

**PLEASE DO NOT DROP INTO THE MAIL SLOTS**

**MINUTES OF THE REGULAR MONTHLY MEETING OF THE  
BOARD OF DIRECTORS  
SEAL BEACH MUTUAL FIVE**

**April 20, 2022**

The Regular Monthly Meeting of the Board of Directors of Seal Beach Mutual Five was called to order by President DeRungs on Wednesday, April 20, 2022 at 9:00 a.m. followed by the Pledge of Allegiance led by President DeRungs via Zoom/Video Conference Call and Conference Room B.

**ROLL CALL**

Present: President DeRungs (via zoom), Vice President Murphy (via zoom), Chief Financial Officer Cude (via zoom), Secretary Gardner (via zoom), Director Gould (via zoom), Director Powell (via zoom and entered at 9:02 a.m.), and Director Shannon (entered at 9:08 a.m.)

GRF Representative: Mr. Thompson (via zoom)

Guests: Two Mutual Five Shareholders (via zoom)  
One Mutual Five Shareholders (in-person)

Staff: Mr. Meza, Building Inspector  
Mr. Hough, Building Inspector  
Mr. Rocha, Security Services Director  
Ms. Barua, Portfolio Specialist  
Ms. Vasquez, Recording Secretary

**MINUTES**

The Regular Meeting Minutes of March 16, 2022 were approved by general consent of the board to stand as presented.

**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 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.

The MOTION passed unanimously with ROLL CALL vote.

Following questions, Mr. Meza and Mr. Hough left the meeting at 9:13 a.m.

**GUEST SPEAKER**

Security Services Director Rocha presented “All Things Traffic”

Following questions, Mr. Rocha left the meeting at 9:27 a.m.

**GRF REPRESENTATIVE'S REPORT**

GRF Representative Thompson presented his report (attached).

Following questions Mr. Thompson left the meeting at 9:40 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 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.

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 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.

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 of March 2022.

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

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

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 ban walk-in therapeutic bathtubs from Mutual 05.

The MOTION FAILED unanimously with ROLL CALL vote.

**SECRETARY / CORRESPONDENCE**

No correspondence received.

**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**

Portfolio Specialist Barua presented her report (attached).

**ANNOUNCEMENTS**

**NEXT MEETING:** Wednesday, May 18, 2022, at 9:00 a.m. via Zoom/Conference Call and Conference Rm B.

**ANNUAL SHAREHOLDER'S MEETING:** Tuesday, June 14, 2022, at 10:00 a.m. Registration begins at 9:00 a.m. in Clubhouse 4.

**COMMITTEE REPORTS**

Landscape

No report was presented.

Physical Property

Director Gould provided an update.

Laundry Rooms/Emergency Information

Director Powell provided an update.

**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 to adjourn the meeting at 10:32 a.m.

The MOTION passed unanimously.

**EXECUTIVE SESSION SUMMARY**

The Board met in Executive Session on Wednesday, April 20, 2022, at 10:34 a.m., and took the following actions:

The board approved the regular executive session minutes of March 16, 2022.

1. Legal Matters

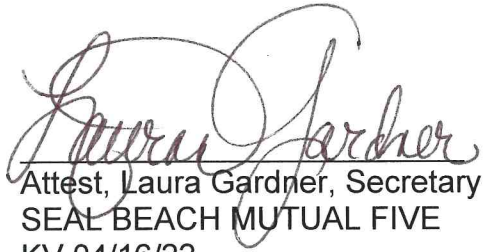
- a. No legal matter was discussed.

**BOARD OF DIRECTORS  
MUTUAL FIVE**

**April 20, 2022**

2. Contracts
  - a. No contracts were discussed.
3. Assessments / Delinquencies
  - a. Several letters were drafted.
  - b. Several accounts to monitor.
  - c. No accounts were closed.
4. Disciplinary Hearings
  - a. No disciplinary hearing occurred.

The Executive Session was adjourned at 12:00 p.m.



Attest, Laura Gardner, Secretary  
SEAL BEACH MUTUAL FIVE  
KV 04/16/22

Attachments

## 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

<b>MUTUAL: (05) FIVE</b>			<b>INSPECTOR: Mike Meza</b>						
<b>MUTUAL BOARD MEETING DATE:</b>			<b>April, 2022</b>						
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 <span style="color: red;">AUGUST 8th 2022</span>	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

## INSPECTOR MONTHLY MUTUAL REPORT

<b>MUTUAL:</b> (05) FIVE	<b>INSPECTOR:</b> Mike Meza
<b>MUTUAL BOARD MEETING DATE:</b> April, 2022	

