

AGENDA
REGULAR MONTHLY CONFERENCE CALL MEETING OF THE
BOARD OF DIRECTORS
SEAL BEACH MUTUAL FIVE
May 18, 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
Ms. Barua, Portfolio Specialist
Ms. Vasquez, Recording Secretary

5. APPROVAL OF MINUTES:
 - a. **Regular Meeting Minutes of April 20, 2022.**
 - b. **Special Meeting Minutes of April 22, 2022 (p.3)**
6. **BUILDING INSPECTOR'S REPORT** Mr. Meza
Permit Activity; Escrow Activity; Contracts & Projects; Shareholder and Mutual Requests (pp.4-6)
 - a. Discuss and vote to approve the paved seating proposal for Unit 117G (pp.7-8)
 - b. Discuss and vote to amend resolution dated on 1/28/2022 re: additional work needed (pp.9-10)
 - c. Discuss and vote to approve the installation of a Jacuzzi Tub for Unit 71A (pp.11-12)
7. **GRF REPRESENTATIVE** Mr. Thompson
8. **UNFINISHED BUSINESS**
No Unfinished Business
9. **NEW BUSINESS**
 - a. Monthly Finances (p.13)
 - b. Discuss and vote to amend Rule 05-7425-1- Garden Areas, Turf Areas, Trees,

and Shrubs (pp.14-21)

- c. Discuss and vote to amend Rule 05-7413-1- Bathtubs, Jacuzzi Tubs, and Therapeutic Walk-In Bathtubs (pp.22-24)

STAFF BREAK BY 11:00 A.M.

- | | |
|--------------------------------------|-------------|
| 10. SECRETARY / CORRESPONDENCE | Ms. Gardner |
| 11. CHIEF FINANCIAL OFFICER'S REPORT | Mr. Cude |
| 12. PRESIDENT'S REPORT | Ms. DeRungs |
| 13. PORTFOLIO SPECIALIST | Ms. Barua |
| 14. ANNOUNCEMENTS | |

- a. **NEXT REGULAR MEETING:** Wednesday, June 15, 2022, at 9:00 a.m., has been canceled due to Annual Shareholders Meeting.
- b. **ANNUAL SHAREHOLDER'S MEETING:** Tuesday, June 14, 2022, at 10:00 a.m. Registration begins at 9:00 a.m. in Clubhouse 4.

15. COMMITTEE REPORTS
16. DIRECTORS' COMMENTS
17. ADJOURNMENT
18. 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: May, 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	FINAL 04/11/22	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	FINAL 03/30/22	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	FINAL 05/11/22	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	FINAL 05/11/22	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	FINAL 05/11/22	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	FINAL 04/11/22	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	FINAL 03/31/22	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	FINAL 04/05/22	UNIVERSAL ABATEMENT
123-K	UNIT ASBESTOS REMOVAL	GRF	03/08/22	03/31/22	\$3,200	FINAL 03/31/22	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	FINAL 03/20/22	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	FINAL 04/30/22	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	FINAL 04/11/22	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	FINAL 05/10/22	MP CONSTRUCTION
111-F	FLOORING THRU OUT	GRF	04/20/22	05/20/22	\$8,000	FINAL 04/26/22	KARYS CARPET
115-J	SLIDING DOOR	BOTH	04/20/22	07/30/22	\$2,150		LW DÉCOR
125-C	HEAT PUMP	BOTH	04/25/22	07/25/22	\$3,750		GREENWOOD
111-F	HEAT PUMP	BOTH	04/28/22	06/15/22	\$9,700		SWIFT HEATING & AIR
102-I	COUNTER TOP	BOTH	05/01/22	07/30/22	\$6,000		LW DÉCOR
104-B	PATIO FLOORING	GRF	05/01/22	06/01/22	\$3,000		KARYS CARPET
109-K	FLOORING THRU OUT	GRF	05/09/22	06/30/22	\$6,390		B&B CARPET
122-B	WINDOWS, DOORS, ELEC	BOTH	05/16/22	06/20/22	\$17,130		OGAN CONSTRUCTION
112-G	PATIO FLOORING	GRF	05/16/22	07/08/22	\$3,283		BERGKVIST

INSPECTOR MONTHLY MUTUAL REPORT

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

ESCROW ACTIVITY									
Unit #	NMI	PLI	NBO	FI	FCOEI	ROF	ACTIVE, CLOSING, CLOSED		
71-A		11/02/21	03/01/22	03/04/22	03/18/22	04/05/22	10	9	7
71-H		04/15/22							
91-A		11/08/21	12/28/21	12/28/21	01/12/22	02/12/22			
93-A		12/10/20							
94-J		03/03/22	04/13/22	04/20/22	05/04/22				
96-E		05/03/22							
101-I		07/09/21	03/10/22	03/10/22	109-K				
103-G		08/24/21							
103-L		10/01/21	03/17/22	03/21/22	04/01/22				
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-A		04/19/22							
113-H		02/23/22	03/22/22	04/07/22	04/21/22				
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-K		02/18/22	04/14/22	04/14/22	04/27/22				
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	3/28/22				
117-L		04/19/22							
118-D		04/26/22							
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
ROOFING PROJECT	Buildings 70, 100, 101, 113, 120 Contract is being drafted
MJ JURADO	Replace sidewalks near building 102, 110, 109 and 112 Change order pending approval

