discuss and vote to appoint Inspectors of Election (p.32)
- d. Discuss and vote to ban therapeutic walk-in bathtubs from Mutual 05 (p.33)

STAFF BREAK BY 11:00 A.M.

- 11. SECRETARY / CORRESPONDENCE Ms. Gardner
- 12. CHIEF FINANCIAL OFFICER’S REPORT Mr. Cude
- 13. PRESIDENT’S REPORT Ms. DeRungs
- 14. PORTFOLIO SPECIALIST Ms. Barua
- 15. ANNOUNCEMENTS

- a. **NEXT REGULAR MEETING:** Wednesday, May 18, 2022, at 9:00 a.m., via Zoom/Video Conference Call and Building 5 Conference Rm B
- b. **ANNUAL SHAREHOLDER’S MEETING:** Tuesday, June 14, 2022, at 10:00 a.m. Registration begins at 9:00 a.m. in Clubhouse 4.

- 16. COMMITTEE REPORTS
- 17. DIRECTORS’ COMMENTS
- 18. ADJOURNMENT
- 19. EXECUTIVE SESSION

STAFF WILL LEAVE THE MEETING BY 12:00 P.M.

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (05) FIVE		INSPECTOR: Mike Meza
MUTUAL BOARD MEETING DATE:	April, 2022	

PERMIT ACTIVITY

UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	PERMIT ISSUE	COMP. DATE	Improvement Values	RECENT INSPECTION	CONTRACTOR
117-J	UNIT REMODEL	BOTH	07/05/21	02/20/22	\$135,200	Waiting on contractor	JC KRESS
121-G	NEW PATIO	GRF	08/30/21	02/20/22	\$0	FINAL 02/09/22	MP CONSTRUCTION
121-G	UNIT REMODEL	BOTH	08/30/21	01/30/21	\$165,000	FINAL 02/09/22	MP CONSTRUCTION
103-I	KITCHEN REMODEL/WALL	BOTH	11/15/21	01/20/22	\$41,250	FINAL 02/15/22	LOS AL BUILDER
91-F	FLOORING THRU OUT	GRF	12/08/21	01/08/22	\$8,630	FINAL 02/09/22	FAMILY FLOOR
109-E	PATIO FLOORING	GRF	12/13/21	01/30/22	\$875	FINAL 02/03/22	LW DÉCOR
115-J	SOLA TUBE/ WINDOWS	BOTH	12/13/21	03/30/22	\$13,500		MP CONSTRUCTION
126-K	HEAT PUMP	BOTH	12/15/21	03/15/22	\$3,800	FINAL 02/09/22	GREENWOOD
117-C	FLOORING	GRF	12/30/21	01/30/22	\$800		KARYS CARPET
91-A	CEILING FAN	GRF	01/11/22	01/18/22	\$0	FINAL 02/18/22	BERGIN ELECTRIC
98-D	HEAT PUMP	BOTH	01/19/22	04/19/22	\$4,050	FINAL 03/03/22	GREENWOOD
96-L	ICE MAKER LINE	GRF	01/19/22	01/22/22	\$200		OGAN CONSTRUCTION
105-D	RETRACTABLE SCREEN	GRF	01/27/22	02/27/22	\$750	FINAL 02/18/22	NATIONWIDE
117-G	CARPET FLOORING	GRF	01/30/22	03/01/22	\$1,400	FINAL 02/03/22	KARYS CARPET
113-H	PATIO CARPET	GRF	02/01/22	03/01/22	\$1,400	FINAL 02/28/22	KARYS CARPET
115-J	ENTRY DOOR	GRF	02/01/22	05/31/22	\$600		LW DÉCOR
120-K	SHOWER CUT DOWN	BOTH	02/07/21	03/07/22	\$2,815	FINAL 03/03/22	NUKOTE
112-D	SHOWER CUT DOWN	BOTH	02/09/21	03/09/22	\$3,695	FINAL 03/04/22	NUKOTE
123-K	UNIT REMODEL	BOTH	02/10/22	08/10/22	\$50,000		NATIONWIDE
115-I	HEAT PUMP	BOTH	02/14/22	05/14/22	\$3,800	FINAL 04/05/22	GREENWOOD
108-C	SHOWER CUT DOWN	BOTH	02/14/21	03/14/22	\$2,815		NUKOTE
119-J	MICROWAVE	BOTH	02/14/22	02/28/22	\$745	FINAL 03/28/22	OGAN CONSTRUCTION
91-A	WASHER/DRYER FLOORING	BOTH	02/15/22	05/30/22	\$10,550		BA CONSTRUCTION
107-E	FLOORING	GRF	02/15/22	03/30/22	\$3,700	FINAL 03/01/22	KARYS CARPET
117-D	WASHER/DRYER FLOORING	BOTH	02/18/22	04/30/22	\$8,080		LOS AL BUILDER
109-D	ELECTRICAL OUTLETR	BOTH	02/21/22	05/30/22	\$250		MP CONSTRUCTION
102-F	ENTRY WALK WAY	GRF	02/22/22	03/31/22	\$1,025		BERGKVIST
115-D	PORCH FLOORING	GRF	02/28/22	03/30/22	\$3,000	FINAL 03/07/22	KARYS CARPET
117-L	FLOORING THRU OUT	GRF	02/28/22	04/30/22	\$7,600		KARYS CARPET
93-A	CEILING FAN CUT OUT	GRF	03/05/22	04/05/22	\$750		UNIVERSAL ABATEMENT
123K	UNIT ASBESTOS REMOVAL	GRF	03/08/22	03/31/22	\$3,200		SIRRIS ABATEMENT
106-D	ENTRY DOOR	GRF	03/30/22	05/18/22	\$875		LOS AL BUILDER
72-G	PATIO ELECTRICAL OUTLET	BOTH	03/10/22	05/10/22	\$350		LW DÉCOR
103-G	KITCHEN REMODEL	BOTH	03/12/22	05/30/22	\$28,540		LOS AL BUILDER
111-L	SHOWER VALVE	BOTH	03/10/22	03/17/22	\$1,685		A-1 TOTAL SERVICE
103-H	HEAT PUMP	BOTH	03/14/22	06/14/22	\$3,600	FINAL 04/05/22	GREENWOOD
103-H	FLOORING THRU OUT	GRF	03/15/22	04/30/22	\$3,750		KARYS CARPET
92-C	HEAT PUMP	BOTH	03/22/22	06/22/22	\$11,123	FINAL 04/05/22	GREENWOOD
103-L	CENTRAL AIR SYSTEM	BOTH	03/25/22	06/25/22	\$7,548		GREENWOOD
90-J	HEAT PUMP	BOTH	03/31/22	06/30/22	\$4,100		GREENWOOD
110-F	ADDED 3/4 BATH	BOTH	04/01/22	08/31/22	\$15,900		BA CONSTRUCTION
118-D	FLOORING	GRF	04/11/22	05/31/22	\$3,295		B&B CARPET
101-K	ADDED SHOWER	BOTH	04/11/22	05/11/22	\$15,104		REBORN CABINETS
93-I	PORCH ELECT. OUTLET	BOTH	04/12/22	06/30/21	\$600		MP CONSTRUCTION
111-F	FLOORING THRU OUT	GRF	04/20/22	05/20/22	\$8,000		KARYS CARPET
111-F	HEAT PUMP	BOTH	04/28/22	06/15/22	\$9,700		SWIFT HEATING & AIR