### SHAREHOLDER AND MUTUAL REQUEST

124-K Flooring issues	Inspect mutual sidewalks
123-K Walk construction site	122-A replace section of sidewalk
69-L Smoke alarm beeping	Empty unit inspection
91-F Painting question	
124-L Dry rot paint order	
108-B Provide paint code to resident	
102-F Meet with contractor	
92-A Follow up on garden issues	
111-C Question regarding insurance	
124-L Meet with flooring contractor	
72-G Electrical outlet issue	
107-E Pick up refrigerator	
70-K Sewer issues	
70-A Slow drain at bath	



P.O. Box 2069  
Seal Beach CA 90740

Mar Actual	Mar Budget		2022 Y-T-D Actual	2022 Y-T-D Budget
138,506	138,508	Carrying Charges	415,519	415,524
63,558	63,559	Reserve Funding	190,674	190,677
<b>202,064</b>	<b>202,067</b>	<b>Total Regular Assessments</b>	<b>606,193</b>	<b>606,201</b>
157	54	Financial Income	317	162
7,669	7,655	Other Income	23,327	22,965
<b>7,826</b>	<b>7,709</b>	<b>Total Other Income</b>	<b>23,644</b>	<b>23,127</b>
<b>209,890</b>	<b>209,776</b>	<b>Total Mutual Income</b>	<b>629,837</b>	<b>629,328</b>
84,639	84,639	GRF Trust Maintenance Fee	253,917	253,917
16,163	15,267	Utilities	47,246	45,801
275	694	Professional Fees	9,537	2,082
34	84	Office Supplies	129	252
21,418	31,341	Outside Services	70,081	94,023
16,141	14,195	Taxes & Insurance	48,422	42,585
63,558	63,559	Contributions to Reserves	190,674	190,677
<b>202,228</b>	<b>209,779</b>	<b>Total Expenses Before Off-Budget</b>	<b>620,006</b>	<b>629,337</b>
<b>7,663</b>	<b>(3)</b>	<b>Excess Inc/(Exp) Before Off-Budget</b>	<b>9,831</b>	<b>(9)</b>
13,830	0	Depreciation Expense	41,424	0
<b>(6,168)</b>	<b>(3)</b>	<b>Excess Inc/(Exp) After Off-Budget</b>	<b>(31,593)</b>	<b>(9)</b>
		<b>Restricted Reserves</b>		
(4,679)	0	Appliance Reserve Equity	30,615	0
687	0	Painting Reserve	312,084	0
0	0	Contingency Operating Equity	20,706	0
44,318	0	Roofing Reserve	932,325	0
(1,205)	0	Emergency Reserve Equity	74,883	0
(23,034)	0	Infrastructure Reserve	251,501	0
<b>16,086</b>	<b>0</b>	<b>Total Restricted Reserves</b>	<b>1,622,114</b>	<b>0</b>

## MUTUAL 5 - MARCH 31, 2022 FINANCIAL REPORT SUMMARY

Line No. **March Highlights:** [Please refer to Monthly Financial Statement (MFS) for more details and page Nos.]

- 1 As of the end of the third month of the 2022 Fiscal Year, Mutual 5 is in a favorable financial position (under budget) with excess income of \$9,831, as shown on the MFS on page 5.
- 2 The three over-budget expense items: Electricity, Legal Fees and Property and Liability Insurance, as explained in the February Financial Summary Report, are on track to even out at the end of the Budget year. The only other account shown in the expense area over budget is Maintenance Replacements. This account is funded from the Appliance Reserves and not the operating budget. Page 8 of the MFS shows the Appliance Reserve account including the monthly funding from shareholder assessments and the expenses of replacing appliances for the first three months of the year. If M-5 continues to have average appliances costs for the final nine months of the budget year, the costs and revenues will about average out. There is no concern at this time that monthly expenses exceed monthly revenue because of the beginning balance in the Appliance Reserves at the start of the year.

Water expenses are not over budget at this time of year, but the hot part of the year is still ahead. Everyone needs to do their part to use water SUPER efficiently.

**Please continue to be Water Wise, California is still in drought condition.  
Please Use Water Wisely! The More WATER We Save, The More MONEY We Save!**

- 3 Investment Portfolio: please see page 15 (hand written number at the bottom of page) of the MFS to see how the reserve Funds are invested. All of our available cash are in money-market accounts with a 0.005% interest rate.

