

BUILDING/UNIT _____

BUILDING CAPTAIN _____

**MINUTES OF THE REGULAR MONTHLY MEETING OF THE
BOARD OF DIRECTORS
SEAL BEACH MUTUAL FOURTEEN
SEPTEMBER 20, 2016**

The Regular Monthly Meeting of the Board of Directors of Seal Beach Mutual Fourteen was called to order by President Melody at 1:00 p.m. on Tuesday, September 20, 2016, followed by the *Pledge of Allegiance*, in Building Five, Conference Room B.

SHAREHOLDER COMMENTS

Several shareholders made comments or introduced themselves.

ROLL CALL

Present: President Melody, Vice President Jorgenson, CFO Faucett, and Directors Moore, Stefun, and Simon, and Advisory Director Bourhenne.

Absent: Secretary Worthington

GRF

Representative: GRF Representative Lukoff

Guests: Nineteen shareholders of Mutual Fourteen

Staff: Ms. Hopkins, Mutual Administration Director
Mr. Black, Building Inspector
Mrs. Aquino, Recording Secretary

President Melody welcomed staff members and guests.

MINUTES

President Melody asked if there were any corrections to the August 16, 2016, Regular Monthly Meeting, and the Special Meeting Minutes of May 2, 2016. There being no corrections, the minutes were approved as written.

Following a discussion, it was the consensus of the Board to appoint shareholder "Flo" Dart the Honorary Sergeant at Arms for Mutual Fourteen.

PRESIDENT'S REPORT

Mr. Melody presented his report (attached).

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

RESOLVED, To ratify the Emergency Special Meeting minutes of September 14, 2016, to approve the change order in the roofing material supplier.

The MOTION passed.

BUILDING INSPECTOR'S REPORT

Inspector Black updated the Board on the activity in the Mutual (attached).

BUILDING INSPECTOR (continued)

Following a discussion, and upon a MOTION duly made by Director Stefun and seconded by CFO Faucett, it was

RESOLVED, To approve the patio for Unit 12-A, per plans submitted.

The MOTION passed.

Following a discussion, and upon a MOTION duly made by Director Stefun and seconded by Director Moore, it was

RESOLVED, To approve the patio walkway and stairs to the main sidewalk at Unit 26 – D, per plans submitted.

The MOTION passed (with one abstention Jorgenson and One “no” vote Simon)

Following a discussion, and upon a MOTION duly made by Vice President Jorgenson and seconded by CFO Faucett, it was

RESOLVED, To approve the patio for Unit 17 – D, per plans submitted.

The MOTION passed.

BUILDING INSPECTOR (continued)

Following a discussion, and upon a MOTION duly made by Director Stefun and seconded by Director Moore, it was

RESOLVED, To approve the patio for Unit 49, - G per plans submitted.

The MOTION passed.

Following a discussion to change the color on the awning at Unit 4-G, and upon a MOTION duly made by CFO Faucett, the motion failed for lack of second.

Inspector Black left the meeting at 1:37 p.m.

PHYSICAL PROPERTY REPORT

Director Stefun presented his report (attached)

MUTUAL ADMINISTRATION DIRECTOR

Mutual Administration Director presented her report (attached).

UNFINISHED BUSINESS

Following a discussion, and upon a MOTION duly made by CFO Faucett and seconded by Director Simon, it was

RESOLVED, To ratify Policy 7585.14 –
Governing Document Compliance Corrective Measures and Fines.

The MOTION passed.

UNFINISHED BUSINESS (continued)

Following a discussion, and upon a MOTION duly made by Director Simon and CFO Faucett, it was

RESOLVED, To ratify Policy 7505.14 –
Maintenance Responsibility.

The MOTION passed.

NEW BUSINESS

Following a discussion, and upon a MOTION duly made by Director Simon and seconded by CFO Faucett, it was

RESOLVED, To not allow Drones to fly over
Mutual Fourteen.

The MOTION passed.

Following further discussion and upon a MOTION made to rescind the original MOTION failed for lack of vote.

Following a discussion, and upon a MOTION duly made by Director Simon and Director Stefun, it was

RESOLVED, To amend the permit
requirement on carpeting and/or flooring.