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (05) FIVE

INSPECTOR: **Mike Meza**

May, 2022

SPECIAL PROJECTS

[illegible]

SHAREHOLDER AND MUTUAL REQUEST					
Requestor's Name:					
Requestor's Address:					
Requestor's City:					
Requestor's State:					
Requestor's Zip:					
Requestor's Phone:					
Requestor's Email:					
Requestor's Signature:					
Requestor's Title:					
Requestor's Company:					
Requestor's Date:					
Requestor's Reason:					
Requestor's Request:					
Requestor's Comments:					
Requestor's Remarks:					
Requestor's Notes:					
Requestor's Other:					
Requestor's Status:					
Requestor's Action:					
Requestor's Result:					
Requestor's Feedback:					
Requestor's Rating:					
Requestor's Review:					
Requestor's Comment:					
Requestor's Note:					
Requestor's Remark:					
Requestor's Detail:					
Requestor's Info:					
Requestor's Data:					
Requestor's Content:					
Requestor's Context:					
Requestor's Environment:					
Requestor's Situation:					
Requestor's Background:					
Requestor's History:					
Requestor's Experience:					
Requestor's Knowledge:					
Requestor's Skills:					
Requestor's Abilities:					
Requestor's Talents:					
Requestor's Strengths:					
Requestor's Weaknesses:					
Requestor's Opportunities:					
Requestor's Challenges:					
Requestor's Risks:					
Requestor's Rewards:					
Requestor's Benefits:					
Requestor's Costs:					
Requestor's Value:					
Requestor's Price:					
Requestor's Quality:					
Requestor's Quantity:					
Requestor's Frequency:					
Requestor's Duration:					
Requestor's Timing:					
Requestor's Location:					
Requestor's Direction:					
Requestor's Distance:					
Requestor's Area:					
Requestor's Region:					
Requestor's Country:					
Requestor's Continent:					
Requestor's World:					
Requestor's Universe:					
Requestor's Cosmos:					
Requestor's Galaxy:					
Requestor's Planet:					
Requestor's Moon:					
Requestor's Star:					
Requestor's Sun:					
Requestor's Sky:					
Requestor's Earth:					
Requestor's Ocean:					
Requestor's Land:					
Requestor's Air:					
Requestor's Fire:					
Requestor's Water:					
Requestor's Wind:					
Requestor's Cloud:					
Requestor's Rain:					
Requestor's Snow:					
Requestor's Ice:					
Requestor's Rock:					
Requestor's Tree:					
Requestor's Flower:					
Requestor's Leaf:					
Requestor's Branch:					
Requestor's Root:					
Requestor's Seed:					
Requestor's Fruit:					
Requestor's Bark:					
Requestor's Sap:					
Requestor's Juice:					
Requestor's Meat:					
Requestor's Bone:					
Requestor's Skin:					
Requestor's Hair:					
Requestor's Nails:					
Requestor's Teeth:					
Requestor's Tongue:					
Requestor's Throat:					
Requestor's Stomach:					
Requestor's Intestine:					
Requestor's Liver:					
Requestor's Heart:					
Requestor's Lungs:					
Requestor's Kidneys:					
Requestor's Bladder:					
Requestor's Uterus:					
Requestor's Vagina:					
Requestor's Penis:					
Requestor's Testis:					
Requestor's Prostate:					
Requestor's Sperm:					
Requestor's Egg:					
Requestor's Embryo:					
Requestor's Fetus:					
Requestor's Infant:					
Requestor's Child:					
Requestor's Teen:					
Requestor's Young Adult:					
Requestor's Adult:					
Requestor's Elderly:					
Requestor's Old:					
Requestor's Very Old:					
Requestor's Ancient:					
Requestor's Prehistoric:					
Requestor's Modern:					
Requestor's Contemporary:					
Requestor's Current:					
Requestor's Present:					
Requestor's Future:					
Requestor's Past:					
Requestor's History:					
Requestor's Tradition:					
Requestor's Culture:					
Requestor's Society:					
Requestor's Community:					
Requestor's Group:					