### ENDING BALANCE BANK ACCOUNTS

4	RESTRICTED RESERVES (acct ending...9690)	1,501,894.32
5	NON-RESTRICTED RESERVES (acct ending...3364)	281,789.62
6	CHECKING ACCOUNT (acct ending...3181) adjusted for outstanding checks	76,849.12

### ENDING BALANCE OF MAJOR RESERVES

Types	Ending Balance	S/H Contribution		MFS Page No.
		Monthly	per unit	
7 ROOFING	932,324.79	44,317.50	90.08	11
8 APPLIANCES	30,614.71	4,758.08	9.67	8
9 PAINTING	312,084.25	686.67	1.40	9
10 INFRASTRUCTURE	251,501.41	13,795.83	28.04	13
11 CONTINGENCY OPERATING FUNDS	20,705.68	-	-	10
12 EMERGENCY RESERVES	74,883.43	-	-	12
	<b>1,622,114.27</b>	<b>63,558.08</b>	<b>129.18</b>	

### INCOME AND EXPENSES

	From Monthly Financial Statement Page 16	March Actual	March Budget	March Variance	2022 YTD Actual	2022 YTD Budget	MFS Page No.
13	MUTUAL TOTAL INCOME	209,890	209,776	114	629,837	629,328	5, 16
14	CONTRIBUTION TO RESERVES	63,558	63,559	(1)	190,674	190,677	4, 5, 16
15	EXPENSES *	54,031	61,581	7,550	175,415	154,743	4
16	EXCESS INCOME over(under) EXPENSES	7,663			<b>9,831</b>		5, 16

\* Operating Expenses Do Not include reserve funded projects or GRF Carrying Charges Transfer.

# 2

## CONCRETE PROJECTS - (Jurado or SM or JJ) 2022

3/31/2022

Line #	Date of Work	Location	Project Cost	Date of Payments	Remarks
16					
17	Dec. 2021	Carports 60, 61,62,63 - Pavement	121,275.00	11/17/21	1/12/22 (2nd payment)
18	Dec. 2021	Carport 63 Change Order - Pavement	5,643.75	1/12/22	
19	Pending	Concrete Walks: Bldgs 102 to 112 *	71,986.50	Pending	Also Includes Bldgs 109,110,111
20					
21					
22					
23					
24					
25					
26					
27					
28					
29					
30					
31					
32					
33			* Infrastructure Reserves for Concrete Walks/Drains for 2022		
34		Total to Date:	71,986.50	2022 Budget: \$100,000; balance available: \$28,013.50	

	Fees Collected	Motty Budget '22	Mar '21	Feb '22	Jan '22	Dec '21	Nov '21	Oct '21	Sep '21	Aug '21
35	Buyer's Premium	2,500	3,750	2,250	2,250	3,000	3,000	3,750	2,250	3,000
36	Inspection Fees	4,700	1,200	6,000	2,400	1,200	7,200	6,000	1,200	4,800
37	Transfer Fee					250			250	

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

	Building No. and Type	Roof Type	Roof SQ	Cost (\$) per SQ	Contract Cost (\$)
38	69 2 Bedroom	Low Slope	153	798	122,094
39	71 Laundry Room - 2 Bedrooms	Low Slope	158	798	126,084
40	99 1 and 2 Bedrooms	Low Slope	123	798	98,154
41	102 Laundry Room - 2 Bedrooms	Low Slope	158	840	132,720
42	TOTAL				479,052

Avg Cost/Apt = \$9,980

### ROOFING PROJECTS 2021 and 22 Budget Year (Construction expected to start: August 22, 2022)

	Building No. and Type	Roof Type	Roof SQ	Cost (\$) per SQ	Contract Cost (\$)
44	113 2 Bedroom	Low Slope	153	941	143,973
45	120 1 and 2 Bedroom	Low Slope	123	941	115,743
46	100 2 Bedroom	Low Slope	153	941	143,973
47	101 2 Bedrooms	Low Slope	153	941	143,973
48	70 2 Bedrooms	Low Slope	153	941	143,973
	TOTAL			11,527.25	691,635

Avg Cost/Apt = \$11,527

sx]FR

Increase in cost/aprt from 2020 to 2022 =

17.9%

# SUMMARY FOR REFERENCE—2022 OPERATING BUDGET

Line #

- 49 **EXPECTED MONTHLY M5 HOA Income: \$117,425.64** (\$238.67/month X 492 UNITS)
- 50 **M5 HOA Cost per month per unit \$238.67** (increase of \$12.43) for year 2022
- 51 **GRF HOA Cost per month per unit \$172.03** (increase of \$6.98) for year 2022

## 2022 OPERATING BUDGET

	Monthly-Average \$ per Unit	Yearly-Total \$ for 492 Units	Total \$ Change From 2021 to 2022
52 <b>OPERATING EXPENSES</b>	125.16	738,945	38,915
53 <b>OPERATING INCOME</b>	15.67	92,515	23,498
54 <b>NET OPERATING COST</b>	109.49	646,430	34,480
55 <b>RESERVE FUNDING</b>	129.18	762,697	38,915