ESCROW ACTIVITY

Unit #	NMI	PLI	NBO	FI	FCOEI	ROF	ACTIVE, CLOSING, CLOSED

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (05) FIVE								INSPECTOR: Mike Meza		
MUTUAL BOARD MEETING DATE:		April, 2022								
71-A		11/02/21	03/01/22	03/04/22	03/18/22	04/05/22	6	8	6	
91-A		11/08/21	12/28/21	12/28/21	01/12/22					
93-A		12/10/20								
96-E		07/26/21								
101-I		07/09/21	03/10/22	03/10/22						
103-G		08/24/21								
103-L		10/01/21	03/17/22							
105-D		09/30/20								
107-E		11/19/21	01/24/22	01/25/22	02/07/22	03/22/22				
109-H		10/21/21	12/20/21	12/23/21	01/10/22	02/16/22				
110-C		10/27/20								
110-I	03/31/22									
111-F		11/05/21	02/10/22	02/10/22	02/23/22	03/09/22				
113-H		02/23/22	03/22/22							
114-L		07/09/20								
115-I		01/05/22	02/09/20	02/09/20	02/24/22	03/22/22				
115-J		10/01/21	10/18/21	10/18/21	11/01/21					
116-G		09/17/21	11/03/21	11/03/21	11/18/21					
117-G		02/18/22	03/09/22	03/14/22						
121-K		01/25/22	02/02/22	02/02/22	02/15/22	03/09/22				
123-K		10/21/21	10/26/21	11/03/21	11/18/21					

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 54 Single doors installed completed.
ROOFING PROJECT		Buildings 100, 101, 113, 120
MJ JURADO		Replace sidewalks near building 102, 110, 109 and 112

SPECIAL PROJECTS

Contractor	Discription of Work

Mutual Corporation No. Five

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO AMEND RESOLUTION DATED ON 11/17/2021 – ROOFING STANDARDS CONTRACT (BUILDING INSPECTOR REPORT, ITEM A)
DATE: APRIL 20, 2022
CC: MUTUAL FILE

On 11/17/2021, Mutual 05 Board of Directors “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.”

I move to amend resolution dated November 17, 2021 “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” by adding building 70 to re-roof for an additional cost of \$143,973.00 at a total cost not to exceed \$691,635.00. Estimated start date Aug 22, 2022.

MUTUAL 5 - 2022

Est Start Date: Aug 22, 2022

Est Finish Date: Oct 28, 2022

BLDG #	ADDRESS	ROOF SQ	COST P/BLDG (LOW)
70	13561 Medinac Lane	153	\$ 143,973.00
100	13601 Cedar Crest Lane	153	\$ 143,973.00
101	13580 Medinac Lane	153	\$ 143,973.00
113	1551 Homewood Road	153	\$ 143,973.00
120	1550 Homewood Road	123	\$ 115,743.00

* Estimated Costs & Start/Finish time are based on current material pricing, material availability, and production schedule as of todays date: 4/14/22

\$ 691,635.00

***** IMPORTANT *****

The contract pricing stated above was calculated using current material pricing. However, the current pandemic has created a volatile building materials market with record price spikes and sudden shortages. Therefore, our contract pricing and project timeline as stated may be subject to change orders.

Mutual Corporation No. Five

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO RATIFY RESCINDED POLICY 7506.05 – SIDEWALK TRAFFIC RESTRICTION, 7506.1 – ROLLER SKATES, ROLLER BLADES, SKATEBOARDS, BICYCLES, SCOOTERS, AND TRICYCLES, 7580 – TRAFFIC CONTROL REGULATION , 7581 – ENFORCEMENT OF COMMUNITY TRAFFIC REGULATIONS, 7582.05 – TOWING VEHICLES, 7583.05 – PARKING – PORTABLE ON DEMAND STORAGE (PODS), TRAILERS, AND STORAGE CONTAINERS (UNFINISHED BUSINESS, ITEM A)
DATE: APRIL 20, 2022
CC: MUTUAL FILE

I move to ratify the proposed policy change by rescinding Policy 7506.05 – Sidewalk Traffic Restriction, 7506.1 – Roller Skates, Roller Blades, Skateboards, Bicycles, Scooters, and Tricycles, 7580 – Traffic Control Regulation , 7581 – Enforcement of Community Traffic Regulations, 7582.05 – Towing Vehicles, 7583.05 – Parking – Portable on Demand Storage (PODS), Trailers, and Storage Containers; the 28-day posting requirement has been met.

MUTUAL OPERATIONS

RESCIND

RESIDENT REGULATIONS

Roller Skates, Roller Blades, Skateboards, Bicycles, Scooters, and Tricycles

Mutuals One, Nine, and Ten

NOTWITHSTANDING PREVIOUS ACTION BY THE BOARD, the following resolution is adopted by Mutuals One, Nine, and Ten on the dates shown below:

~~NOW THEREFORE BE IT RESOLVED that, due to potential safety hazards, visitors in the Mutual Corporation who are the responsibility of the residents may not use roller skates, roller blades or skateboards on Mutual sidewalks or streets.~~

~~BE IT FURTHER RESOLVED, that except for employees working in Leisure World, visitors residing outside Leisure World may ride bicycles or tricycles on Mutual sidewalks or streets only if accompanied by a resident.~~

Mutuals Two, Three, Four, Five, Six, Seven, Eight, Eleven, Fourteen, Fifteen and Sixteen

NOTWITHSTANDING PREVIOUS ACTION BY THE BOARD, the following resolution is adopted by Mutuals Two, Three, Four, Five, Six, Seven, Eight, Eleven, Fourteen, Fifteen, and Sixteen on the dates shown below:

~~NOW THEREFORE BE IT RESOLVED that, due to potential safety hazards, visitors in the Mutual Corporation who are the responsibility of the residents may not use roller skates, roller blades, skateboards or scooters (Mutual Six: motorized or other) on Mutual sidewalks or streets. (Mutual Five: May not use bicycles or tricycles either).~~