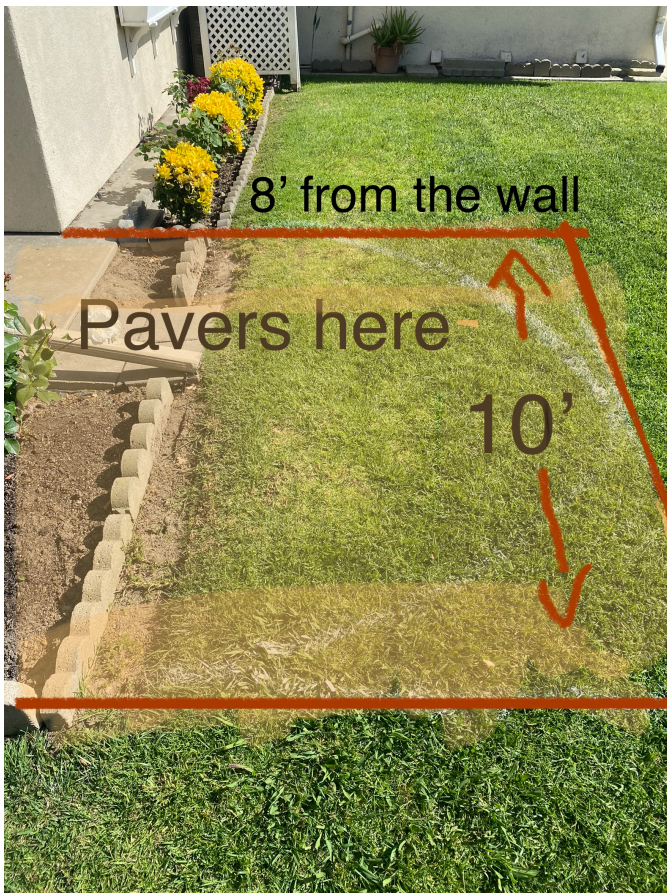
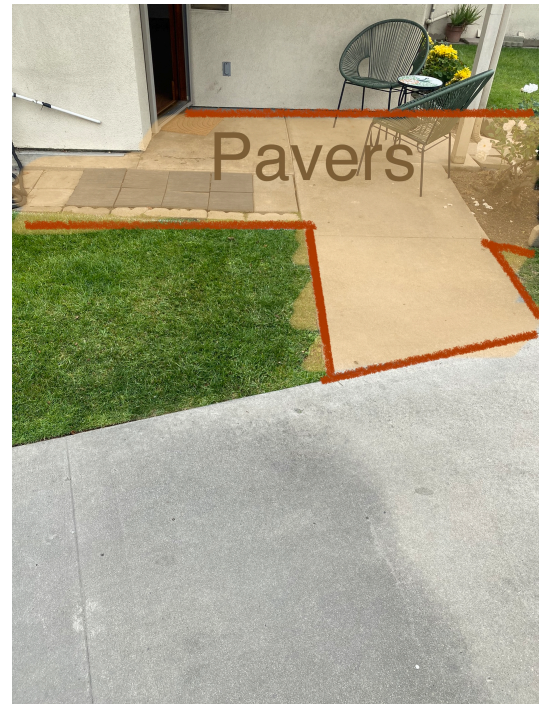
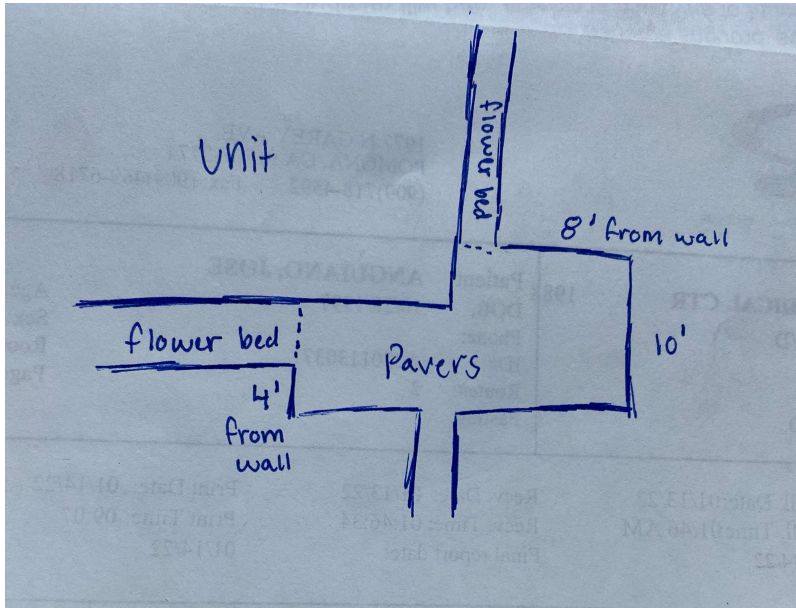
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Mutual Corporation No. Five

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE THE PAVED SEATING PROPOSAL FOR
UNIT 117G (BUILDING INSPECTOR REPORT, ITEM A)
DATE: MAY 18, 2022
CC: MUTUAL FILE

I move to approve the paved seating proposal for Unit 117G. Work to be done at the shareholder's expense.