## 2022 RESERVE FUNDING DISTRIBUTION

	Project	Monthly-Average \$ per Unit	Yearly-Total \$ for 492 Units	Total Dollar Change
				Per Unit per Month
				From 2020 to 2022
56	<b>APPLIANCE</b>	9.67	57,097	(2.25)
57	<b>PAINTING</b>	1.40	8,240	1.40
58	<b>ROOFING</b>	90.08	531,810	2.63
59	<b>INFRASTRUCTURE</b>	28.04	165,550	6.18
60	TOTAL	129.18	762,697	6.59

\*See Appendix B of M5 Budget

## 2022 LANDSCAPING BUDGET

	Monthly-Average \$ per Unit	Yearly-Total \$ for 492 Units	Total \$ Change From 2021 to 2022	
61	<b>LANDSCAPE-CONTRACT</b>	29.70	175,349	5,432
62	<b>LANDSCAPE-EXTRAS</b>	3.39	20,015	(59)
63	<b>LANDSCAPE-TREES</b>	3.05	18,007	0
64	TOTAL	36.14	213,371	5,373

## 2022 SERVICE REQUEST ORDERS (SRO) BUDGET

	Average Monthly per Unit	Yearly Total for 492 Units	Total Dollar Change From 2021 to 2022	
65	<b>STANDARD SERVICE</b>	\$18.12	\$106,980	\$3,955

3-31-22

P.O. Box 2069  
Seal Beach CA 90740

Mar Actual	Mar Budget		2022 Y-T-D Actual	2022 Y-T-D Budget
138,506	138,508	Carrying Charges	415,519	415,524
63,558	63,559	Reserve Funding	190,674	190,677
<b>202,064</b>	<b>202,067</b>	<b>Total Regular Assessments</b>	<b>606,193</b>	<b>606,201</b>
157	54	Financial Income	317	162
7,669	7,655	Other Income	23,327	22,965
<b>7,826</b>	<b>7,709</b>	<b>Total Other Income</b>	<b>23,644</b>	<b>23,127</b>
<b>209,890</b>	<b>209,776</b>	<b>Total Mutual Income</b>	<b>629,837</b>	<b>629,328</b>
84,639	84,639	GRF Trust Maintenance Fee	253,917	253,917
16,163	15,267	Utilities	47,246	45,801
275	694	Professional Fees	9,537	2,082
34	84	Office Supplies	129	252
21,418	31,341	Outside Services	70,081	94,023
16,141	14,195	Taxes & Insurance	48,422	42,585
63,558	63,559	Contributions to Reserves	190,674	190,677
<b>202,228</b>	<b>209,779</b>	<b>Total Expenses Before Off-Budget</b>	<b>620,006</b>	<b>629,337</b>
<b>7,663</b>	<b>(3)</b>	<b><u>Excess Inc/(Exp) Before Off-Budget</u></b>	<b>9,831</b>	<b>(9)</b>
13,830	0	Depreciation Expense	41,424	0
<b>(6,168)</b>	<b>(3)</b>	<b>Excess Inc/(Exp) After Off-Budget</b>	<b>(31,593)</b>	<b>(9)</b>
		<b>Restricted Reserves</b>		
(4,679)	0	Appliance Reserve Equity	30,615	0
687	0	Painting Reserve	312,084	0
0	0	Contingency Operating Equity	20,706	0
44,318	0	Roofing Reserve	932,325	0
(1,205)	0	Emergency Reserve Equity	74,883	0
(23,034)	0	Infrastructure Reserve	251,501	0
<b>16,086</b>	<b>0</b>	<b>Total Restricted Reserves</b>	<b>1,622,114</b>	<b>0</b>

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



March 22, 2022

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Approved Consent Agenda

MOVED and approved the consent agenda that includes • Minutes of the Physical Property Committee Meeting of February 2, 2022 • Minutes of the GRF Administration Committee Meeting of February 3, 2022 • Minutes of the Communication/IT Committee Meeting of February 10, 2022 • GRF Board of Directors Minutes February 22, 2022 • GRF Board Report, dated March 22, 2022 • GRF Board Report, dated February 22, 2022 • The acceptance of the Interim Financial Statements, February 2022, for Audit.

Emergency Addition to Agenda

MOVED to amend today's agenda of March 22, 2022 by adding "To approve the request for Physical Properties to install left hand turn signals at Golden Rain Road and Saint Andrews Road to be placed on the Physical Properties agenda for costs and contract" to New Business item v.

General – Change of Date - 5% Increase Economic Adjustment

MOVED to ratify the vote by the Board of Directors on March 7, 2022, to approve the 5% hourly economic adjustment increase for all positions except Director be effective on March 7, 2022.

General – Face Mask Requirement at Trust Property and Meetings

FAILED TO MOVE to continue the requirement that a face mask be properly worn in all Trust property business buildings

FAILED TO MOVE to continue the requirement that a face mask be properly worn in all meetings where GRF staff are in physical attendance.

