

**AGENDA**  
**REGULAR MONTHLY CONFERENCE CALL MEETING OF THE**  
**BOARD OF DIRECTORS**  
**SEAL BEACH MUTUAL FIVE**  
**November 15, 2023**  
**Meeting begins at 9:00 a.m.**  
**Building 5, Conference Room B / Zoom Video and Conference**

**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](mailto: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](mailto: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 per shareholder)
4. INTRODUCTION OF GRF REPRESENTATIVE, STAFF, AND GUEST(S):

Mr. Thompson, GRF Representative  
Mr. Meza, Building Inspector  
Ms. Equite, Portfolio Specialist

5. APPROVAL OF MINUTES:
  - a. **Regular Meeting Minutes of October 18, 2023.**

6. **GRF REPRESENTATIVE** Mr. Thompson

7. **BUILDING INSPECTOR'S REPORT** Mr. Meza  
Permit Activity; Escrow Activity; Contracts & Projects; Shareholder and Mutual Requests (pp. 3-5)
  - a. Discuss and vote to go out to bids to paint mutual buildings (p. 6)
  - b. Discuss and vote to approve concrete proposal from MJ Jurado (p.7-9)
  - c. Discuss and vote to approve seating area proposal for Unit 121-H (pp. 10-11)

8. **UNFINISHED BUSINESS**
  - a. No unfinished business

9. **NEW BUSINESS**
  - a. Approval of Monthly Finances (p. 12)
  - b. Discuss and vote to amend rule 05-7505-1 Appliances and Maintenance Responsibility (pp. 13-15)
  - c. Discuss and vote to rescind 05-7505-1 Maintenance Responsibility (pp. 16-17)
  - d. Discuss and vote to amend Procedure 05-7709.1-3 Escape Tax Deposit (pp. 18-19)
  - e. Discuss and vote to cancel December regular monthly meeting and schedule a special board meeting (p. 20)

- f. Discuss and vote to approve rental for Unit 91-J (p. 21)

**STAFF BREAK BY 11:00 A.M.**

- 10. SECRETARY / CORRESPONDENCE Ms. Lee
- 11. CHIEF FINANCIAL OFFICER'S REPORT Mr. Cude
- 12. PRESIDENT'S REPORT Ms. DeRungs
- 13. PORTFOLIO SPECIALIST REPORT Ms. Equite

14. ANNOUNCEMENTS

- a. **NEXT REGULAR MEETING:** Wednesday, January 17, 2024, at 9:00 a.m., Building 5, Conference Rm B and Zoom Video/Conference Call.