Mutual Corporation No. Five

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO AMEND RESOLUTION DATED ON 1/28/2022 – APPROVING CHANGE ORDER FOR ADDITIONAL WORK (BUILDING INSPECTOR REPORT, ITEM A)
DATE: MAY 18, 2022
CC: MUTUAL FILE

On 1/28/2022, Mutual Five Board of Directors “RESOLVED to approve the concrete work for sidewalks between buildings 109 and 112, sidewalks between buildings 112 and 108, Meeting and sidewalks between buildings 110 and 111 contract from MJ Jurado Inc., at a cost not to exceed \$71,986.50. Funds to come from Concrete Reserves, Authorize the President to sign the contract; and authorize the necessary transfer of funds in accordance with the provisions of civil code 5502.

I move to amend the resolution dated January 28, 2022, “RESOLVED to approve the concrete work for sidewalks between buildings 109 and 112, sidewalks between buildings 112 and 108, and sidewalks between buildings 110 and 111 for the contract with MJ Jurado Inc., at a cost not to exceed \$71,986.50. Funds to come from Concrete Reserves, Authorize the President to sign the contract; and authorize the necessary transfer of funds in accordance with the provisions of civil code 5502” by approving a change order for additional work consisting of adding 3-inch drain at \$11,550, remove and replace sidewalk near Building 108, Units F & G (side) at a cost of \$8,874, and remove and replace sidewalk near Building 102, Unit J & L (side) at a cost of \$5,508, for a total cost of \$96,055. Funds to come from Infrastructure Reserves not Concrete Reserves.

GOLDEN RAIN FOUNDATION
PHYSICAL PROPERTY DEPARTMENT
POST OFFICE BOX 2069
SEAL BEACH, CA 90740

CHANGE ORDER 1

PROJECT – _____
PROPOSAL SUBMITTED BY: _____ JOB ADDRESS: _____

<u>MJ Jurado Inc.</u>	<u>Mutual Five</u>
_____	<u>Sidewalks</u>
_____	_____

WE PROPOSE TO PERFORM THE FOLLOWING WORK, CHANGES OR DELETIONS:

Additional work:

Install 385 L.F. for 3 inch drain at 30 a foot for total of \$11,550

Remove and replace 696 square feet of side walk near building 108 F&G side \$8,874

Remove and replace 432 square feet of side walk near building 102 J&L side \$5,508

PAYMENT WILL BE MADE BY: _____
ORIGINAL CONTRACT COST \$ 70, 123.00

LUMP SUM: \$ 25,932 TOTAL AMOUNT TO BE ADDED TO THE CONTRACT PRICE FOR THE
MATERIAL COST INCREASE.

DELETION: \$ _____ TOTAL AMOUNT TO BE DELETED FROM THE CONTRACT PRICE FOR
THE ABOVE NOTED DELETION.

NEW TOTAL\$ 96,055.00

YOUR SIGNATURE BELOW SIGNIFIED YOUR ACCEPTANCE

_____ CONTRACTOR'S SIGNATURE	_____ DATE
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_____ DIRECTOR SIGNATURE	_____ DATE
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_____ MEMBER SIGNATURE	_____ DATE
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_____ INSPECTOR SIGNATURE	_____ DATE
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Mutual Corporation No. Five

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE THE INSTALLATION OF A JACUZZI FOR UNIT 71A (BUILDING INSPECTOR REPORT, ITEM B)
DATE: MAY 18, 2022
CC: MUTUAL FILE

I move to approve the installation of a Jacuzzi Tub / Outdoor Hot Tub for Unit 71A. Work to be done at the shareholder's expense.



A

TWILIGHT SERIES 67.25



Dimensions:	70"x 84"x 34" (178 cm x 214 cm x 87 cm)
Weight (Dry/Full):	760 lbs (345 kg) / 3,730 lbs (1 692 kg)
Gallons:	245 (927 L)
Power Requirements:	240 V / 50 Amp
Seating Capacity:	5
Stainless Steel Jets:	28 Jets (1 Master Blaster®)
Pumps:	2
Water Features:	1
Filtration:	EcoPur® Charge
LED Lighting:	Orion Light System™
Exclusive Features:	StressRelief Neck and Shoulder Seat™ Master Force™ Bio-Magnetic Therapy System
Premium Options:	Fusion Air Sound System Wi-Fi Module QuietFlo Water Care System™ Mast3rPur™ Water Management System Dream Lighting
Listing Number:	8000



TWILIGHT SERIES 6.2



Dimensions:	78"x 78"x 34" (199 cm x 199 cm x 87 cm)
Weight (Dry/Full):	840 lbs (381 kg) / 3,850 lbs (1 746 kg)
Gallons:	250 (946 L)
Power Requirements:	240 V / 50 Amp
Seating Capacity:	5
Stainless Steel Jets:	30 Jets (1 Master Blaster®)
Pumps:	2
Water Features:	2
Filtration:	EcoPur® Charge
LED Lighting:	Orion Light System™
Exclusive Features:	StressRelief Neck and Shoulder Seat™ Master Force™ Bio-Magnetic Therapy System
Premium Options:	Fusion Air Sound System Wi-Fi Module QuietFlo Water Care System™ Mast3rPur™ Water Management System Dream Lighting
Listing Number:	5300



Mutual Corporation No. Five

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: APPROVAL OF MUTUAL MONTHLY FINANCES (NEW BUSINESS, ITEM A)
DATE: MAY 18, 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 April 2022.