The MOTION passed.

NEW BUSINESS (continued)

Following a discussion, and upon a MOTION duly made by CFO Faucett and seconded by Vice President Jorgenson, it was

RESOLVED, To amend Policy 7415.14 – Patio Regulations on a preliminary basis until the 30-day posting period is completed.

The MOTION passed.

Following a discussion to amend Policy 7575.14 – Laundry Room Use, and upon a MOTION duly made by Vice President Jorgenson, the motion failed for lack of second.

Following a discussion, to adopt Policy 7403.14 – Skylights for Bathrooms or Kitchens and upon a MOTION duly made by Director Stefun and seconded by Vice President Jorgenson, the motion failed for lack of a vote.

President Melody called a break from 3:00 p.m. to 3:15 p.m.

CFO / FINANCIAL REVIEW / BUDGET REPORT

CFO Faucett presented his report (attached).

Following a discussion, and upon a MOTION duly made by CFO Faucett and seconded by Director Simon, it was

RESOLVED, That the Reserves Fund be re-named to Contingency Operating Fund.

The MOTION passed.

LANDSCAPE REPORT

CFO Faucett presented his report (attached).

Following a discussion, and upon a MOTION duly made by CFO Faucett and seconded by Director Stefun, it was

RESOLVED, To allow the shareholder in Unit 3-F to plant two crape myrtle trees or approved species of trees in front of Units 3-E and 3-F at the owners expense with the understanding that the trees must be installed by a certified arborist.

The MOTION passed.

EMERGENCY PREPAREDNESS REPORT

Vice President Jorgenson presented her report (attached).

SMARTBURNER/FIRE AVERT REPORT

Mr. Bourhenne presented his report (attached).

PETS/CAREGIVERS REPORT

Director Simon presented her report (attached).

ADJOURNMENT

President Melody adjourned the meeting at 3:30 p.m. and announced that there would be an Executive Session following the meeting to discuss member issues.

Attest, Lee Melody, President
SEAL BEACH MUTUAL FOURTEEN

ka:9/22/16

Attachments

(These are tentative minutes, subject to approval by the Board of Directors at the next Regular Board of Directors Meeting.)

**NEXT MEETING: Tuesday, October 18, 2016, at 1:00 p.m., in
Building 5, Conference Room B**

**RESOLUTIONS IN THE REGULAR
MONTHLY MEETING OF SEPTEMBER 20, 2016**

- 09/20/16 RESOLVED, To ratify the Emergency Special Meeting minutes of September 14, 2016, to approve the change order in the roofing material supplier.
- RESOLVED, To approve the patio for Unit 12-A, per plans submitted.
- RESOLVED, To approve the patio walkway and stairs to the main sidewalk at Unit 26 – D, per plans submitted.
- RESOLVED, To approve the patio for Unit 17 – D, per plans submitted.
- RESOLVED, To approve the patio for Unit 49, - G per plans submitted.
- RESOLVED, To ratify Policy 7585.14 – Governing Document Compliance Corrective Measures and Fines.
- RESOLVED, To ratify Policy 7505.14 – Maintenance Responsibility.
- RESOLVED, To not allow Drones to fly over Mutual Fourteen.
- RESOLVED, To amend the permit requirement on carpeting and / or flooring.
- RESOLVED, To amend Policy 7415.14 – Patio Regulations on a preliminary basis until the 30-day posting period is completed.
- RESOLVED, That the Reserves Fund be re-named to Contingency Operating Fund.
- RESOLVED, To allow the shareholder in Unit 3-F to plant two crape myrtle trees or approved species of trees in front of Units 3-E and 3-F at the owners expense with the understanding that the trees must be installed by a certified arborist.

PRESIDENTS REPORT

SEPTEMBER 20, 2016

Good afternoon everyone. Thank you for attending your regularly scheduled board meeting.

On August 29th we held a Town Hall Meeting with well over 50 shareholders in attendance. It was a lively meeting with many comments and questions. Thanks to all that attended. It is anticipated that we will be holding another Town Hall Meeting the end of November or the beginning of December. Information will be forthcoming.