15. COMMITTEE REPORTS

16. DIRECTORS' COMMENTS

17. ADJOURNMENT

18. EXECUTIVE SESSION

**STAFF WILL LEAVE THE MEETING BY 12 PM**

# INSPECTOR MONTHLY MUTUAL REPORT

**MUTUAL: (05) FIVE** **INSPECTOR: Mike Meza**

**MUTUAL BOARD MEETING DATE: November, 2023**

## PERMIT ACTIVITY

UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	PERMIT ISSUE	COMP. DATE	Improvement Values	RECENT INSPECTION	CONTRACTOR
100-A	KITCHEN REMODEL	BOTH	06/10/23	04/30/23	\$35,500	PLUMB, FRAM, ELEC, 03/27	BA CONSTRUCTINO
95-G	UNIT REMODEL	BOTH	11/20/22	03/15/23	\$138,700	FINAL 03/15/23	JC KRESS
70-F	ELECTRICAL WORK	BOTH	11/01/22	01/30/23	\$750	FINAL 01/26/23	CJ CONSTRUCTION
98-C	COUNTERS/ WASH/DRYER	BOTH	11/12/22	03/30/23	\$20,000	FINAL 02/23/23	MP CONSTRUCTION
113-A	COUNTERTOP KIT	BOTH	11/14/22	12/10/22	\$9,350	FINAL 08/28/23	M&M SKYLIGHTS
106-E	FLOORING	GRF	12/28/23	02/28/23	\$4,600	FINAL 02/27/23	B&B CARPET
97-C	SLIDING DOOR	BOTH	12/31/23	02/28/23	\$7,800	FINAL 05/29/23	VICKERS CONSTRUCTION
121-B	UNIT REMODEL	BOTH	01/01/23	07/30/23	\$65,000	FINAL 06/01/23	MP CONSTRUCTION
105-C	WINDSCREEN PATIO	GRF	01/03/23	01/15/23	\$1,540	FINAL 01/11/2023	CUSTOM GLASS
93-L	ELECTRICAL OUTLETS	BOTH	01/05/23	04/30/23	\$2,000	FINAL 04/30/23	JULIAN AGUILAR ELECTRIC
72-J	FLOORING	GRF	01/15/23	02/28/23	\$4,625	FINAL 02/07/23	KARYS CARPET
102-K	PORCH FLOORING	GRF	01/16/23	02/16/23	\$1,188	FINAL 02/10/23	CORNERSTONE FLOORS
115-F	LOWER STORAGE CABINET	GRF	01/20/23	02/26/23	\$1,100	FINAL 02/25/23	VICKERS CONSTRUCTION
115-F	ELECTRICAL OUTLETS	BOTH	01/26/23	03/01/23	\$1,450	FINAL 02/10/23	VICKERS CONSTRUCTION
116-K	LOWER STORAGE CABINET	GRF	01/30/23	03/01/23	\$950	FINAL 02/10/23	VICKERS CONSTRUCTION
98-D	ROOM ADDITION	BOTH	02/01/23	07/30/23	\$28,000	FINAL 07/12/23	MP CONSTRUCTION
113-D	HEAT PUMP	BOTH	02/13/23	05/13/23	\$7,835	FINAL 03/22/23	GREENWOOD
97-H	SHOWER CUT DOWN	BOTH	02/13/23	03/13/23	\$3,512	FINAL 03/13/23	NUKOTE
116-A	SHOWER REMODEL	BOTH	01/30/23	05/18/23	\$23,450	FINAL 04/12/23	LOS AL BUILDERS
112-C	UNIT ABATEMENT	GRF	02/07/23	02/09/23	\$3,200	FINAL 02/09/23	UNIVERSAL ABATEMENT
112-C	UNIT REMODEL	BOTH	01/03/23	04/07/23	\$121,800	FINAL 09/28/23	BA CONSTRUCTION
115-B	CARPORT CABINET	GRF	02/13/23	03/18/23	\$950	FINAL 03/15/23	VICKERS CONSTRUCTION
118-F	UNIT REMODEL	BOTH	11/10/23	04/30/23	\$88,000	FINAL 07/10/23	MP CONSTRUCTION
123-D	COUNTERTOPS	BOTH	03/01/23	06/30/23	\$6,800	FINAL 03/27/23	MP CONSTRUCTION