MOVED to strongly recommend that a face mask be properly worn in all meeting where GRF staff is physical attendance.

MOVED to strongly recommend that a face mask be properly worn in Trust Property business building.

General - Operating Funding Request – Spam Filter Licensing

MOVED to ratify the proposed software licenses for a total of \$4,418 from Operating Funding.

General - Reserve Funding Request – Emergency Service - Sewer Line Repair El Dorado Road

MOVED to approve the emergency service in the amount not to exceed \$21,800, Reserve Funding for the repair of failed sewer line on El Dorado Road near Golden Rain Road.

General –Emergency Item - Request for Physical Properties to install left hand turn signals at Golden Rain Road and Saint Andrews Road

MOVED to approve the request for Physical Properties to install left hand turn signals at Golden Rain Road and St. Andrews Road to be placed on the Physical Properties agenda for costs and contract.

Finance Committee - Acceptance of the Final Draft 2021 Audited Financial Statements

MOVED to accept the final draft audited 2021 Golden Rain Foundation Financial Statements as of December 31, 2021, for the year then ended, and the proposed Independent Auditors' Report as submitted by CliftonLarsonAllen LLP, hereby accepting the above-mentioned Financial Statements and reports therein (Exhibit A), reflecting excess income of \$1,118,521, and to authorize the President to sign the management representation letter.

Finance Committee - TENTATIVE VOTE: Amend 40-5061-2, Fees

MOVED to amend 40-5061-2, Fees, updating document language throughout, as presented, pending a 28-day notification to the members, and a final decision by the GRF Board of Directors on May 24, 2022.

GRF Administration Committee - Amend 50-3182-Member/Owner Renter/Lessee – Rules

FAILED TO MOVE to amend 50-3182-1 Member/Owner Renter/Lessee – Rules, moving it from Mutual Administration to GRF Administration Committee, Service animals do not require a fee and updating document language throughout as presented.

GRF Administration Committee - TENTATIVE VOTE: Amend 30-5093-1, Authorized Resident Rules of Conduct

MOVED to amend 30-5093-1, Authorized Resident Rules of Conduct., updating Rules of Conduct, Willful damage, destruction, or defacing of to Trust Property, or unauthorized/unlawful entry, use or trespass upon Trust Property, as presented, pending a 28-day notification to the members, and a final decision by the GRF Board of Directors on May 24, 2022.

GRF Administration Committee - Amend 30-5024-1, Committee Structure

MOVED to amend 30-5024-1, Committee Structure, updating document language as presented.

Physical Property Committee - Reserve/Capital Funding Request – Woodshop Improvement in Clubhouse One

MOVED to approve the remodeling of the Woodshop at Clubhouse One in the amount of \$171,100, Reserve Funding also the amount of \$84,400 with a 20% contingency of \$51,100, Capital Funding for a total cost not to exceed \$306,600 and authorize the President to sign the needed contracts.

Physical Property Committee - Capital Funding Request - Electrical Engineer- Clubhouse One

MOVED to approve the amount not to exceed \$10,000, Capital Funding for the hiring of an Electrical Engineer to review all electrical in Clubhouse One to confirm the proposed improvements at the Woodshop could be completed with the existing electrical system and authorize the President to sign the contract.

Physical Property Committee – Capital Funding Request – Clubhouse Six Door Openers

MOVED to approve the contract to Axxess Door for the installation of easy access single automatic door operators for the four restrooms in Clubhouse Six for an amount not to exceed \$11,822, Capital Funding and authorize the President sign the contract.

Physical Property Committee - Amend Policy 30-5041-5, Real Trust Property Acreage

MOVED to amend 30-5041-5, Real Trust Property Acreage moving it from GRF Administration to Physical Properties, updating the Trust Property chart and document language as presented.

Recreation Committee - Reserve Funding – Aquatic Center Furniture

REMOVED FROM THE AGENDA ON MARCH 16, 2022



Recreation Committee – Approval – Golf Ball Removal – Turtle Lake at GRF Gold Course  
After a brief discussion, the Board sent this back to the Committee for further review and bring it back to the next scheduled Board meeting.

Recreation Committee - Reserve Funding Request – Clubhouse Three Ice Machine Replacement

MOVED to approve the purchase of a new ice machine from Norm’s Refrigeration and from Ice Equipment in the amount of \$3,708.27 with a \$446.22 contingency for the total cost not to exceed \$4,154.49, Reserve Funding and authorize the President to sign the contract.

Recreation Committee - Approval – Amphitheater Sound and Lighting Contract

MOVED to award a contract to TM AV Consulting & Integration, Inc., to provide Amphitheater production services, for a cost not to exceed \$113,202, Operating Funding for a three-year period and authorize the President to sign the contract.