Mutual Corporation No. Five

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO AMEND RULE 05-7425-1 – GARDEN AREAS, TURF AREAS, TREES, AND SHRUBS (NEW BUSINESS, ITEM B)
DATE: MAY 18, 2022
CC: MUTUAL FILE

I move to propose a rule change by amending Rule 05-7425-1- Garden Areas, Turf Areas, Trees, and Shrubs and approve a 28-day posting of notice of the proposed rule change. A decision on the rule change by the Board of Directors will be made at the next scheduled monthly meeting after consideration of all shareholder comments.

SEAL BEACH MUTUAL NUMBER FIVE**AMEND****Physical Property****Garden Areas, Turf Areas, Trees, Shrubs****Purpose**

Mutual Five's landscaping is intended to enhance its ambience and add to the Shareholders' enjoyment of its cooperative-living style. This policy is adopted so that the landscaping of Mutual Five will present an environment that enhances the ambience of its surroundings and thus adds to the enjoyment of the cooperative living style of Mutual Five. It is **These rules and standards are** designed to outline the responsibilities of the resident and the Mutual in accomplishing this aim. **Shareholders must always be mindful of the attractiveness of their gardens for the sake of the neighbors who must look at them every day. The Board of Directors is responsible for inspections and enforcement for the benefit of all.**

1. Turf Areas

The maintenance of all turf areas is the exclusive responsibility of the Mutual.

- 1.1. **Mowing:** To facilitate mowing, any Board approved hardscape items shall be removed by the resident from the turf area before scheduled mowing begins and may be returned after mowing is completed.
- 1.2. No items, such as rugs that may impede mowers, may be placed on a walkway.
- 1.3. In performing their duties, the gardeners shall use labor-saving, efficient equipment, such as blowers, as per contract.
- 1.4. Mutual turf areas may be temporarily used by resident from sunrise to sunset for such reasons as, but is not limited to: yard sales, construction activity; moving; or picnics. Any damage to the turf from such activities shall be the financial responsibility of the resident unit's resident /owner.
- 1.5. Mutual turf areas where the Mutual has granted temporary authority to a resident to build a Patio or Paved Seating Area is covered by Policy 7415.05 **Rule 05-7415-1 –** Porch and Patio Regulations.
- 1.6. **Residents are not permitted to hand - water or fertilize the grass.**

2. Turf Areas – Trees

- 2.1. **Tree removal or planting:** After consultation with a certified arborist, a **A**

(May 2022)

GOLDEN RAIN FOUNDATION Seal Beach, California

SEAL BEACH MUTUAL NUMBER FIVE**AMEND****Physical Property****Garden Areas, Turf Areas, Trees, Shrubs**

majority vote of the Board of Directors must be obtained prior to planting or removing any trees in the Mutual - except for storm damaged trees. Such damaged trees may be removed at the discretion of the Landscape Committee.

- 2.2. Residents **Shareholders** are not permitted to plant or remove trees either on the common ground turf or within their gardens.

2.3. **Tree wells:**

2.3.1. ~~No plants may be added to or removed from tree wells.~~ **Residents are prohibited from planting vegetation or placing any ornamental items within the tree wells on the common areas or greenbelts.**

2.3.2. Residents are not permitted to hand-water the tree wells.

- 2.4. All ~~pruning~~ **of the common area/greenbelt trees** shall be done under the direction of ~~a certified arborist.~~ **the Mutual Landscaper.**

- 2.5. **Donating trees: The Board of Directors encourages the donation of trees to enhance the Mutual's appearance. They provide shade and improve and enhance the common areas of the Mutual. To donate a tree, shareholders should send a proposal in writing to the Board of Directors about the type of tree and the location where it is to be planted. The proposal will be discussed and voted upon at a Monthly Board Meeting. After approval, the tree will be planted by the Mutual at the shareholder's expense.**

3. **Turf Areas – Sprinklers**

Turf area sprinklers are the exclusive responsibility of the Mutual.

- 3.1. Resident **Shareholders** are not permitted to install, relocate, or adjust sprinklers in turf areas. In order for the gardeners to have a true gauge of turf watering needs, ~~resident~~ **shareholders** are not permitted to hand water the grass or tree wells.