121-K	LOWER STORAGE CABINET	GRF	03/16/23	04/15/23	\$950	FINAL 03/27/2023	VICKERS CONSTRUCTION
115-J	LOWER STORAGE CABINET	GRF	03/18/23	04/18/23	\$1,100	FINAL 04/18/23	VICKERS CONSTRUCTION
113-J	UNIT REMODEL					FINAL 06/01/23	OGAN CONSTRUCTION
69-J	SHOWER CUT DOWN	BOTH	03/28/23	04/28/23	\$4,535	FINAL 04/28/23	NUKOTE
115-J	WINDOWS	BOTH	03/30/23	04/30/23	\$3,280	FINAL 04/05/23	VICKERS CONSTRUCTION
115-I	WINDOWS	BOTH	03/31/23	04/30/23	\$4,920	FINAL 04/30/23	VICKERS CONSTRUCTION
111-E	ELECTRICAL OUTLET	BOTH	04/07/23	04/28/23	\$450	04/28/23	OGAN CONSTRUCTION
94-G	SKYLIGHT FLARE/SLIDER	BOTH	04/10/23	07/20/23	\$30,235	FINAL 08/25/23	LOS AL BUILDERS
126-K	FLOORING	GRF	04/10/23	05/30/23	\$5,570	FINAL 08/01/23	KARYS CARPET
120-E	SHOWER CUT DOWN	BOTH	04/13/23	05/13/23	\$2,815	FINAL 05/13/23	NUKOTE
118-K	PORCH TILE	GRF	04/15/23	05/30/23	\$3,000	FINAL 05/30/23	KARYS CARPET
102-D	PATIO GLASS	GRF	04/15/23	06/15/23	\$707	FINAL 06/15/23	BODIES GLASS
115-F	PORCH GATE	GRF	04/17/23	05/10/23	\$690	FINAL 08/01/23	VICKERS CONSTRUCTION
103-K	SHOWER CUT DOWN	BOTH	04/25/23	05/25/23	\$4,535	FINAL 08/02/23	NUKOTE
125-E	FLOORING	GRF	04/30/23	05/30/23	\$4,500	FINAL 07/31/23	KARYS CARPET
97-G	UNIT REMODEL	BOTH	06/19/23	11/15/23	\$140,400	DRYWALL 08/28/23	JC KRESS
121-D	LOWER STORAGE CABINET	GRF	05/08/23	06/30/23	\$1,750	FINAL 07/01/23	BERGKVIST
98-C	UNIT REMODEL	BOTH	06/10/23	11/30/23	\$104,000		MP CONSTRUCTION
98-B	SHOWER CUT DOWN	BOTH	06/26/23	07/26/23	\$5,222	FINAL 07/26/23	NUKOTE
110-B	FLOORING	GRF	07/08/23	07/29/23	\$1,980	FINAL 07/29/23	BIXBY PLAZA
117-L	PATIO	GRF	07/20/23	08/20/23	\$19,500	FINAL 09/12/23	GRECO
121-K	WINDOWS AND DOORS	BOTH	08/01/23	09/20/23	\$11,000	WAITING ON CONTRACTOR	BROTHERS GLASS
122-A	ABATE FLOORING	GRF	08/09/23	08/20/23	\$3,100	FINAL 09/06/23	SIRRIS ABATMENT
122-A	UNIT REMODEL	BOTH	08/07/23	12/03/23	\$70,000		NATIONWIDE
90-G	HEAT PUMP	BOTH	08/10/23	11/10/23	\$2,985	FINAL 09/28/23	GREENWOOD
95-K	WASHER AND DRYER	BOTH	08/07/23	10/30/23	\$6,800		BA CONSTRUCTION
106-J	GLASS AT PORCH	GRF	08/11/23	09/29/23	\$3,075	FINAL 08/28/23	KONRAD KONSTRUCTION
101-C	ABATEMENT ELEC PANEL	GRF	08/18/23	09/30/23	\$450	FINAL 09/22/23	SIRRIS ABATMENT
101-C	WASHER AND DRYER	BOTH	08/28/23	10/29/23	\$27,730	ELECTRICAL 10/04/23	MARCO CONSTRTUCTION
122-L	HEAT PUMP	BOTH	08/28/23	11/28/23	\$4,925		M&M SKYLIGHTS
101-C	WASHER AND DRYER	BOTH	08/28/23	10/29/23	\$27,730		MARCO CONSTRTUCTION