~~BE IT FURTHER RESOLVED, that except for employees working in Leisure World, visitors residing outside Leisure World may ride bicycles or tricycles on Mutual sidewalks or streets only if accompanied by a resident.~~

<u>MUTUAL ADOPTION</u>	<u>AMENDMENT</u>	<u>AMENDMENT</u>
ONE	03-24-94	10-26-00
TWO	04-21-94	10-19-00
THREE	03-08-94	10-13-00
FOUR	11-06-00	
FIVE	11-17-99	10-18-00
SIX	03-22-94	09-18-00,06-11-01
SEVEN	03-18-94	09-15-00
EIGHT	03-28-94	09-25-00

(Jul 14)

MUTUAL OPERATIONS

RESCIND

RESIDENT REGULATIONS

Roller Skates, Roller Blades, Skateboards, Bicycles, Scooters, and Tricycles

NINE	08-10-98	
TEN	03-23-94	
ELEVEN	04-21-94	10-19-00
TWELVE	02-11-99	See Policy 7502.12
FOURTEEN	04-22-94	10-11-00
FIFTEEN	05-18-98	07-16-01
SIXTEEN	03-21-94	09-18-00
SEVENTEEN	(See Policy 7506.17)	

MUTUAL OPERATIONS**RESIDENT REGULATIONS****RESCIND****Sidewalk Traffic Restriction – Mutual Five**

- ~~1. Gasoline powered vehicles are prohibited from using sidewalks in this Mutual. Exceptions shall be limited to the following:

 - ~~a. Emergency medical vehicles belonging to the Health Care Center.~~
 - ~~b. Service vehicles designated for sidewalk use belonging to the GRF.~~
 - ~~c. Service vehicles designated for sidewalk use belonging to contractors or vendors doing business with shareholders or corporations (such as newspaper carriers).~~~~
- ~~2. The wheelbase on all electric carts (golf carts, two-seaters, gems and similar vehicles) must not exceed 68 inches. The width of the cart must not exceed 48 inches. The inflatable tires must be 8 ½ inches wide.~~
- ~~3. Electric carts are restricted to traveling the shortest distance from the unit to the street.~~
- ~~4. In order to be parked at a Mutual Five residence, the vehicle must have a DMV-issued handicap placard and a Leisure World decal.~~
- ~~5. If eligible, shareholders must obtain all approvals and install a cement pad or Turfstone four feet wide next to the sidewalk at the unit. Shareholder is responsible for all costs relating to the installation and removal of the pad, including the cost of all permits, inspections, construction and removal.~~
- ~~6. The driver of the cart shall stop for pedestrian traffic at a sufficient distance away from the pedestrian to enable pedestrian traffic to safely navigate the sidewalk at all times.~~
- ~~7. Any vehicle issued a Vehicle Identification Number (VIN) by its manufacturer, or one that fulfills all of the requirements of the State of California that would allow the vehicle to be licensed for highway operation, is prohibited from using sidewalks in Mutual Five and must be parked in an authorized parking space.~~
- ~~8. Electric carts may not be parked on a walkway and shall not be parked in such a way as to interfere with the entry into or the exit from the apartment.~~
- ~~9. Electric cords for charging cannot be placed across any walkway.~~
- ~~10. Visitors may not park on the lawns. Visitors may use the cart parking spaces at the ends of carports.~~

(Apr. 18)

MUTUAL OPERATIONS

RESIDENT REGULATIONS

RESCIND

Sidewalk Traffic Restriction – Mutual Five

~~11. A cart owner/operator shall maintain sufficient insurance to cover the operation of the cart upon the sidewalks, including personal injury and property damage coverage. The operation of the cart shall be contingent upon proof of insurance related to their cart operation. Exceptions to the above are power chairs, scooters, maintenance vehicles, and newspaper carriers and delivery carriers.~~

MUTUAL ADOPTION ————— AMENDMENT(S)

~~FIVE: 04-18-18~~

MUTUAL OPERATIONS**RESIDENT REGULATIONS****RESCIND****Traffic Control Regulation**

Excerpt from Resolution adopted by Golden Rain Foundation February 4, 1969:

~~— WHEREAS this corporation has adopted regulations for the control of traffic within the confines of Seal Beach Leisure World,~~

~~— WHEREAS, it is a desire that the Board of Directors of this corporation implement and enforce said traffic regulations,~~

~~— NOW, THEREFORE, BE IT RESOLVED, That no resident of Seal Beach Leisure World shall be permitted to operate a motor vehicle upon the community facility streets of Seal Beach Leisure World unless and until said resident shall have procured for said vehicle, from the Security Office, a Leisure World sticker to be displayed only in the designated place upon said vehicle.~~

~~— RESOLVED FURTHER, That Security shall not issue a Leisure world sticker to any resident of Seal Beach Leisure World unless and until said resident shall have furnished the Security Office for recording the following:~~

- ~~— a. California State car license number (or other State, if not in conflict with California requirements).~~
- ~~— b. A valid State Operator's license number (California or other state) with the expiration date for each driver of the vehicle.~~
- ~~— c. Satisfactory proof of liability insurance coverage in the minimum limit pertaining to the operation of motor vehicles upon the roads of the state of California.~~

~~— RESOLVED FURTHER, That Administration shall be, and is, authorized to implement the administration of a traffic code hereto passed by this corporation by the hiring and retention of a motor patrol officer to patrol the streets of Seal Beach Leisure World and in the event of violation, including parking, to issue a citation in the form of a warning to any resident. That in the event of frequent violations, the Golden Rain Foundation Board shall consider, upon due notice, the termination of membership of any said member in the Golden Rain Foundation.~~

(Aug 87)

MUTUAL OPERATIONS**RESIDENT REGULATIONS****RESCIND****Enforcement of Community Traffic Regulations – Except Mutual Nine, Twelve, and Fifteen**

~~— WHEREAS, the Golden Rain Foundation has adopted a series of regulations for the control of traffic within the confines of Seal Beach Leisure World; and~~

~~— WHEREAS, it is the desire of this Mutual Board, in the interest of safety, that these regulations be observed and enforced; and~~

~~— WHEREAS, to be truly effective, enforcement of these regulations by the Security staff requires cooperation of the Mutual Boards to function in a judicial capacity when offenders are reported to the Boards;~~

~~— NOW, THEREFORE, BE IT RESOLVED, that this Board will review the case of any Mutual resident whose record of violation is referred to the Board, and take one or more of the following actions:~~

- ~~a. Direct a letter of warning to the offender.~~
- ~~b. Appoint a Director or a Committee to confer with and warn the offender.~~
- ~~c. Summon the offender to a regular or special Board meeting for a conference/ warning.~~
- ~~d. Take Board action to find the offender in violation of the Occupancy Agreement and order eviction.~~