The Mutual Picnic was in my opinion a wonderful day of good food and good conversation with fellow shareholders. I would like to thank Marian Soderholm and the entire Neighbor 2 Neighbor Club for their outstanding contributions in planning, purchasing and coordinating this wonderful day. I am happy to report that the club brought the picnic in under budget by \$114. Well done and thank you.

Attached is a flyer on an upcoming GRF Town Hall Meeting scheduled for September 29, Clubhouse 4, at 2 p.m. and 6 p.m. Discussion points will be revising the parking policy and the addition of citations, including fines and due process.

There will be a Life Options Expo presented by GRF on Saturday October 8th, from 10 a.m. to 2 p.m. Location to be announced.

Our roofing contractors have identified a problem with the shingle material that has been placed on buildings 1, 13, 19. We were requested to have Physical Properties issue a change order, moving the roofing material supplier from Owens Corning to GAF. At the request of our roofing contractor Kellie Vaughn. an emergency board meeting was

held to discuss and approve this request on Wednesday 9/14. Minutes of that meeting will be distributed after the ratification of that vote today.

I would like to thank all those shareholders that are participating with the board to identify areas of needed improvement by alerting us to potential problems. Mutual 14 is a community and we are better when we all care for each other. If you see a problem, contact any board member or me and/or Security. Thank you for your support.

Respectfully submitted,

Lee W. Melody

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (14) FOURTEEN

INSPECTOR: **Kevin Black**

DATE:

September 20th, 2016

PERMIT ACTIVITY							
UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	START DATE	COMP. DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR / COMMENTS
14-53L	full remodel	yes	04/13/16	05/18/16	yes	ground plumbing 4/12/16, rough 6/1	Roberts c.o. 8/1/16, end date 9/21/1
14-20L	patio	no	05/01/16	07/01/16	not yet	footing insp. 5/20/16	mamuscia
14-18A	full remodel	yes	04/18/16	09/30/16	not yet	6/16/16-footing/ ground plumb/ sheer panel 7/8/16 - sheer panel 7/8/16/ framing,electrical,plumbing, 7/28/16- drywall,lath,8/8/16	Kress
14-53L	full remodel	yes			not yet	re-insp. underground plumb 4.12.16	Roberts
14-15F	awning	no	04/28/16	06/03/16	no		AAA Awings
14-52B	3-zone ductless heat pump	yes	05/26/16	07/30/16	yes	6/6/16 change ordr to central FAU	greenwood
14-53L	full remodel	yes	04/13/16	06/30/16	no	rough plumb,elec,hvac,frame	Roberts
14-4G	full remodel	yes	03/07/16	07/30/16	no	rough plumb,elec,hvac,frame 5/16/16- sheer panel 7/8/16	Kress
14-53L	full remodel	yes	12/15/15	06/30/16	no	insulation insp. 5/26/16	Roberts
14-48K	patio/ interior flooring	no	06/07/16	06/15/16	yes	time increase to 8/31/16	old town flooring
14-30F	patio extension	yes	06/06/16	09/05/16	no	footing 6/27/16- rough frame, electric,sheer panel-7/21/16 - lath, insulation-7/25/16/ drywall 7/28/16	Los Al
14-53L	full remodel	yes	12/15/15	06/30/16	no	kitchen drywall 1st layer 6/1/16- stucco lath 6/28/16	Roberts
14-53L	full remodel	yes	12/15/15	06/30/16	no	repipe ok 53L,K.A 6/1/16, dry	Roberts
14-4G	full remodel	yes	03/07/16	07/30/16	no	drywall 5/23/16 - exterior lath	Kress
14-53L	full remodel	yes	12/15/15	06/30/16	no	5/26/16/ insulation - brown coat 7/11/16	Roberts
14-53L	full remodel	yes	12/15/15	06/30/16	no	drywall 6/1/16- patio 8/25/16	Roberts
14-20J	flooring	no	06/13/16	06/20/16	no		bixby plaza
14-27G	new ducted heat pump	yes	06/24/16	09/02/16	no		greenwood
14-31F	addition	yes			no	6/28/16, footing insp.	Los Al
14-32F	replace patio concrete	no	07/11/16	07/25/16	no		MJ Jurado
14-18G	flooring	GRF	08/09/16	08/09/16	no		bixby plaza
14-30F	flooring	GRF	08/10/16	09/15/16	no		bixby plaza
14-4D	cart pad	GRF	08/12/16	08/30/16	no		JLS
14-32F	ductless heat pump	both	08/12/16	12/15/16	no		greenwood
14-28B	3 zone ductless heat pump	both	08/22/16	10/14/16	no		Alpine
14-48K	walk in closet, new fixtures	both	11/07/16	12/09/16	NO		bergkvist
14-2F	shower cut down	no	09/06/16	10/05/16	no		nukote
14-3A	flooring	no	08/24/16	09/05/16	no		bergkvist
14-16A	ceilings, flooring, shower	both	08/28/16	10/15/16	no		Greco
14-31	re-roof	both	09/12/16	10/03/16	no		Kellie Vaughn roofing
14-32	re-roof	both	09/26/16	10/17/16	no		Kellie Vaughn roofing
14-27	re-roof	both	08/29/16	10/17/16	no	nailling 9/8/16	Kellie Vaughn roofing
14-2I	carport cabinet	GRF	08/30/16	09/05/16	no		handy man
14-16A	deco remove/foam trim windc	GRF	08/29/16	10/01/16	no		Greco
14-2A	flooring	GRF	08/30/16	09/16/16	no		bergkvist