## INSPECTOR MONTHLY MUTUAL REPORT

<b>MUTUAL: (05) FIVE</b>			<b>INSPECTOR: Mike Meza</b>			
<b>MUTUAL BOARD MEETING DATE:</b>		<b>November, 2023</b>				
91-F	UNIT REMODEL	BOTH	09/22/23	12/22/23	\$101,125	MARCO CONSTR TUCTION
118-K	LOWER STORAGE CABINET	GRF	09/25/23	10/25/23	\$950	VICKERS CONSTRUCTION
107-I	HEAT PUMP	BOTH	09/28/23	12/28/23		GREENWOOD
117-L	HAND RAIL	GRF	10/03/23	11/03/23	\$1,900	GRECO
93-L	HEAT PUMP	BOTH	10/10/23	12/10/23	\$9,200	ALPINE

ESCROW ACTIVITY							
Unit #	NMI	PLI	NBO	FI	FCOEI	ROF	ACTIVE, CLOSING, CLOSED
							9      8      11
69-L		04/17/23					
71-L		03/24/22	07/07/23	07/07/23	07/21/23	08/21/23	
90-D		11/08/23					
90-J		11/08/23					
91-F		06/30/23	7/26/23	7/26/23	08/09/23	10/03/23	
91-J		06/23/23					
94-H		06/23/23					
95-K		03/29/23	05/08/23	05/12/23	05/24/203		
97-G		03/14/23	04/20/23	05/01/23	05/15/23	07/10/23	
98-F		05/23/23	06/26/23	06/30/23	07/17/23		
101-B		06/21/22					
101-L		02/21/23	06/26/23	06/26/23	07/10/23	09/06/23	
103-H		05/12/23					
104-F		01/27/23					
105-I		12/13/22	04/11/2023	04/11/23	04/23/23	05/16/23	
107-I			11/07/23	11/08/23			
110-B		08/28/23	09/07/23	09/08/23			
111-C		10/04/23					
111-G		08/17/23	08/17/23	10/04/23			
112-C			11/08/23	11/08/23			
115-F		10/13/22	01/10/23	01/11/23	1/26/2023	03/01/2023	
116-E		12/06/22	09/25/23	10/02/23			
118-K		07/07/23	08/08/23	08/21/23	09/05/23		
120-J		03/17/23	05/03/23	05/03/23	05/17/23	08/21/23	
122-A		03/29/23	07/13/23	07/13/23	07/27/23	09/25/23	
122-L		11/17/22	08/10/23	08/10/23	08/24/23		
122-E		10/21/22	01/03/23	01/03/23	01/17/23	03/01/2023	
123-D		04/014/23	05/02/23	05/02/23	05/16/23	07/10/23	
124-J		11/17/22	03/09/23	03/14/23	03/28/23		
124-G		10/03/23	11/08/23	11/08/23			
124-L		02/24/23	08/10/23	08/10/23	08/24/23		
125-E		06/15/23	07/21/23	07/21/23	08/04/23	09/25/23	
125-F		10/03/23					
126-G		03/24/23	04/10/23	04/10/23	04/24/23	07/10/23	
126-K		03/10/23	03/23/23	03/24/23	04/07/23		

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 2025	Landscaping & Irrigation



# *Mutual Corporation No. Five*

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## MEMO

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**TO:** MUTUAL BOARD OF DIRECTORS  
**FROM:** MUTUAL ADMINISTRATION  
**SUBJECT:** DISCUSS AND VOTE TO GO OUT TO BIDS TO PAINT MUTUAL BUILDINGS  
(BUILDING INSPECTOR, ITEM A)  
**DATE:** NOVEMBER 15, 2023  
**CC:** FILE

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I move to authorize the building inspector to go out to bids to paint Mutual Five buildings.

# *Mutual Corporation No. Five*

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## MEMO

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**TO:** MUTUAL BOARD OF DIRECTORS  
**FROM:** MUTUAL ADMINISTRATION  
**SUBJECT:** DISCUSS AND VOTE TO APPROVE SIDEWALK CONCRETE PROPOSAL FROM MJ JURADO (BUILDING INSPECTOR, ITEM B)  
**DATE:** NOVEMBER 15, 2023  
**CC:** FILE

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I move to approve sidewalk concrete proposal from MJ Jurado, at a cost not to exceed \$15,227.00. Funds to come from \_\_\_\_\_ and authorize the President to sign any necessary documentation.





## Mutual Five

Replace sidewalk between building 102-F and 110-G



# *Mutual Corporation No. Five*

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## MEMO

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**TO:** MUTUAL BOARD OF DIRECTORS  
**FROM:** MUTUAL ADMINISTRATION  
**SUBJECT:** DISCUSS AND VOTE TO APPROVE SEATING AREA PROPOSAL FOR UNIT 121-H (BUILDING INSPECTOR, ITEM C)  
**DATE:** NOVEMBER 15, 2023  
**CC:** FILE

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I move to approve seating area proposal for Unit 121-H, work to be done at the shareholder's expense.