Recreation Committee - TENTATIVE VOTE: Amend – 70-2504-2, The Library Fees

MOVED to amend 70-2504-2, The Library Fees updating to eliminate late fines, the Lost or Damaged Material rules and document language as presented, pending a 28-day notification to the members, and a final decision by the GRF Board of Directors on May 24, 2022.

Recreation Committee - Amend – 70-1468-1, Swimming Pool Rules

MOVED to amend 70-1468-1, Swimming Pool Rules updating the rules throughout the documents and updating document language as presented.

Recreation Committee - FINAL VOTE: Adopt 70-5563-1, Needle Art Studio

MOVED to adopt 70-5563-1 Needle Art Studio Rules as presented.

Recreation Committee - Amend Policy 70-1429.01-1 Golf Course Regulations

MOVED to amend to 70-1429.01-1 Golf Course Regulations, updating and clarifying document language, as presented.

Security, Bus & Traffic Committee - Approval – Reinstatement of Parking Tickets

After a brief discussion, the Board sent this back to the Committee for further review and bring it back to the next scheduled Board meeting.

Security, Bus & Traffic Committee - Reserve Funding Request – GRF Vehicles – Minibuses Purchase

MOVED to approve the purchase of two shuttles with a wheelchair lift and one shuttle without wheelchair lift from AZ Bus Sales Company in the amount of \$287,040 with a \$20,060 contingency for a total cost not to exceed \$307,100 and authorize the President to sign the needed contracts.

Security, Bus & Traffic Committee - Capital Funding Request - LED Lighted Stop Signs

MOVED to approve the purchase of fourteen solar LED lighted stop sign for the recommended location in the amount of \$20,240.50 with a \$2,024 contingency for a total cost not to exceed \$22,264.50, Capital Funding and authorize the President approve the order

**March 2, 2022, Physical Properties Committee**

- The Facilities Director provided an update on the pool.
- CONCURRED by the Committee to bring back the agenda topic, Speed Cushions with additional information to the next scheduled meeting.
- CONCURRED by the Committee to bring back the agenda topic, Flashing Stop Signs with additional information to the next scheduled meeting.
- CONCURRED by the Committee to bring back the agenda topic, Clubhouse Two Renovation with additional information to the next scheduled meeting.
- CONCURRED by the Committee to bring back the agenda topic, Storm Drains Screens Project Resurrection to the next scheduled meeting.
- The Committee discussed Faux Ivy to be Woven for Chain Link Fence Along Channel. No action was taken.
- CONCURRED by the Committee to bring the agenda topic, Cal-Met Trash Contract with additional information to the next scheduled meeting.
- MOVED to recommend the GRF Board to approve the remodeling of Woodshop at Clubhouse One in the amount of \$171,100.00, in Reserve Funding, and Capital Funding in the amount of \$84,400.00, with a 20% contingency of \$51,100, for a total cost of \$306,600, and pending review by the Finance Committee.
- MOVED to recommend the GRF Board to approve the hiring of an Electrical Engineer to review all electrical in Clubhouse One, in the amount not to exceed \$10,000, Operating Funds, and pending review by the Finance Committee.
- CONCURRED by the Committee to bring back the agenda topic, Repairing Trust Streets with additional information to the next scheduled meeting.
- CONCURRED by the Committee to bring back the agenda topic, Northgate Traffic Flow to the next scheduled meeting.
- The Facilities Director provided information about the four-inch line sewers being upgraded by Service Maintenance. No action was taken.
- CONCURRED by the Committee to have the Facilities Director get additional information regarding Pool Shade Structure and forward it to the Recreation Committee.
- The committee discussed Truck Sizes. No action was taken.
- MOVED to recommend the GRF Board to approve replacing the existing doors in the clubhouse six restrooms, with an easy access single automatic door operator, in the amount of \$11,821.00, Capital Funding, pending review by the Finance Committee.
- CONCURRED by the committee to bring back the agenda topic, TVs in All Rooms/ Kitchen to the next scheduled meeting after getting additional information from the Communications/IT Committee and Recreation Committee.
- The committee discussed Defacing the Golf Course. No action was taken.
- CONCURRED by the Committee to create a Sub-Committee for the 1.8 Acres and comprised of the following members: Mrs. Damoci, Ms. Gerber, Mr. Friedman, Ms. Camille Thompson, and Mr. Alan O'Dell.