- 3.2. Projects requested by residents **shareholders** which would result in changes in turf areas, such as patios **extensions, paved seating areas (see Rule 05-7415-1), and garden expansions** must be submitted to the Mutual Board in writing, and if approved, the cost of the project, will be at the resident's **shareholder's** expense. **The shareholder will submit a hand-drawn plot plan showing all details of the request, drawn to scale, that can be easily understood with dimensions in feet and inches.**

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- 80
81 3.3. Resident **Shareholders** are asked to sweep walkways and avoid **water** hose
82 watering **cleaning** to conserve water. **(See Rule 05-7424-1)**
83

4. Garden Areas – Maintenance

- 84
85
86 4.1. Residents **Shareholders** must water their garden. If a resident does not adhere
87 to the requirements of the landscape policy, the Mutual will advise the
88 **shareholder** resident and/or resident, in writing, of the problem **violation** to be
89 corrected. If the problem **violation** is not corrected the Mutual may remove the
90 plant material from the flower bed. **shareholder may be fined and the Mutual**
91 **will correct the violation at the shareholder's expense. (See Rule 7581)**
92
93 4.2. The Mutual gardeners will trim and weed each resident's garden periodically.
94
95 4.3. To opt out of this service, place red flags **should be placed** in the garden,
96 **signaling that the resident will be responsible for maintaining the garden.**
97 Red flags are available from the Landscape Chair.
98
99 4.4. Residents **Shareholders** who decline gardening services are expected to keep
100 their garden groomed and free of debris **and weeds**. If accumulated debris **and**
101 **weeds are** is not removed by the resident, the Mutual has the right to have
102 gardening service perform this task, and it will be the residents' responsibility for
103 excessive costs **at the shareholder's expense.**
104
105 4.5. Plant materials or hoses must not extend outside the boundaries of the garden
106 area (as defined by "scallops" or other mowing strips), sidewalks, entry walks,
107 turf, or into neighboring gardens.
108
109 4.6. Plants must remain clear of rain gutters and not become entwined, lie upon nor
110 touch the roof, patio beams, **walls**, or other parts of the building.
111
112 4.7. A freestanding trellis may be utilized for plant support but must be installed far
113 enough away from the building to prevent plants from touching or growing onto
114 the building or deco blocks.
115
116 4.8. Any plant materials within resident garden areas whose roots are, or by the
117 nature of their growth pattern, may become damaging to the building structure,
118 to walkways, to lawn areas, to sewers or to retaining walls must be removed.
119 The Mutual may have the gardening service perform this task and any damages

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repaired will be at the shareholder's resident's expense.

4.9. In addition to plant material, ~~Only~~ a limited number of ornamental items, on a site-specific basis, are allowed in the garden area. The Landscape Committee will determine if a garden is unreasonably cluttered.

4.10. Mosquito control: Potted plants with saucers are ~~not allowed~~. must be maintained by the resident with no standing water in the saucer at any time. Additionally, any other containers or ornaments on a porch, patio extension or in the garden must be water free at all times. Fountains are allowed but must be running at all times to prevent still water that invites mosquitoes to breed. Non-functioning fountains must be emptied of water.

4.11. The Mutual or the shareholder may shall add soil and ~~or mulch~~ to enrich the garden and fill in soil ~~annually or biannually~~ as needed. Gardens with red flags are excepted.

5. Garden Areas - Sprinklers

5.1. Residents are responsible for watering their own garden area.

5.2. Personal watering/sprinkler systems may be installed in garden areas ~~by the~~ at the expense of the shareholder resident. The watering/sprinkler system may not be connected to the Mutual's automatic sprinkler systems. The resident's shareholder's sprinkler system must be installed in accordance with code requirements for attaching sprinkler systems to water supply lines and must be maintained at the expense of the shareholder resident. Systems must be installed by the Mutual Landscaper, and they are required to have a shut-off valve.

5.3. The resident's shareholder's personal irrigation system sprinkler heads must be adjusted so as not to spray water onto the building structure. If the resident shareholder does not adhere to these sprinkler regulations, corrections or repairs will be done by the Mutual and charged to the shareholder resident.

6. Garden Areas – Sizes

6.1. Residents Shareholders may have a garden area at the front of their apartment. The depth of this front garden area will normally ~~may~~ match the adjacent apartments. ~~Residents may comply with~~ Shareholders may request

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exemptions to this standard at their own expense.

- 6.2. Mowing strips: All gardens must have an edging called a mowing strip made of stone, concrete, cement scallops, brick scalloped edging, or other approved dividers to define the edge of the garden are required to be in place at the resident's shareholder's expense. Shareholders are required to maintain the mow strip, and replace it, if necessary.

- 6.3. Resident Shareholders may reconfigure front garden area with approval of the Board. Landscape Committee. A sketch of the proposed plan should be submitted to the Landscape Committee for approval.