**GOLDEN RAIN FOUNDATION  
BUILDING PERMIT**

Fee: \$ 25.00

Permit: # 18682

START DATE 10/20/2023 MUTUAL 05-0000 APT NO 121H

COMPLETION DATE 10/22/2023 TODAY'S DATE 10/19/2023

RESIDENT NAME Jeannette Bush ADDRESS 13500 Wentworth Lane #121H

**NATURE OF ALTERATION:**

Pour 6x9 concrete slab in front of the unit no walls broom finish 4" thick. Job will be done to GRF specs.

(Per Building Mutual Standards)

*Do not change or add to the above-specified alterations without proper written approval and change order from the Physical Property Office.*

**NOTICE TO RESIDENT OF AGREEMENT**

This represents your official Building Permit. When you receive this permit, place it in a conspicuous location in or at your unit. No alteration may be started until this permit is posted. Do not remove this permit until final inspections are completed.

I, Jeannette Bush, Owner/Member of the above apartment do hereby agree to bear the expense of the above alterations and, in the event of vacating this apartment, this alteration shall thereupon remain as part of the building.

I agree all work will comply with Foundation and Mutual Corporation policies, regulations and procedures. During my occupancy of this apartment, I will be free to use and enjoy the alteration within the framework of the Occupancy Agreement.

I also agree to be personally responsible for the repair and maintenance of the alteration, and authorize, in the event of my failure to perform, the Mutual Corporation to perform repairs or maintenance upon the alteration even though part of the alteration which has been authorized may be exterior to use interior surfaces of the perimeter walls, floors, and ceiling of the dwelling unit.

Further, I agree that I will personally maintenance the alteration and, in the event of my failure, after reasonable notice from the Mutual Corporation in the event that the Mutual Corporation performs any repairs or maintenance upon the alteration. I will immediate pay the Mutual Corporation upon being billed.

I will, in the event of sale or transfer, obtain the consent of the new owner/member(s) to become responsible for the repair and maintenance of the alteration herein provided.

\_\_\_\_\_  
Mutual Director's Signature                      Date

\_\_\_\_\_  
Owner/Member Signature                      Date

**NOTICE TO CONTRACTOR – Contractor performing this work is required to maintain insurance in such amounts as may be deemed adequate by the Physical Property Office, considering the nature of the work which is undertaken. Prior to the issuance of this Building Permit, Certificates of Insurance and Endorsements, together with Contractor's licenses issued by the State of California and the City of Seal Beach, must be filled with the Physical Property Office.**

**CONTRACTOR MUST CALL PHYSICAL PROPERTY OFFICE FOR INSPECTIONS WHEN JOB IS READY.**

City of Seal Beach Permit Required?    Yes   X   No                      Permit # \_\_\_\_\_

For final inspection, Contractor must call both the Physical Property Office and City of Seal Beach for a joint final inspection. (24 hours' notice is required)

NOTICE: Contractor must furnished copy of City of Seal Beach Permit with Valuation Amount before start of job. Contractor must furnish Lien Release to Physical Property Office upon completion of alterations.

\_\_\_\_\_  
Contractor's Signature                      Date  
Hadi Construction

\_\_\_\_\_  
GRF Inspection/Supervisor, Physical Property Office                      Date

	<u>Approved By</u>	<u>Date</u>		<u>Approved By</u>	<u>Date</u>
<b>BUILDING</b>					
Footing	_____	_____	Landscaping	_____	_____
Framing	_____	_____	Lock Box w/ key	_____	_____
Wood Treatment	_____	_____	<b>ELECTRICAL WORK</b>		
Shear Panel	_____	_____	Rough Wiring	_____	_____

# *Mutual Corporation No. Five*

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## MEMO

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**TO:** MUTUAL BOARD OF DIRECTORS  
**FROM:** MUTUAL ADMINISTRATION  
**SUBJECT:** APPROVAL OF MUTUAL MONTHLY FINANCES (NEW BUSINESS, ITEM A)  
**DATE:** NOVEMBER 15, 2023  
**CC:** MUTUAL FILE

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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 October 2023.