ESCROW ACTIVITY							
UNIT #	NMI	PLI	NBO	FI	FCOEI	ROF	DOCUMENTS/COMMENTS
14-5L		06/01/16					
14-27A	6/16/2016						
14-49G		06/16/16	07/14/16	08/03/16	08/15/16		
14-16A	06/28/16						
14-52J	7/12/2016						
14-2A		07/21/16					
14-50D		07/22/16					
14-15L		08/05/16					
14-50C		08/10/16	09/14/16				
14-2J		08/10/16					
14-13G		08/18/16					
14-4L		08/18/16					
14-12B		08/19/16					
14-12G		8/19/2016	9/12/2016	9/12/2016			
14-32A	8/25/2016						
14-21F			9/6/2016	9/6/2016			
14-3D			09/12/16	09/13/16			

CONTRACTS	
CONTRACTOR	PROJECT
Fenn Pest Control	termite and pest control - have yearly report will be walking the mutual for repair work
Valley Crest Landscape	on going landscape
Kress const.	stove hoods in conjunction with roofing
kellie Vaughn roofing	roofing complete on building #1, building 13 complete as well, building 19 will be complete
	stove hoods complete for 1 and 13, 19 and 27. Roofing for building 31 on hold till 9/13/01
	so Owens Corning can figure out the shingle issue.

Shareholder and Mutual Requests	
stove hood install 8/19/16/ building 19	
14-23D - termites	
14-27 pass out flyers for stove hoods 8/25/16	
14-12A - patio approval	
14-26D - patio walk way and stairs to main sidewalk	
14-17D - patio approval	
14-49G - patio cover approval	
14-27 stove hood install 8/31/16	
on site meeting at Owens Corning Compton 9/6/16	
14-21F - escrow questions 9/7/16	
14-13F - dry wall issue 9/9/16	
14-16A - framing questions	
14-53L - time warner meeting at unit	
14-12B - questions about escrow	

The board of directors decided to postpone the Budget Committee's 2017 budget presentation until the October meeting. The budget is finished but today's agenda is long and it will give Carolyn Miller, our controller, time to help with other budgets. She recommends we change the name of our Emergency Reserve Fund to Contingency Operating Fund. The change in name gives a more accurate use of the resources. For instance, purchasing a new washing machine when an old one is ruined while the Appliance Reserve is depleted is not necessarily an emergency. The new name will reveal a more transparent use of the fund.

As of August 31st our expenses are under budget by \$24,770. This is despite being over on some items. We are over on taxes and insurance by \$11,300. Structural repairs are over \$2,616 due to termite repairs during roofing. We are over \$8,288 over on legal fees which were approved by the board of directors. However, most of these fees should be returned in the future as they will be applied to escrow sales. Since we are under budget on most other items, we have a surplus and we should come within or under budget at the end of the year.