- 6.4. Pursuant to Barbecue Policy 7427.G: "Propane, butane or charcoal barbecues shall be stored on the patio extension, paved seating area outside, open porch patio but never stored in an enclosed patio. If a unit has no porch or patio extension, the barbecue must be covered and stored in the garden area adjacent to the main entry walkway, on a stable foundation of pavers or concrete. (See Rule 05-7427-1)

- 6.5. Residents of apartments A, F, G, and L may also have a garden area at the end of their apartment. Generally, the maximum depth of such a garden varies according to the design of each building. Changes to the size of the existing end gardens must be submitted in writing to the Board. The requested change shall be determined on an individual basis. Any planting done must not encumber entry to the attic by ladder or access to the meter panel.

- 6.6. The garden area in front of bedroom windows or doors must have a 36" wide path allowing for egress in emergencies and/or entry of emergency personnel. Any violation of this requirement will cause such plantings to be removed at the resident's expense.

- 6.7. The Mutual may allow a resident to have a garden area next to a laundry room. These garden areas may be requested in writing and may be granted on an individual basis.

7. Garden Areas – Prohibited Plants, Flowers, and Bushes

- 7.1. Approved Plants: Mutual 5 has a huge list of approved plants. However, most varieties of the following ARE ALLOWED: Cactus and Succulents, Aloes, Grasses, Yuccas, Dracaenas, Bushes and Flowering Shrubs, Roses, Lillies, and Annuals. Shareholders should avoid plants with

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creeping root systems. Call the Mutual Landscape Chair for advice before doing any major planting in a garden to avoid accidentally planting non-approved varieties. The following may not be planted in any garden area or in a container placed in the garden area: members of the tradescantia family i.e. (plants with a creeping root system), Yucca, citrus trees, or other fruit trees.

7.1.1. Note: A number of the above-mentioned species have been planted in Mutual Five over the years. As units are sold, these plants are being removed, and may no longer be planted in resident's garden.

7.2. Non-Approved Plants: Any plant with the word "tree" in its name will probably be a non-approved plant that cannot be planted in the ground (See 7.2.2). Call the Mutual Landscape Chair if you are unsure about a plant. The following varieties are NOT ALLOWED: Large Cactus Varieties, Asparagus Ferns, Ivy, Wild Mint, Baby Tears, Citrus Trees, Spiderwort, Bamboo Family, Fruit Trees of Any Variety, Ficus, Palm Trees, Elephant Ears, Evergreen Trees, and Cypress Trees. Plants that may only be planted in containers with a stone root barrier underneath: asparagus fern, baby tears, bird of paradise, ivy, nasturtium, palm tree, mint and all bamboo (except heavenly).

7.2.1 NOTE: A number of the above-mentioned species have been planted in Mutual Five **gardens** over the years. As units are sold, these plants are being removed **at the seller's expense**, and may no longer be planted in resident's **shareholder's** garden.

7.2.2 Non-approved plants such as dwarf citrus trees, small palms, asparagus ferns, etc. may be planted in a pot and placed on a concrete or stone root barrier in the garden.

7.3. Small quantities of vegetables may be grown in gardens but the garden cannot be planted entirely with vegetables. There are public gardens nearby where vegetable enthusiasts can plant a large garden.

7.4. All vegetables must be grown in a half-inch metal mesh rodent resistant enclosure minimum height of two feet. Ripe produce must be removed in a timely manner to deter rodents.

7.5. No trees may be planted in the resident's garden area.

7.6. Only decorative pots are allowed in **the** garden area, **paved seating area** or on patios **extensions. Black plastic n**ursery plastic pots **(or nursery pots of other colors)** are not allowed. **The number of potted plants in a garden should be**

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limited to 10 pots for every 10 feet of garden length. The Landscape Committee will determine if a garden has an unreasonable number of pots.

7.7. All empty pots must be removed and stored out of sight in storage closet, carport storage, cupboard, or other out-of-sight area.

7.8. Potted plants are not permitted on top of the pad mounted electrical transformers, nor may they be hung from or placed on pad mounted enclosures (per Policy 7492) or on telephone vaults. The area in front of the transformer door must be clear to a distance of eight (8) feet.

7.9. Potted plants are not permitted on entrance walkways if they inhibit the 36-inch width entry requirement.

8. Prohibited Uses of Garden Area

8.1 Front and side gardens may not be used as storage areas. Items such as garden soil, empty pots, garden tools, potting tables, cabinets, scaffolding, ladders, shelving, bikes, kayaks, surf boards and other non-ornamental items are prohibited in front and side gardens and may not block unit windows. These items must be stored out of sight.

9. Compliance

9.1. The unit's resident shareholder will be responsible for all routine maintenance, upkeep and watering of any unit's garden.

9.2. A shareholder leasing their unit will be directly billed for all required remediation or damage caused to Mutual property by their lessee(s).