# *Mutual Corporation No. Five*

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## MEMO

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**TO:** MUTUAL BOARD OF DIRECTORS  
**FROM:** MUTUAL ADMINISTRATION  
**SUBJECT:** DISCUSS AND VOTE TO ADOPT RULE 05-7505-1 APPLIANCES AND MAINTENANCE RESPONSIBILITY (NEW BUSINESS, ITEM B)  
**DATE:** NOVEMBER 15, 2023  
**CC:** FILE

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I move to propose a rule change by adopting rule 05-7505-1 Appliances and Maintenance Responsibility as presented by Mutual Attorney and approve 28-day posting of notice of the proposed rule change. The proposed rule change will be considered by the board at the next scheduled meeting following review of any shareholder comments received.

**05-7505-1**

**APPLIANCES MAINTENANCE RESPONSIBILITY**

**SECTION 1.**

**MUTUAL STANDARD APPLIANCES/FIXTURES** are defined as: cooktops/stovetops, ovens, refrigerators, garbage disposals, water heaters (for all Occupancy Agreements executed prior to September 20, 2023), hoods, sinks, faucets, lighting fixtures and ceiling heater/vent/light units.

- 1.1 Permanent/attached fixtures and appliances to the unit become Non-Standard when attached to the building.
- 1.2 The Mutual and/or GRF will not be responsible for any reimbursement for Non-Standard items

**SECTION 2.**

**WARRANTY ON STANDARD AND NON-STANDARD APPLIANCES, Effective September 20, 2023:** The Mutual shall no longer warranty any standard or non-standard cooktop/stovetop, oven, refrigerator, garbage disposal, and water heater to new Shareholders and/or Qualifying Residents as of September 20, 2023.

- 2.1 Garbage Disposals and Water Heaters must be serviced, maintained, and replaced by Service Maintenance or a vetted GRF-approved contractor.
- 2.2 The Mutual requires that a one-year home and appliance warranty (“Home Warranty”) be purchased upon the sale of any unit.
- 2.3 The Home Warranty must be part of the escrow package related to the sale of the unit. The selling Shareholder and purchasing Shareholder have the right to negotiate which party will purchase the Home Warranty. The Home Warranty is required prior to the close of escrow and the warranty must be provided to the new Shareholder in the escrow packet.

**SECTION 3.**

**DAMAGE CAUSED BY LEAKAGE FROM NON-STANDARD APPLIANCES:** The Mutual shall not be liable for any damage caused to the interior of the Unit or surrounding Units caused by leaking from non-standard appliances. This includes, without limitation, damage to the flooring, walls, ceiling, decorations, and contents of the Unit or surrounding Units, caused by leakage or overflow of water, electricity, steam or vapor, from drains, pipes, or electrical conduits, or from any other source, which result from any non-standard appliances located in the Unit.

- 3.1** This provision includes any and all water damage caused by the Qualifying Resident's installation, maintenance, and/or use of a water filter, ice maker, bidet, and water heater.

**SECTION 4.**

**DISHWASHERS:** Shareholders may have any make or model built-in dishwasher installed in their Unit at their own expense by a licensed contractor vetted by the GRF Physical Property Department and the City of Seal Beach after securing the necessary permits from the GRF Physical Property Department prior to beginning work. A dishwasher requires a separate electrical circuit and the Shareholder is financially responsible for replacing the electrical panel if necessary. The Shareholder assumes full responsibility for any damage incurred to their Unit and other Units as a result of installation and use of a dishwasher, whether built-in or portable.

ADOPT

# *Mutual Corporation No. Five*

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## MEMO

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**TO:** MUTUAL BOARD OF DIRECTORS  
**FROM:** MUTUAL ADMINISTRATION  
**SUBJECT:** DISCUSS AND VOTE TO RESCIND RULE 05-7505-1 MAINTENANCE RESPONSIBILITY (NEW BUSINESS, ITEM C)  
**DATE:** NOVEMBER 15, 2023  
**CC:** FILE

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I move to propose a rule change by rescinding rule 05-7505-1 Maintenance Responsibility and approve 28-day posting of notice of the proposed rule change. The proposed rule change will be considered by the board at the next scheduled meeting following review of any shareholder comments received.