### **March 3, 2022, GRF Administration Committee**

- Safety/Emergency Coordinator updated the Committee with information on the Blue Can 50 Year Life Water.
- CONCURRED by the Committee to bring back additional information on Training for Mutual Board Directors by Department Headings, to the next scheduled meeting.
- CONCURRED by the Sub-Committee to bring back a report next month on their progress of updating the Glossary of Terms. Carole Damoci was added to the Sub-Committee.
- MOVED to recommend the GRF Board accept, 50-3182-1 Member/ Owner Renter/Lessee – Rules as amended.
- MOVED to recommend the GRF Board accept 30-5093-1, Authorized Resident Rules of Conduct, as amended, pending a 28-day notification.
- MOVED to recommend the GRF Board accept 30-5024-1, Committee Structure, as amended.

### **March 7, 2022, Recreation Committee**

- CONCURRED by the Committee to review the agenda topic, Arts Studio, at the next scheduled meeting.
- CONCURRED by the Committee to review the agenda topic, Use of Storage Space in Clubhouse Two, at the next scheduled meeting.
- CONCURRED by the Committee to forward correspondence, regarding additional Recreation Employee, to the GRF Administration Committee.
- CONCURRED by the Committee to bring more information on the Correspondence about Picnic Area Adjacent to Clubhouse One, at the next scheduled meeting.
- MOVED by the Committee to approve as a new GRF club the Sarang-Bongsa Team.
- CONCURRED by the Committee to not approve the purchase of thirty (30) chaise lounges from Seabreeze Patio Furniture for a total cost of \$10,898.63 and adding a \$500.00 contingency for a total cost not to exceed \$11,398.63, Reserve Funding, after review by the Finance Committee.
- MOVED to recommend the GRF Board to approve the purchase of thirty (30) chaise lounges from USA Outdoor Furniture for a total cost of \$15,500.00 and adding a \$500.00 contingency for a total cost not to exceed \$16,000.00, Reserve Funding, after review by the Finance Committee.
- CONCURRED by the Committee to not approve the purchase of four (4) table and pedestal bases, sixteen (16) Athen's slat chairs, and four (4) umbrellas from Leisure Creations for a cost of \$9,200.83 and adding a \$500.00 contingency for a total cost not to exceed \$9,700.83, Reserve Funding, after review by the Finance Committee.
- CONCURRED by the Committee to forward to the ADRC to review different material for the chairs for the Pool.
- MOVED to recommend the GRF Board approve by the Committee to accept the Top-of-the-Line Golf Balls contract to remove golf balls from Turtle Lake.
- MOVED by the Committee to approve the 2022, 2023, and 2024 Amphitheater Season, Sound, Lighting, and Movie Services for Leisure World, in the amount not to exceed \$113,202.

- MOVED to recommend the GRF Board accept 70-2504-2- The Library Fees, as presented.
- MOVED to recommend the GRF Board accept 70-1468-1 Swimming Pool Rules, as presented.

### **March 9, 2022, Security, Bus and Traffic Committee**

- CONCURRED by the Committee to have the Security Services Director bring back the agenda topic, Gate Access System Update with additional information to the next scheduled meeting.
- CONCURRED by the Committee to have the Fleet Manager bring more information about the Contracted/Off-Site and On-Site Bus Service to the next scheduled meeting.
- MOVED to recommend the GRF Board take Parking Tickets of hold and reactive the Community Rules Violation (CRV).
- MOVED to recommend the GRF Board to approve the purchase of two (2) shuttles with a wheelchair lift, and one (1) shuttle without from AZ Bus Sales Company, at a cost not to exceed \$270,000.00, Reserve Funding, with a \$20,000 contingency, pending review by the Finance Committee.
- MOVED by the Committee to pass the information on the Assessment of all GRF Vehicles (pages 47-49) to the Finance Department to use in updating the Reserve Study.
- MOVED to recommend the GRF Board approve the purchase of twelve (12) flashing stop signs from Myers and Sons Hi-Way Safety Inc., at a cost not to exceed \$17,422.80, Reserve Funding, with a 10% contingency, pending review by the Finance Committee.
- CONCURRED by the Committee to bring more information about Wheelchair Lift for New Buses to the next scheduled meeting.
- MOVED to recommend the GRF Board approve the purchase of three (3) GEM E2 Polaris Electric Vehicles from Long Beach Electric Car Sales, for \$62,000, Reserve Funding, with a \$3,000 contingency, pending review by the Finance Committee.

### **March 10, 2022, Communication/IT Committee**

- CONCURRED by the Committee to move the GRF Building Electronic Temperature Units Replacements, agenda item to a future date.
- CONCURRED by the Committee to bring the agenda topic, Clubhouse Three – meeting room TVs with additional information from the IT Manager to the next scheduled meeting.
- 

### **March 11, 2022, Architectural Design and Review Committee**

- CONCURRED by the Committee to bring more information from the Facilities Director about the Approved Plant List, Additional Plants for Considerations to the next scheduled meeting.
- CONCURRED by the Committee to bring more information about Fireplace Center to the next scheduled meeting.
- CONCURRED by the Committee to setup a work study to determine the location of the sculptures around the Perimeter Wall.
- CONCURRED by the Committee to bring more information about Planting at the Library and Globe to the next scheduled meeting by the Facilities Director and schedule a work study.
- CONCURRED by the Committee to address the landscaping after the completion of the woodworking construction is complete at Clubhouse One.