Document History

Amended: 17 July 96	Amended: 15 Mar 06	Amended: 01 Dec 15
Amended: 09 Sep 99	Amended: 18 Mar 08	Amended: 16 Dec 20
Amended: 15 Aug 01	Amended: 16 Jan 13	Amended: 17 Feb 21
Amended: 18 Jan 06	Amended: 21 May 14	Amended: 17 Mar 21

Amended: 18 May 22

Keywords: Mutual Five Garden Areas Turf Areas Trees Shrubs

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GOLDEN RAIN FOUNDATION Seal Beach, California

Mutual Corporation No. Five

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO AMEND RULE 05-7413-1- BATHTUBS, JACUZZI TUBS, AND THERAPEUTIC WALK-IN BATHTUBS (NEW BUSINESS, ITEM C)
DATE: MAY 18, 2022
CC: MUTUAL FILE

I move to propose a rule change by amending Rule 05-7413-1 – Bathtubs, Jacuzzi Tubs, and Therapeutic Walk-In Bathtubs and approve a 28-day posting of notice of the proposed rule change. A decision on the rule change by the Board of Directors will be made at the next scheduled monthly meeting after consideration of all shareholder comments.

SEAL BEACH MUTUAL NUMBER FIVE**Physical Property****AMEND****Bathtubs, Jacuzzi Outdoor Hot Tubs, Jacuzzi Tubs, and Therapeutic Walk-In Bathtubs****1. Bathtubs**

- 1.1.** The Mutual permits the installation of bathtubs and requires a minimum inside width of 19 inches.

2. Jacuzzi Outdoor Hot Tubs and Therapeutic Walk-In Bathtubs

- 2.1.** Mutual 5 will consider the installation of Jacuzzi Outdoor Hot Tubs and Therapeutic Walk-In Bathtubs on a case-by-case basis. The shareholder should present their case in person to the Board of Directors. ~~The shareholder request is brought in person to the board to present their case.~~

- 2.2.** Jacuzzi Outdoor Hot Tubs shall only be installed on unenclosed porches.

- 2.3.** If the shareholder's request is approved, the shareholder must supply proof of insurance (no less than \$500,000 coverage) to protect the surrounding units against any water damage caused by Jacuzzi Outdoor Hot Tubs. ~~and Therapeutic Walk-In Bathtubs.~~

3. Installation of Jacuzzi Existing Outdoor Hot Tubs, Jacuzzi Tubs and Therapeutic Walk-In Bathtubs

- 3.1.** A Previously a shareholder may have installed a walk-in therapeutic bathtub, outdoor hot tub or Jacuzzi tub and the related equipment/appurtenances, at the Shareholder's expense, within the Shareholder's Unit.

- 3.2.** The Shareholder shall assume financial responsibility in case the licensed installation company fails to comply with all provisions of the permit and all GRF and Mutual Rules and Regulations and agrees to return the Mutual property to its original condition or satisfactorily complete the installation upon demand by the Mutual.

- 3.3.** The Mutual has the authority and authorization to remove the bathtub/Jacuzzi and related equipment/appurtenances and return the shower/tub area to its original condition at the Shareholder's expense if the installation does not comply with the provisions of this Section.

- 3.4.** The walk-in therapeutic bathtub/Jacuzzi tub shall have:

- 3.4.1.** a Sound insulation board applied to all surrounding walls, floor to ceiling, with drywall mud and tape;
- 3.4.2.** the shower trap shall be replaced using an all-glue ABS trap and a 2" trap with accessible clean out shall be maintained;
- 3.4.3.** all new water piping shall be copper pipe type L;
- 3.4.4.** A 20" x 30" attic access shall be provided in the bathroom for access to the shut off valves. The attic access cover shall be a combination

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of plywood laminated to a 5/8- inch type X drywall with the drywall facing the attic side;

3.4.5. The bathtub/Jacuzzi faucets shall have quarter turn shut offs that are accessible. The discharge of water shall be by gravity drain. A pump may only be used if the discharge rate does not exceed 7 gpm. Air injection jets may only be installed if they do not exceed a 44-decibel sound level. If they are an integral part of the bathtub/Jacuzzi, they must be disabled if they do not meet this sound level.

3.4.6. The main electrical panel must be upgraded to a 125-amp square D electrical panel with a 100-amp main breaker, if necessary, to provide sufficient circuit breakers. A sub-panel is not permitted.

3.5. All shareholders with Outdoor Hot Tubs, Jacuzzi Tubs, and Therapeutic Walk-in Bathtubs must show proof of insurance (no less than \$500,000) to protect the surrounding units against any water damage caused by Outdoor Hot Tubs, Jacuzzi Tubs and Therapeutic Walk-In Bathtubs.

4. Therapeutic Walk-In Bathtubs

4.1 The installation of new Therapeutic Walk-in Bathtubs is no longer permitted in Mutual Five.

4.2 Shareholders may petition the Board of Directors for an exception to the ban on new Therapeutic Bathtubs by submitting in writing a detailed explanation of the medical reason for the tub, plus a physician's letter to confirm the need for the tub.

Document History

Adopted: 18 Aug 2021

Amended: **18 May 2022**

Keywords: Bathtubs Jacuzzi Therapeutic Walk-in

(MAY 2022)

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