**MUTUAL OPERATIONS**

**SHAREHOLDER REGULATIONS**

**RESCIND**

**Maintenance Responsibility**

WHEREAS, The Occupancy Agreement in Seal Beach Mutual \_\_\_\_\_ contains a provision under Article 11, Repairs, paragraph (b), whereby the Corporation shall (among other things) provide and pay for all necessary repairs, maintenance and replacements, except as specified in clause (a) of this Article, and

WHEREAS, That all additions or alterations to the apartment become Mutual property when attached to the building, and under the residential permit for alterations or additions, the resident agrees that they "...will not look to the Golden Rain Foundation or the Mutual Corporation for reimbursements for, or maintenance of, the addition or the alteration, ..." and

WHEREAS, That the Seal Beach Mutual Corporation and General Accounting Principles Guidelines set up specific guidelines and directions for the creation of a reserve fund for the replacement items listed in "Breakdown of Reserve for Replacement," now

THEREFORE BE IT RESOLVED, That any repairs, maintenance, or replacement of any additions or alterations to the original structure be the responsibility of and all charges for same are paid by the resident shareholder originally applying for the addition or alteration permit or the successor shareholder resident of that apartment.

BE IT FURTHER RESOLVED, That a copy of this resolution, together with a list of all additions and/or alterations added to the original apartment be attached to the escrow agreement in order to inform all successor shareholder residents.

<b>Document History</b>					
<b>Adopted:</b>	15 Apr 1970	<b>Amended:</b>	19 Oct 2005		
<b>Keywords:</b>	Maintenance Responsibility	Rule			

# *Mutual Corporation No. Five*

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## MEMO

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**TO:** MUTUAL BOARD OF DIRECTORS  
**FROM:** MUTUAL ADMINISTRATION  
**SUBJECT:** DISCUSS AND VOTE TO AMEND PROCEDURE 05-7709.1-3 ESCAPE TAX DEPOSIT (NEW BUSINESS, ITEM D)  
**DATE:** NOVEMBER 15, 2023  
**CC:** FILE

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I move to propose a rule change by amending procedure 05-7709.1-3 Escape Tax Deposit and renumbering to 05-7709.1-1 and approve 28-day posting of notice of the proposed rule change. The proposed rule change will be considered by the board at the next scheduled meeting following review of any shareholder comments received.

**SEAL BEACH MUTUAL NUMBER FIVE**  
**Administrative Services**

**Escape Tax Deposit**

1 In order to avoid *escaped property tax* due the County Assessor's Office upon the death of a  
2 stockholder, funds of ~~\$3,000~~ \$5,000 will be withheld in escrow to cover the *escaped property*  
3 *tax* whenever a sale or transfer of a certificate is by an estate or heir of the deceased  
4 stockholder or co-owner of the certificate. These funds will be held in a separate account from  
5 the Withdrawal Inspection Deposit.  
6  
7

**Document History**

Adopted: 18 Aug 2021

**Keywords:** Mutual Five      Escape      Tax Deposit

8

AMEND

# *Mutual Corporation No. Five*

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## MEMO

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**TO:** MUTUAL BOARD OF DIRECTORS  
**FROM:** MUTUAL ADMINISTRATION  
**SUBJECT:** DISCUSS AND VOTE TO CANCEL DECEMBER MONTHLY MEETING AND SCHEDULE A SPECIAL BOARD MEETING (NEW BUSINESS, ITEM E)  
**DATE:** NOVEMBER 15, 2023  
**CC:** MUTUAL FILE

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I move to cancel the December monthly board meeting for Mutual Five and schedule a special board meeting.

# *Mutual Corporation No. Five*

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## MEMO

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**TO:** MUTUAL BOARD OF DIRECTORS  
**FROM:** MUTUAL ADMINISTRATION  
**SUBJECT:** DISCUSS AND VOTE TO APPROVE RENTAL FOR UNIT 91-J (NEW BUSINESS, ITEM F)  
**DATE:** NOVEMBER 15, 2023  
**CC:** MUTUAL FILE

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I move to approve rental for unit 05-91-J.