Jack Faucett
CFO

P.O. Box 2069
Seal Beach CA 90740

Aug Actual	Aug Budget		2016 Y-T-D Actual	2016 Y-T-D Budget
79,019	79,018	Carrying Charges	632,148	632,144
26,971	26,971	Reserve Funding	215,771	215,768
105,990	105,989	Total Regular Assessments	847,919	847,912
1,080	1,020	Service Income	7,618	8,160
1,866	1,499	Financial Income	11,951	11,992
1,530	2,050	Other Income	20,279	16,400
4,476	4,569	Total Other Income	39,847	36,552
110,466	110,558	Total Mutual Income	887,767	884,464
47,281	47,281	GRF Trust Maintenance Fee	378,248	378,248
9,460	9,056	Utilities	62,240	72,448
2,770	975	Professional Fees	15,810	7,800
11	66	Office Supplies	155	528
22,900	19,341	Outside Services	121,194	154,728
8,376	6,868	Taxes & Insurance	66,276	54,944
26,971	26,971	Contributions to Reserves	215,771	215,768
117,769	110,558	Total Expenses Before Off-Budget	859,694	884,464
(7,303)	0	Excess Inc/(Exp) Before Off-Budget	28,072	0
(7,303)	0	Excess Inc/(Exp) After Off-Budget	28,072	0
1,157	0	Restricted Reserves		
1,358	0	Appliance Reserve Equity	13,762	0
13,419	0	Painting Reserve	27,703	0
19,187	0	Roofing Reserve	27,294	0
1,867	0	Emergency Reserve Equity	91,488	0
	0	Infrastructure Reserve	139,413	0
36,988	0	Total Restricted Reserves	299,660	0

MUTUAL 14
VICE PRESIDENT'S REPORT
SEPTEMBER 20, 2016

Many opportunities are available to Leisure World shareholders/residents for self-improvement and to acquire the skills needed to help others. The following are just a few of those which will be offered soon.


Pathways Volunteer Hospice will be offering free volunteer training on Oct. 13 and 25. There is a need for people willing to spend time with someone who is home-bound and/or lonely. If interested, please phone Meg Fisch at 531-3031 for more information.

A five-week CERT (Community Emergency Response Team) training class will begin in Leisure World on September 30. CERT training educates individuals about disaster preparedness and trains them in basic disaster response skills. To enroll or for more information about this or future classes, call Eloy Gomez at 431-6586, ext. 356.

A Life Options Expo will take place on October 8 from 10 a.m.-2p.m. in Clubhouse 2. Participating businesses will include assisted living facilities, board and care operators, home care agencies, placement specialists, family advocates, elder care agencies, and various county organizations. Member Resource and Assistance Liaison Cindy Tostado has arranged this event. She can be reached at 431-6586, ext 317, for more information.

The Leisure World Mutual's Emergency Preparedness Council is sponsoring a "Psychological First Aid for Aging Adults" interactive training for interested individuals during two sessions on September 29. If these sessions fill up, more will be offered in the future. Please call Jan Kuhl at 562-446-0082 for more information.

Watch for information in the Leisure World News for more opportunities for personal enrichment.

Valerie Jorgenson 
Vice President
562-296-5428 vjorgenson@outlook.com

Mutual 14 Landscape Report

September 20, 2016

While there are always new problems with landscaping, we are receiving fewer complaints and more compliments. Some of these compliments are coming from board members in other mutuals who have the same problems we have. Sergio, our BrightView supervisor has said that this is only their first year here and they are committed to the continued improvement of our landscaping.

The landscape committee is looking at a 3 year proposal for tree trimming. Hopefully at next month's board meeting the first year of the proposal will be ready for board approval.

As a reminder, shareholders wishing our gardeners not to weed or trim their gardens need to obtain red flags from the committee and the gardener will bypass their unit.

The shareholders in 3F would like to plant 2 Crape Myrtle trees or similar suitable type of trees on the south lawn in front of 3E and 3F at the shareholder's expense.