~~— FURTHER, while it is customary for three violations to be accumulated in the file before a resident's record is referred to the Mutual Board by the Security Department, it is understood that a single violation may be of sufficient importance to be immediately referred to the Board for action.~~

~~— FURTHER, in the interest of obtaining uniform application within the community, the Security, Bus and Traffic Committee of Golden Rain Foundation will be informed of action taken and its apparent results in each instance cited above.~~

MUTUAL OPERATIONS**RESIDENT REGULATIONS****RESCIND****Enforcement of Community Traffic Regulations – Except Mutual Nine, Twelve, and Fifteen****MUTUAL ADOPTION**

ONE	01-24-75	
TWO	01-17-74	
THREE	01-21-74	
FOUR	04-01-74	
FIVE	01-16-74	
SIX	01-25-74	
SEVEN	02-15-74	
EIGHT	01-28-74	
NINE	01-14-74	(Rescinded 11-12-91 – See Policy 7581.9)
TEN	01-24-74	
ELEVEN	01-17-74	
TWELVE	01-10-74	(Rescinded 03-14-13 – See Policy 7581.12)
FOURTEEN	01-11-74	
FIFTEEN	01-21-74	(Rescinded 11-20-17 – See Policy 7581.15)
SIXTEEN	01-10-74	
SEVENTEEN	02-06-90	

Corrections to formatting made on 09-07-16

MUTUAL OPERATIONS**SHAREHOLDER REGULATIONS****RESCIND****Towing Vehicles – Mutual Five**

~~A towing procedure is hereby established which permits Mutual Five to remove and store vehicles that are in violation of Mutual Policy. The authority for this action is contained in Section 22658(a) of the California Vehicle Code (CVC) Authority to Remove Vehicles.~~

~~In conformance with the California Vehicle Code, appropriate signage will be posted at all community entrance streets advising all who enter that it is private property and unauthorized or illegally parked vehicles will be towed away at the vehicle owner's expense per California Vehicle Code Section 22658(a).~~

~~A. Tow Procedure: Immediate Action~~

~~Security Department will advise the Mutual Board when vehicles are in violation and may require immediate action / removal:~~

- ~~1. Violation of the Fire Lane Regulation CVC 22953(b).~~
- ~~2. Violation of the Fire Hydrant Regulation (Mutual Policy).~~
- ~~3. Any vehicle deemed hazardous.~~

~~If approval is received from the Mutual, the Security Department will notify the tow company to respond and meet the designated Mutual representatives. A private property tow form will need to be signed by a Mutual officer authorizing the tow company to remove the vehicle.~~

~~B. Tow Procedure: Non-Immediate Action~~

- ~~1. Attach a 96-hour warning notice to the vehicle advising of the violation and intent to tow. A copy of the 96-hour warning notice will be provided to the Mutual Administration Department for processing.~~
- ~~2. A registered letter shall be sent informing the registered owner of the intent to tow the vehicle, if it is not moved. The registered letter signed receipt will be returned to the Mutual Administration Department by mail. It serves as confirmation of the vehicle owner's receipt of the letter.~~
- ~~3. After the 96-hour period, the Security Department will check for compliance and report their findings back to the Mutual Administration Department and a representative of Mutual Five.~~

(Mar 17)

MUTUAL OPERATIONS

SHAREHOLDER REGULATIONS

RESCIND

Towing Vehicles – Mutual Five

4. ~~If Mutual Approval to remove the vehicle is received upon confirming non-compliance to the 96-hour tow notice and/or receipt of the registered letter, a tow truck will be appointed to remove the vehicle and store the vehicle.~~
5. ~~The Security Department will maintain a current log of all towing transactions in order to direct vehicle owners to the appropriate towing company.~~

~~MUTUAL ADOPTION ————— AMENDED~~

~~FIVE: 03-15-17~~

(Mar 17)

MUTUAL OPERATIONS**RESIDENT REGULATIONS****RESCIND****Parking - Portable on Demand Storage (PODS), Trailers, and Storage Containers**

~~The Board of Directors of Seal Beach Mutual Number Five hereby establishes a maximum time limit of 72 hours for a shareholder or owner to park, on any Mutual Five driveway/carport area, a Portable on Demand Storage (Pods) unit, or other type of storage container, for the purpose of transferring furniture and other items into, or out of, any residential unit. The dimensions of the POD or other storage container may not exceed two full parking spaces unless permission has been obtained by the Board of Directors.~~

~~Any such Pod, trailer, or other storage container remaining beyond 72 hours may be removed by Leisure World Security at the Shareholder's and/or owner's expense, unless permission has been obtained by the Board of Directors.~~

MUTUAL ADOPTION

FIVE: _____ 05-12-16

(May 16)

Page 1 of 1

Mutual Corporation No. Five

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO RATIFY ADOPTED 05-7506-1 VEHICLE USAGE AND 05-7583-1 PARKING RULES (UNFINISHED BUSINESS, ITEM B)
DATE: APRIL 20, 2022
CC: MUTUAL FILE

I move to ratify the proposed rule change by adopting Rule 05-7506-1 Vehicle Usage and Rule 05-7583-1 - Parking Rules; the 28-day posting requirement has been met.

SEAL BEACH MUTUAL NUMBER FIVE**Resident Regulations****Vehicle Usage**

1 The following Vehicle Usage Rules and Regulations are enforced and are applicable to all
 2 PEDESTRIANS and persons operating MOTOR VEHICLES, GOLF CARTS, MOBILITY
 3 SCOOTERS or BICYCLES on any property managed by SEAL BEACH MUTUAL FIVE.
 4

5 The SHAREHOLDER is solely responsible for the actions or omissions by RENTER/LESSEEs,
 6 VISITORS, CAREGIVERS or CONTRACTORS whose entry into LEISURE WORLD SEAL
 7 BEACH they have authorized, as well as persons who have entered Mutual Five through their
 8 RENTER/LESSEE's authorization.
 9

10 The SHAREHOLDER will pay any Mutual Five penalties incurred as a result of such behaviors.
 11

1. LICENSING REQUIREMENTS

12
 13
 14 **1.1.** For MOTOR VEHICLES: Any person in Mutual Five operating a Motor Vehicle,
 15 as defined in the California Vehicle Code, shall be required to have a valid
 16 driver's license in their possession.

17 **1.1.1.** All MOTOR VEHICLES operated or parked in Mutual Five must
 18 properly display current state-issued license plates and carry valid
 19 registration papers.
 20

21 **1.2.** For GOLF CARTS and LOW-SPEED VEHICLES (LSVs):

22 **1.2.1.** AUTHORIZED RESIDENTS are not required to possess a driver's
 23 license to operate a GOLF CART or LSV in Mutual Five.