- CONCURRED by the Committee to bring more information about Art such as Sculptures on Trust Property to the next scheduled meeting.

- MOVED and approved by the Committee that the color of choice for the light fixture is Hew Bronze Smooth for Clubhouse Two.
- CONCURRED by the Committee to bring more information from the Facilities Director about the Pool Shade Structure to the next scheduled meeting.
- CONCURRED by the Committee to bring more information about Art such as Sculptures on Trust Property to the next scheduled meeting.
- MOVED and approved by the Committee that the color of choice for the light fixture is Hew Bronze Smooth.
- CONCURRED by the Committee to bring more information about the Pool Shade Structure to the next scheduled meeting.

### Financial Recap – February 2022

As of the one-month period ended February 2022, the draft financial reports indicate that GRF is in a favorable financial position with a surplus of \$313,516.

Major variances are:

Wages, Taxes & Benefits	\$246,103	Favorable: Wages \$163K; P/R Taxes \$20K; Workers' Comp \$2.6K; 401(k) ER Match \$10K; Group Ins \$50K; average FTE < budget by 20.3 FTEs
Materials & Supplies	14,924	Favorable: Expenditure deferred to later.
Facilities Maintenance	46,222	Favorable: Less YTD maintenance than planned; Janitorial contract renegotiated for less.
Community Entertainment	12,649	Favorable: Community events deferred due to COVID-19
Publication Printing	16,167	Favorable: Lower pricing due to change in printing company; less pages in newspaper due to COVID impacts.
Property & Liability Insurance	16,239	Favorable: Actual premiums less than budgeted
SRO Labor Cost Recovery	(63,230)	Unfavorable: Less billable hours than budgeted

	Fund Balance	Allocated For Current Projects	Allocated For Future Projects	For details, see page
<b>Reserve Funds</b>				
Repairs & Replacements	\$11,998,344	\$739,926	\$11,258,418	7

	Fund Balance	Allocated Funds	Unallocated Funds	For details, see page
<b>Capital Funds</b>				
Capital Improvements	\$2,812,162	\$672,419	\$2,139,743	8

Total year-to-date approved unbudgeted operating expenses are \$375,905.

# Portfolio Specialist Report

**APRIL 2022**

## **Your Vote Matters**

- Your vote will elect those responsible for preparing a sound budget for the incoming year.
- Your vote will elect those responsible for fulfilling a fiduciary responsibility of upholding the rules and regulations of the community.
- Ballots will be mailing out soon, please get out and vote!





**Stock Transfer  
is here to serve  
you **Better****



## **Stock Transfer Now has a Mail Slot**

**Documents can be dropped off  
24 hours a day 7 days a week**

**Include your name, phone number, Mutual and unit  
number along with a brief explanation of the business  
action needed in a sealed envelope.**

**No postage is needed.**

**Located on the outside wall of the Stock Transfer Office.**





**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**

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

RESCIND

**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**

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

\*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

**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**

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 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**

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 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**

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- 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**

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

**5. SPECIFIC VEHICLE TYPES**

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- 5.1. GOLF CARTS and LSVs
    - 5.1.1. GOLF CARTS and LSVs operated in Mutual Five between dusk and dawn must have working headlights, brake lights, and directional signals.
    - 5.1.2. GOLF CARTS and LSVs operated during rain or other precipitation must have working wiper blades.
    - 5.1.3. GOLF CARTS and LSVs shall operate on sidewalks at no speed greater than five miles per hour.
    - 5.1.4. GOLF CARTS and LSVs must yield the right of way to all PEDESTRIANS, BICYCLES and MOBILITY SCOOTERS.
  - 5.2. BICYCLES and MOBILITY SCOOTERS
    - 5.2.1. BICYCLES and ELECTRIC BICYCLES shall operate on sidewalks at no speed greater than 5 miles per hour.
    - 5.2.2. BICYCLES and ELECTRIC BICYCLES are not allowed within laundry

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**GOLDEN RAIN FOUNDATION Seal Beach, California**

**SEAL BEACH MUTUAL NUMBER FIVE**

**Resident Regulations**

**Vehicle Usage**

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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

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**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.

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**GOLDEN RAIN FOUNDATION Seal Beach, California**



**SEAL BEACH MUTUAL NUMBER FIVE**

**Resident Regulations**

**Parking Rules**

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- 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)

**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  
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 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