Jack Faucett
Landscape Committee Chairman

MUTUAL 14 EMERGENCY PREPAREDNESS REPORT SEPTEMBER 20, 2016


An orientation for the October 20th Great Shake-Out earthquake drill (or for an actual disaster) was held on September 14. I described the duties of directors, shed supervisors, and building captains. This year, some buildings have been assigned to different emergency sheds. Another change is that shareholders/residents are to remain at their units during the drill. Building captains (or substitutes) will check on the well-being of the shareholders/residents and their buildings. The information provided during this orientation has been delivered to those directors, shed supervisors, building captains, and nurses who did not attend.

This year's drill will begin shortly after 10:20 a.m. on October 20. Building captains are requested to inform their shed supervisors if they will not be able to participate in the drill. Shareholders/Residents are requested to inform their building captains if they won't be home during the drill.

Muriel Luther discussed that a trained medical team member (current all nurses) is assigned to each emergency shed. (More volunteers are welcome!) In an actual disaster, they would be available to assess the medical needs of shareholders/residents. In the future, CERT trained volunteers will be assigned to sheds to assist medical team members. The medical team is now working on acquiring medical supplies for each shed.

Larry Lowman demonstrated the use of Mutual 14's "walkie-talkie" radios which operate on channel 14. During both the practice as well as during an emergency, any communication on the radios should only be for important matters. During a real disaster, reports would be radioed to the Radio Club which will be in contact with the Seal Beach Police.

Sylvia Klebe, a Seal Beach Police Volunteer, shared a variety of "grab-and-go" kits and items which would be good to have in case of a disaster. These kits and items are available for purchase at the Seal Beach Police sub-station located at the Seal Beach pier. She also gave various "tips" about how to prepare for a disaster and what to do during one.


Valerie Jorgenson—562-296-5428 vjorgenson@outlook.com
Vice President and Emergency Preparedness Chair

September 20th Pet and Caregiver Report

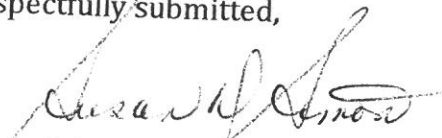
I obtained an application for a working shareholder with an unregistered cat and delivered it to the shareholder. The shareholder returned the completed application along with the copies of the required documentation to me as I asked. I was able to take that information to Stock Transfer and obtain a pet sticker and collar tag. I brought it to the shareholder who was most grateful not to have to miss a day of work in order to comply with our Pet Policy.

Application and Pet Policy information was given to a shareholder with an unregistered dog. That shareholder obtained the necessary documentation to have the dog registered, and to comply with our Pet Policy. There is a sticker in the window at present.

The new supplementary procedure for obtaining passes for evening and weekend caregivers is working with the assistance of Courtney Knapp in Stock Transfer. Apparently this is a unique procedure to Mutual 14, and it is successful. I obtained passes for a weekend caregiver and 2 evening caregivers, and delivered them to the shareholder who was most grateful to have the problem of passes solved. One shareholder has Caregivers 24/7. I brought applications to those Caregivers and took their pictures. I brought the completed applications to Stock Transfer and will obtain their passes. It is important that this shareholder not be left alone. The Caregivers were grateful.

I am continuing to double check on pets and caregivers, comparing our building captains' reports with the monthly listings from Stock Transfer. I would appreciate receiving updates from Shareholders and/or Building Captains in attempt to keep our records current.

Respectfully submitted,



Susan D Simon, Chair

Mutual 14 GRF Report
September 20, 2016
Barry Lukoff - Director

Good afternoon. As you are probably aware my wife and I were traveling for 6 weeks in July and August. But I maintained contact with the Golden Rain Foundation by e-mail almost daily.

By all reports this was the most successful amphitheater season in history. I heard many stories about the entertainment. We arrived back just in time for my wife to hear the Nelson sons do their tribute show to their Father Rick Nelson. Next seasons schedule is almost finalized and I'll have more news on that later.

While gone, I had almost daily updates on the progress with our historic globe. As you have probably noticed, the continents are on and the covering has been replaced, with painting to begin this week. We are planning an October 8th re-dedication with refreshments and local dignitaries in attendance.

This year, I have been appointed to the Finance committee. Last year, almost all Foundation monies were invested in short term CD's. Most paying under 1%. I found this disturbing that there were so few high quality municipal or corporate bonds. Not even any government guaranteed Ginnie Mae securities. To put this in the simplest terms possible, we have over \$20,000,000 invested and we earn less money on our investments than does the Tuesday Taco Truck.