24 **1.2.2.** Any VISITOR operating a GOLF CART or LSV in Mutual Five must
 25 possess a valid state-issued driver's license, be 16 years of age or
 26 older, and be accompanied by an AUTHORIZED RESIDENT.
 27

2. DECAL REQUIREMENTS

28
 29
 30 **2.1.** For MOTOR VEHICLES:

31 **2.1.1.** Each MOTOR VEHICLE and GOLF CART owned by a Mutual Five
 32 AUTHORIZED RESIDENT must display a valid GRF-issued decal on
 33 the front windshield and a Mutual Five decal in the rear window.

34 **2.1.2.** Except for a RENTER/LESSEE, all AUTHORIZED RESIDENT's GRF
 35 motor vehicle decals are valid for up to two (2) years, or the month and
 36 year when the RESIDENT'S driver's license expires, whichever is
 37 sooner.

38 **2.1.3.** A RENTER/LESSEE's GRF MOTOR VEHICLE decal expires
 39 concurrently with the RENTER's lease, or the month and year when
 40 the RENTER/LESSEE's driver license expires, whichever is sooner.

(April 22)

GOLDEN RAIN FOUNDATION Seal Beach, California

SEAL BEACH MUTUAL NUMBER FIVE

Resident Regulations

Vehicle Usage

41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80

- 2.2.** For GOLF CARTS and LOW-SPEED VEHICLES (LSVs):
 - 2.2.1.** Except for a RENTER/LESSEE, all AUTHORIZED RESIDENT's GRF GOLF CART decals are valid for two (2) years.
 - 2.2.2.** A RENTER/LESSEE's GRF-issued GOLF CART decal expires concurrently with the RENTER's lease.
- 2.3.** For BICYCLES and ELECTRIC BICYCLES
AUTHORIZED RESIDENTS may obtain and display a GRF-issued decal on their BICYCLE or ELECTRIC BICYCLE to assist in gate access and in faster recovery if lost or stolen.

3. AREAS OF AUTHORIZED USE FOR MOTOR VEHICLES

- 3.1.** MOTOR VEHICLES may only be operated on streets, driveways, and parking areas designated for such use.
- 3.2.** GOLF CARTS, LSVs, BICYCLES and MAINTENANCE MOTOR VEHICLES.
 - 3.2.1.** GOLF CARTS, LSVs, all forms of BICYCLES, AND MAINTENANCE MOTOR VEHICLES can be operated on all streets in Mutual Five and are subject to the respective traffic and safety codes and the provisions of this rule pertaining to the specific conveyance.
 - 3.2.2.** Operation on Sidewalks
 - 3.2.2.1.** Operating a GOLF CART, or LSV less than 48 inches in width, on a sidewalk or walkway is permissible only from the point of origin to the nearest driveway or place of exit to the street.
 - 3.2.2.2.** Operating an LSV more than 48 inches in width is prohibited on all walkways and sidewalks.
 - 3.2.2.3.** BICYCLES, ELECTRIC BICYCLES and MOBILITY SCOOTERS may be operated on all walkways and sidewalks in a safe manner under 5 miles per hour.
 - 3.2.2.4.** ELECTRIC BICYCLES, while under powered operation, may not be operated on sidewalks.
 - 3.2.2.5.** MOTORIZED BICYCLES and MOTORCYCLES may not travel on or occupy sidewalks at any time.
 - 3.2.2.6.** GRF VEHICLES, GOLF CARTS, or LSVs, when utilized by GRF EMPLOYEES and THIRD-PARTY CONTRACTORS to provide services to Mutual Five or its AUTHORIZED RESIDENTS, are permitted to travel on sidewalks, lawns,

(April 22)

GOLDEN RAIN FOUNDATION Seal Beach, California

SEAL BEACH MUTUAL NUMBER FIVE

Resident Regulations

Vehicle Usage

and walkways when authorized by the director of GRF Physical Properties or the Mutual Five Board of Directors.

4. PROHIBITED FROM USE IN MUTUAL FIVE

- 81
- 82
- 83
- 84
- 85 **4.1.** Any powered conveyances not licensed for street use, other than GOLF CARTS,
- 86 LSVs less than 48 inches wide, and MOBILITY SCOOTERS.
- 87
- 88 **4.2.** Any MOTOR VEHICLE whose entry into the community was not authorized by
- 89 GRF, Mutual Five or an AUTHORIZED RESIDENT.
- 90
- 91 **4.3.** Any motor vehicle not properly displaying current state-issued license plates or
- 92 not carrying valid registration.
- 93
- 94 **4.4.** Vehicles designed to carry 12 or more passengers, unless approved for loading
- 95 or offloading passengers with approval from the Security Department,
- 96 Recreation Department, or the Mutual Five Board of Directors.
- 97
- 98 **4.5.** Roller skates, roller blades, skateboards, hoverboards, Segways, Razr-type
- 99 scooters and similar powered and unpowered conveyances.
- 100
- 101 **4.6.** ELECTRIC BICYCLES may not be ridden under powered operation on any
- 102 sidewalk.
- 103

5. SPECIFIC VEHICLE TYPES

- 104
- 105
- 106 **5.1. GOLF CARTS and LSVs**
- 107 **5.1.1.** GOLF CARTS and LSVs operated in Mutual Five between dusk and
- 108 dawn must have working headlights, brake lights, and directional
- 109 signals.
- 110 **5.1.2.** GOLF CARTS and LSVs operated during rain or other precipitation
- 111 must have working wiper blades.
- 112 **5.1.3.** GOLF CARTS and LSVs shall operate on sidewalks at no speed
- 113 greater than five miles per hour.
- 114 **5.1.4.** GOLF CARTS and LSVs must yield the right of way to all
- 115 PEDESTRIANS, BICYCLES and MOBILITY SCOOTERS.
- 116
- 117 **5.2. BICYCLES and MOBILITY SCOOTERS**
- 118 **5.2.1.** BICYCLES and ELECTRIC BICYCLES shall operate on sidewalks at
- 119 no speed greater than 5 miles per hour.
- 120 **5.2.2.** BICYCLES and ELECTRIC BICYCLES are not allowed within laundry

(April 22)

GOLDEN RAIN FOUNDATION Seal Beach, California

SEAL BEACH MUTUAL NUMBER FIVE

Resident Regulations

Vehicle Usage

121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151

buildings.
5.2.3. BICYCLES and ELECTRIC BICYCLES must yield the right of way to all PEDESTRIANS and MOBILITY SCOOTERS.

5.3. PEDESTRIANS and MOBILITY SCOOTERS on SIDEWALKS

5.3.1. A person operating a MOBILITY SCOOTER on a sidewalk must yield the right of way to all PEDESTRIANS upon the sidewalk.

6. REPORTING ACCIDENTS AND LIABILITY

6.1. The operator of any type of vehicle involved in any kind of accident resulting in death or injury to any person or animal shall immediately stop and call 911. The vehicle’s operator then must notify the GRF Security Department immediately.

6.2. The operator of any vehicle involved in any accident within Mutual Five resulting in damages to any other person’s personal property, or to any Mutual Five carport, landscaping, fixtures or property; shall notify the Security Department immediately.

6.3. A GOLF CART and LSV owner/operator shall maintain sufficient insurance to cover the operation of the GOLF CART upon the sidewalks, including personal injury and property damage coverage. The operation of the GOLF CART shall be contingent upon proof of insurance related to their GOLF CART /LSV operation. Exceptions to 6.6.3. are GRF maintenance vehicles, approved contractors, and delivery carriers.

7. ENFORCEMENT OF RULES

Penalties imposed for violating these regulations and procedures for appealing a citation for violating these regulations are listed in Rule 7585.05, Protocol for Enforcing Governing Documents.

Document History

Adopted: **20 Apr 2022**

Keywords: Mutual Five Vehicle Usage

152

SEAL BEACH MUTUAL NUMBER FIVE

Resident Regulations

Parking Rules

- 1 **1. PREFACE**
- 2 In order to promote safety, all drivers and pedestrians shall follow the same parking rules
- 3 as required on public streets, unless otherwise specified herein.
- 4
- 5 **2. GENERAL RULES**
- 6 The following Parking Rules are enforced and are applicable to all persons owning,
- 7 controlling or operating vehicles upon the carports, streets, sidewalks, parking areas,
- 8 grounds, and other property overseen by Mutual Five.
- 9
- 10 **2.1.** Shareholders are solely responsible for the actions of any VISITOR,
- 11 RENTER/LESSEE (R/L), CAREGIVER or CONTRACTOR who has entered
- 12 Mutual Five under their authorization, as well as any persons who have entered
- 13 Mutual Five through their R/L's authorization. Therefore, the Shareholder is
- 14 responsible for any fines and penalties associated with their unit that are
- 15 imposed by Mutual Five.
- 16
- 17 **2.2.** Mutual Five is not liable for damaged, lost or stolen property.
- 18
- 19 **2.3.** GRF vehicles, such as maintenance or security vehicles assisting first
- 20 responders or providing emergency services to a residential unit or Mutual Five
- 21 property, are exempted from these policies.
- 22
- 23 **2.4.** Documentation:
- 24 **2.4.1.** No AUTHORIZED RESIDENT's MOTOR VEHICLE, including GOLF
- 25 CARTS and RECREATION VEHICLES (RVs) may be parked on
- 26 Mutual Five property without displaying a GRF decal on its windshield
- 27 and, in all cases practical, a Mutual 5 decal on its rear window.
- 28 **2.4.2.** No VISITOR, SERVICE PROVIDER, or CONTRACTOR's vehicle may
- 29 be parked on Mutual Five property unless a valid GRF entry pass is
- 30 visibly displayed. COMMERCIAL VEHICLES, RVs and VEHICLES
- 31 USED FOR RECREATION (VUFR) without a windshield or dashboard
- 32 must display the GRF entry pass secured to the vehicle or trailer.
- 33 **2.4.3.** No motor vehicle shall be parked on Mutual Five property at any time
- 34 without proof of current valid State registration and properly displayed,
- 35 valid license plates.
- 36
- 37 **2.5.** Requirements:
- 38 **2.5.1.** All persons parking in Mutual Five must observe California Vehicle
- 39 Code Chapter 10.12 regarding time limits associated with the painted
- 40 curbs and parking limitations listed in this document.

(Apr 22)

GOLDEN RAIN FOUNDATION Seal Beach, California

SEAL BEACH MUTUAL NUMBER FIVE

Resident Regulations

Parking Rules

- 41 **2.5.2.** Curb or Parking space – Vehicles may park in a designated parking
- 42 space or along a curb or sidewalk, unless otherwise provided herein.
- 43 **2.5.3.** Parallel parking on all Mutual Five street shall be in the direction of the
- 44 flow of traffic.
- 45 **2.5.4.** Vehicles on a two-way street must be parked with the passenger-side
- 46 wheels within 18 (eighteen) inches of the curb or sidewalk.
- 47 **2.5.5.** Except for COMMERCIAL VEHICLES, RVs or VUFRs more than 20
- 48 feet in length, all MOTOR VEHICLES and GOLF CARTS must be
- 49 parked completely within the marked boundaries of a parking space.
- 50 **2.5.6.** No MOTOR VEHICLE may be parked with any portion of the vehicle
- 51 on a sidewalk.
- 52 **2.5.7.** At no time may a MOTOR VEHICLE be parked with any portion of the
- 53 vehicle on the grass.
- 54 **2.5.8.** Vehicles may be parked for no more than 72 (seventy-two) hours in
- 55 one location.
- 56 **2.5.9.** At no time may any vehicle be parked in a manner that creates a traffic
- 57 hazard, interferes with PEDESTRIAN traffic, access to vehicles in
- 58 carports, street or parking areas; or access to facilities or equipment.
- 59 **2.5.10.** STATE-REGISTERED MOTOR VEHICLES shall not park in GOLF
- 60 CART- or LOW-SPEED VEHICLE (LSV)- designated spaces.
- 61 **2.5.11.** Pods, moving trailers or similar portable storage units are permitted
- 62 on Mutual Five property for up to 72 (seventy-two) hours with prior
- 63 authorization from the GRF Security Department or the Mutual Five
- 64 president. Any such pod, moving trailer. or similar portable storage
- 65 unit remaining beyond 72 hours may be removed by Leisure World
- 66 Security at the Shareholder’s expense, unless permission has been
- 67 obtained from the Board of Directors.
- 68 **2.5.12.** Trailers not hitched to a vehicle cannot be parked on Mutual Five
- 69 property.
- 70

3. PARKING ZONES

- 73 **3.1.** Red Zone: Vehicles in violation are subject to immediate tow at the VEHICLE
- 74 owner’s expense.
- 75 **3.1.1.** Fire Hydrant: No vehicle shall park within fifteen (15) feet of a fire
- 76 hydrant even if the curb is unpainted.
- 77 **3.1.2.** Fire Lanes: A vehicle may not be left unattended at any time.
- 78
- 79 **3.2.** Blue Zone (Handicapped): Vehicles must display a valid, government-issued
- 80 disabled (handicapped) license plate or placard.

(Apr 22)

GOLDEN RAIN FOUNDATION Seal Beach, California

SEAL BEACH MUTUAL NUMBER FIVE

Resident Regulations

Parking 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
111
112
113
114
115
116
117
118
119
120

- 3.3. Green Zone: Parking may not exceed twenty (20) minutes. However, when the vehicle is displaying a valid government-issued disabled plate or placard, the vehicle is permitted unlimited parking time in a Green Zone.
- 3.4. Yellow Zone: Vehicle loading and unloading only not to exceed 20 (twenty) minutes.
- 3.5. Unpainted: Parking is permitted up to 72 (seventy-two) hours, unless otherwise restricted.