Yesterday, after nearly 3 years of discussion and aborted attempts, the Security, Bus and Traffic Committee passed a policy addressing parking on Trust streets and parking lots. The policy includes fines and towing policies. This policy will most likely pass with the full board on September 27th. But there is a town hall meeting that will be announced giving shareholders the opportunity to hear and be heard on the consequences of this new policy before it is ratified and goes into effect. Look to the GRF News for details.

Mutual 14 GRF Report
September 20, 2016
Barry Lukoff - Director

Several months ago the Recreation Department began an experiment with Pickle Ball on Sundays in clubhouse 1. This trial has proven so successful that from an original plan of 1 court we are now positioning 3 courts for play. Further, there are plans in the works for a larger pickle ball / multi use court utilizing the old lawn bowling and shuffle board courts behind Clubhouse 2. Recreation has also dealt with a proposed "Leisure World Drone Club." While the technology is certainly useful and the operation of a drone may be fun and exciting, the possibility of abuse and invasion of privacy is too great. I can only speak for myself but I have serious doubts this club will ever operate within our walls.

I have heard from many people asking about the increase in gate pass fees. The GRF is responding to various Mutual requests to have more stringent control over who enters our community. In the past, we have seen countless abuses of our card system. With a pass, a person who does not live here does not get screened either at the front gate or our resident only gates. Every one from friend and friends of friends as well as housekeepers, unregistered caregivers and estate sale buyers were being given entry cards. Your first 4 cards, as in the past, will remain free. You can always call your guests in to the front gate for entry.

There have been other questions regarding the increase in permit fees for contractors. I remind you that the GRF does not make a "profit" from these fees. The Physical Properties Department is the busiest we have, with the most work with required supervision of contractors, plans and construction. Additional staff was required due to the resale of units and associated remodeling. While a Building Inspector may only need to look at the contract and approve the installation of a skylight, a full remodel requires many visits by the Inspector with many conferences with the City and the contractor. This fee is only paid by those who use it. It is not passed on to all shareholders.

Mutual 14 GRF Report
September 20, 2016
Barry Lukoff - Director

There are also rumors going around regarding a new lease for the RV Club. Please feel free to contact me with your opinion, but I am of the

opinion that having exclusive access to, and use of foundation property held in trust for the benefit of all and with no supervision by the GRF is not doing our duty to faithfully protect your property. While negotiations will soon proceed, the GRF has not decided on any future use of the property. If there were you would have seen it in the newspaper. We are however, using our attorney to approve the language of any lease. In the past this was done by amateurs with no experience in writing leases. Also, by law, we cannot approve any lease longer than 5 years.

In rumor control, there is no plan to close down the wood shop in Clubhouse 1. A general visit to all clubhouses was done recently looking to optimize space in response to the demands of our population. There are currently, and I do not see in the foreseeable future any plan to close the Clubhouse 1 wood shop.

And finally, I must tell you all that no matter what you may have heard from a friend, there are not, nor has there ever been any discussion regarding the removal of the water feature from our golf course. There is no plan, not even any conversation to remove the water feature from the golf course. As chair of the Physical Property committee any such plans would have to come before my committee. the only discussion regarding the pond is the cost of removal and or repair of the existing railroad ties that border the water.

Please feel free to call or drop in if you have any questions that I can answer.

Respectfully Submitted

Barry Lukoff
Mutual 14 GRF Director

SIGN-IN SHEET

BOARD OF DIRECTORS MEETING MUTUAL NO. FOURTEEN DATE: September 20, 2016

	GUEST NAME
1.	Sara Spannenberg
2.	Maryann Shaddow
3.	Sandy Tessier
4.	Ellen Larsen
5.	Rita Porterfield
6.	Sandy Tessier
7.	Soderholm
8.	Julie Faucett
9.	Donna Melody
10.	Bruce Anderson
11.	Ellen Brannigan
12.	Flo Dart
13.	Larry Lowman
14.	Linda Corp
15.	Bob Kraus
16.	Paul Kim
17.	Randall Alt
18.	Phil Arnold
19.	Kathy Palmateer
20.	Demetra Monios