4. SPECIFIC VEHICLE TYPES

- 4.1. Commercial Vehicles:
 - 4.1.1. COMMERCIAL VEHICLES must comply with parking rules and regulations within Mutual Five and must not obstruct or park on sidewalks or walkways, without proper authorization from the LWSB departments of Security or Physical Properties, or the Mutual Five President.
 - 4.1.2. COMMERCIAL VEHICLES, including personal vehicles driven by EMPLOYEES or COMMERCIAL WORKERS, shall not be parked overnight on Mutual Five property without proper authorization from the LWSB departments of Security or Physical Properties or the Mutual Five President.
- 4.2. Golf Carts and Low-Speed Vehicles:
 - 4.2.1. No Mutual Five resident may park a GOLF CART at their residence without displaying a state-issued handicapped placard. The GOLF CART must be parked on a pad meeting all Mutual Five specifications and with the approval of the Mutual Five Board of Directors. The shareholder is responsible for all costs related to the installation and removal of the pad.
 - 4.2.2. GOLF CARTS AND LSVs may be parked in parking spaces or along curbs designated for GOLF CARTS or MOTOR VEHICLES. GOLF CARTS must be parked completely within the marked boundaries of a parking space.
 - 4.2.3. GOLF CARTS AND LSVs may not be parked in any manner interfering with foot or vehicle traffic, in such a way to interfere with the entry or exit to a residential unit, or so that charging cords are placed across any walkway.

(Apr 22)

GOLDEN RAIN FOUNDATION Seal Beach, California

SEAL BEACH MUTUAL NUMBER FIVE

Resident Regulations

Parking Rules

- 121 **4.2.4.** GOLF CARTS AND LSVs shall not be parked on a sidewalk or
- 122 walkway.
- 123 **4.2.5.** VISITORS operating GOLF CARTS in Mutual Five may not park any
- 124 part of their GOLF CART on the grass. They must use a marked street
- 125 parking space or the GOLF CART parking spaces at the ends of the
- 126 carports.
- 127
- 128 **4.3.** Bicycles and Electric Bicycles:
- 129 **4.3.1.** BICYCLES or ELECTRIC BICYCLES may not be parked in any
- 130 manner interfering with foot or vehicle traffic.
- 131 **4.3.2.** Attended BICYCLES or ELECTRIC BICYCLES may be parked off
- 132 pavement during the day, but only in such a manner as not to damage
- 133 landscaping.
- 134 **4.3.3.** BICYCLES or ELECTRIC BICYCLES shall not be parked on a
- 135 sidewalk or a GOLF CART pad.
- 136 **4.3.4.** Overnight parking of bicycles on Mutual Five property is not permitted.
- 137 Bicycles must be stored on porches, in a carport or inside a unit.
- 138
- 139 **4.4.** Mobility Scooters
- 140 **4.4.1.** MOBILITY SCOOTERS may be parked in parking spaces designated
- 141 for "scooters" or "GOLF CARTS."
- 142 **4.4.2.** MOBILITY SCOOTERS may not be parked in any manner interfering
- 143 with foot or vehicle traffic.
- 144 **4.4.3.** Parking a MOBILITY SCOOTER on a walkway or sidewalk is
- 145 prohibited.
- 146
- 147 **4.5.** Recreational Vehicles (RV) or Vehicle Used for Recreation (VUFR)
- 148 **4.5.1.** Other than those belonging to Mutual Five AUTHORIZED
- 149 RESIDENTS, no RV or VUFR shall be parked on Mutual Five property
- 150 without displaying a Security Department-issued decal or an entry
- 151 pass.
- 152 **4.5.2.** No RV or VUFR can be parked for more than 72 (seventy-two) hours
- 153 on Mutual Five property.
- 154 **4.5.3.** Other activities, such as vehicle maintenance, sleeping, cooking or
- 155 resting in the RV or VUFR, are not allowed.
- 156 **4.5.4.** A RV or VUFR must be parked with engine and accessory equipment
- 157 (e.g. exterior lights, air conditioner, audio and video equipment) shut
- 158 off. The generator may be used while loading or unloading the vehicle
- 159 and ONLY between the hours of 8:00 a.m. and 8:00 p.m.
- 160 **4.5.5.** Extensions such as slide-outs, tilt-outs, and awnings must remain

(Apr 22)

GOLDEN RAIN FOUNDATION Seal Beach, California

SEAL BEACH MUTUAL NUMBER FIVE**Resident Regulations****Parking Rules**

- 161 closed. Steps must not block the sidewalk.
 162 **4.5.6.** A RV or VUFR shall not be attached to any external power or water
 163 supply.
 164 **4.5.7.** Leveling jacks, if used, must include a base plate sufficient to prevent
 165 damage to pavement.
 166 **4.5.8.** No animals or children shall be left unattended on or within any RV or
 167 VUFR at any time.
 168 **4.5.9.** Mutual Five is not liable for damaged, lost or stolen property.
 169

5. SPECIAL CIRCUMSTANCES

- 170
 171
 172 **5.1.** No animal or child is allowed to be left alone in any parked vehicle on Mutual
 173 Five property. Animal Control or Seal Beach Police, respectively, will be called
 174 immediately.
 175 **5.2.** "For Sale" signage shall not be displayed on any vehicle on Mutual Five property.
 176 **5.3.** Vehicles shall not be washed; repaired and/or major service be performed; nor
 177 fluids changed on any Mutual Five property.
 178

6. TOWING

180 The Mutual Five Board of Directors has authorized the LSWB Security Department to
 181 enforce the parking rules of Mutual Five in compliance with California Vehicle Code,
 182 Section 22658, which may result in the towing of a vehicle at the vehicle owner's expense.
 183

- 184 **6.1. MOTOR VEHICLES** subject to Immediate Towing at the MOTOR VEHICLE
 185 Owner's expense:
 186 **6.1.1.** Those in red zones designating fire lanes or fire hydrants;
 187 **6.1.2.** Those parked in any no-parking zone;
 188 **6.1.3.** Those parked in handicapped spaces without a proper state-issued
 189 placard or disabled license plates;
 190 **6.1.4.** Those in properly posted construction zones;
 191 **6.1.5.** Those blocking entrances, exits and crosswalks, or preventing access
 192 to, or operation of, another motor vehicle;
 193 **6.1.6.** Those leaking gasoline, oil or any hazardous fluids.
 194 **6.1.7. PROHIBITED VEHICLES:**
 195 **6.1.7.1.** Boats or unattached trailers;
 196 **6.1.7.2.** Inoperable vehicles;
 197 **6.1.7.3.** Unlicensed and/or off-road vehicles (except golf carts);
 198 **6.1.7.4.** Any MOTOR VEHICLE or RV lacking current state
 199 registration;
 200 **6.1.7.5.** Any AUTHORIZED RESIDENT'S MOTOR VEHICLE,

(Apr 22)

GOLDEN RAIN FOUNDATION Seal Beach, California

SEAL BEACH MUTUAL NUMBER FIVE

Resident Regulations

Parking Rules

201 GOLF CART or RV that does not display a current GRF
202 decal or identifying RFID tag.

203 **6.1.7.6.** Aircraft.

204
205 **6.2.** OTHER PARKING VIOLATIONS SUBJECT TO TOWING
206 Any vehicle issued a Mutual Five Rules Violation notice for a violation not subject
207 to immediate towing shall be subject to towing 72 hours after the citation is
208 posted.

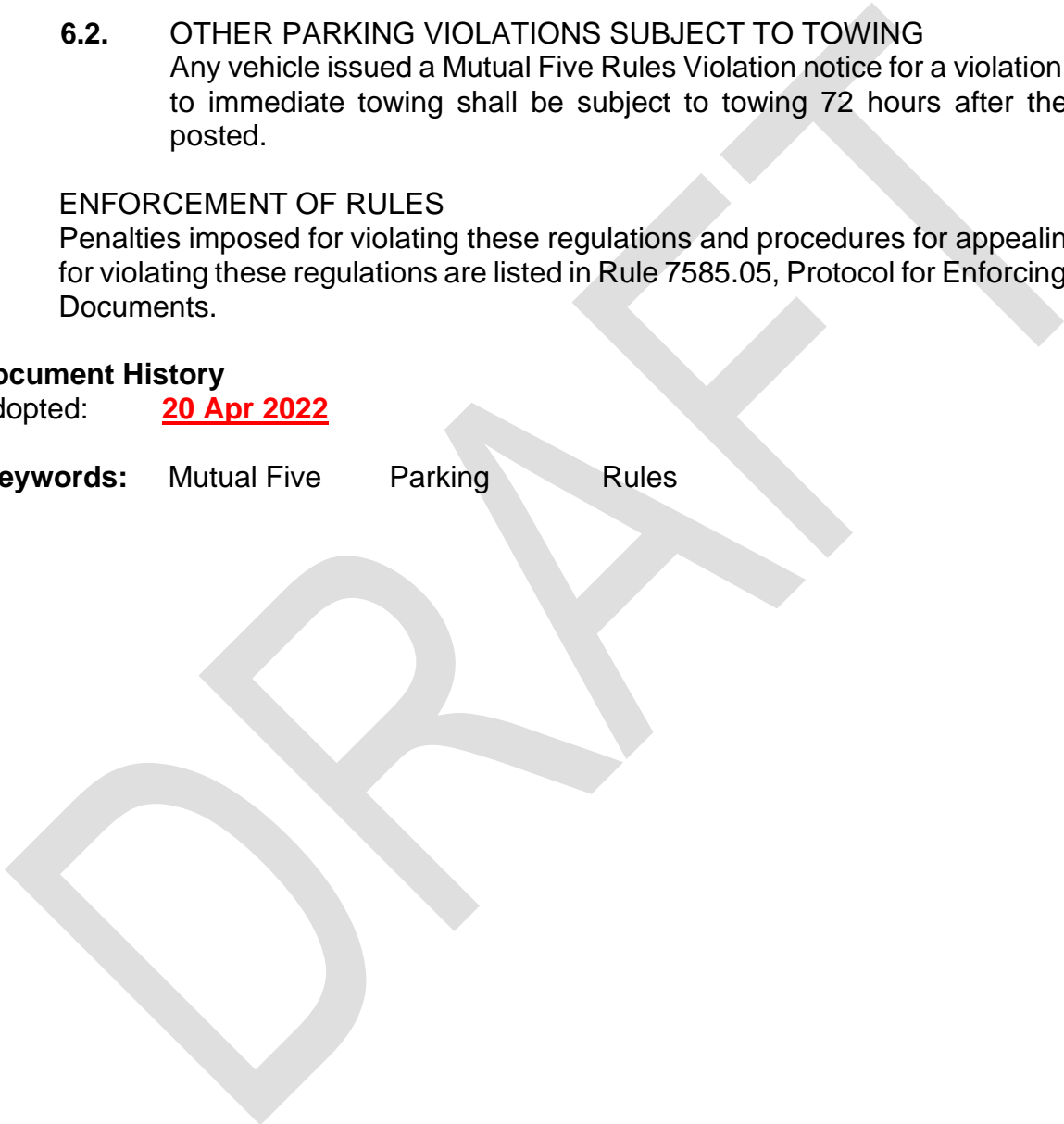
209
210 **7.** ENFORCEMENT OF RULES
211 Penalties imposed for violating these regulations and procedures for appealing a citation
212 for violating these regulations are listed in Rule 7585.05, Protocol for Enforcing Governing
213 Documents.

214

Document History

Adopted: **20 Apr 2022**

215 **Keywords:** Mutual Five Parking Rules



Mutual Corporation No. Five

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: APPROVAL OF MUTUAL MONTHLY FINANCES (NEW BUSINESS, ITEM A)
DATE: APRIL 20, 2022
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 March 2022.

Mutual Corporation No. Five

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO CANCEL JUNE'S MONTHLY BOARD MEETING
(NEW BUSINESS, ITEM B)
DATE: APRIL 20, 2022
CC: MUTUAL FILE

I move to cancel Mutual Five's Monthly Board Meeting on June 15, 2022, due to Annual Shareholder's Meeting.

Mutual Corporation No. Five

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPOINT INSPECTORS OF ELECTION (NEW BUSINESS, ITEM C)
DATE: APRIL 20, 2022
CC: MUTUAL FILE

Policy 7210.05 – Annual Elections, Section 10 – Inspector of Elections, states that, “At an open meeting, the Board shall appoint one (1) or three (3) person(s) to serve as independent Inspector(s) of Election”.

On January 25, 2021, the Executive Committee voted to approve the election provider contract with Accurate Voting Services, as the Inspector of Elections.

I move to appoint Accurate Voting Services as Mutual Five’s Inspectors of Election for the 2022-2023 Annual Shareholder’s Meeting.

Mutual Corporation No. Five

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO BAN WALK-IN THERAPUTIC BATHTUBS FROM
MUTUAL 05 (NEW BUSINESS, ITEM D)
DATE: APRIL 20, 2022
CC: MUTUAL FILE

I move to ban walk-in therapeutic bathtubs from Mutual 05.