PHYSICAL PROPERTIES REPORT

SEPTEMBER 20, 2016

Our roofing project has stopped and restarted due to a quality problem with the shingles from Owens Corning. Buildings 1, 13 and 19 have been completed and building 27 restarted September 19 with new shingles from GAF. The 30 year warranty will not change due to the manufacturer change. Buildings 1, 13 and 19 will be processed under warranty and new shingles will be installed at a later date. The roof on these three buildings does not have to be opened again. No major defects have been noted on any building. Also a WARNING you cannot authorize anyone to climb onto the new roofs for any reason. There is a \$1000 fine if you do!

The BOD has approved a special cap that is now being installed on roof vents to prevent future problems with plumbing cleaning.

The BOD has approved a mandatory requirement that all kitchen stoves must have a minimum fire protection system installed at no billed cost to you. Apartments have three types of kitchen stoves: One is standard stoves with a standard range hood above them. These 154 units will have "Auto Outs" installed above the stove. This is a five minute installation. Forty units still need this addition which will be installed very soon. Two are standard stoves without hoods (normally a microwave). These will receive "Smart Burners" beginning next year. This install should take less than an hour. Three are replacement upgraded stoves. These units will receive "Fire Avert" electrical plug installations that turn off the stove in the event of smoke detection before a fire starts. This install varies from a simple electrical box addition to a complete rewire of the stove power supply.

Fire protection is now MANDATORY for all shareholder apartments.

The new "Beverly Hills" of Leisure World needs your eyes to help us maintain the mutual in pristine condition. Again please report anything you feel is unusual whether it really is or not.

Respectively submitted; Bob Stefun

**Mutual Administration Director's Report
September, 2016**

A Few Pet Rules:

- Pets must be walked on a leash no longer than six feet (City of Seal Beach Ordinance).
- Retractable leashes are not allowed.
- Cleanup all waste deposited by your pet.
- Maintain liability insurance on your pet.
- Coyotes are natural predators.

Pet Registration with Leisure World and the City of Seal Beach is Required Under Policy 7501

Requirements for Dogs	
City of Seal Beach Pet License	Yes
Proof of Spay or Neuter	Yes
Proof of Pet Inoculations	Yes
Proof of Liability Insurance	Yes
Proof of Pet Dog's Weight	Yes

Requirements for Cats	
City of Seal Beach Pet License	No
Proof of Spay or Neuter	Yes
Proof of Pet Inoculations	No
Proof of Liability Insurance	Yes

All City Dog Licenses will expire on December 31, 2016.

City of Seal Beach – Pet Licensing Website

<http://www.sealbeachca.gov/City-Services/Animal-Control#pet-licensing>

Liability Insurance is your Responsibility

If you are uninsured and it is determined that you are the cause of a fire or water damage resulting in large scale serious damage to your apartment, or your neighbor's apartment or to the structure of the building or surrounding buildings, and common areas, you may be held financially responsible for those losses as noted in Article 5, Premises To Be Used For Residential Purposes Only. Practice fire safety, stove top fires can be deadly and devastating to those persons involved, as well as very costly. A pot or pan left carelessly on an active burner can cause damage to an entire building and its surroundings and possible loss of life.

THE MUTUAL INSURANCE DEDUCTIBLE as of today is \$50,000.00.

Mutual Administration Director: J. Hopkins//9/16

PHYSICAL PROPERTY

AMENDMENT DRAFT POLICY

Patio Area Regulations – Mutual Fourteen

The purpose of this policy is to provide guidelines for the building and maintenance of patios that are user friendly, increase the value to the Mutual, and improve the aesthetics of the shareholders' units and of Mutual Fourteen.

Definition of Terms

- a. A patio is any surface other than garden material that is attached or adjacent to the outside wall structure of the unit's structure.
- b. A porch is the space under the roof of the structure open to the outside or enclosed from the weather.
- c. A porch is included in the exclusive use permit of occupancy and is not included or managed by this patio policy.
- d. A porch and patio can be built as a continuous structure, but only the portion outside the roof line will be considered and maintained as a patio with this policy.
- e. Transfer of title shall have the same meaning as used for determination of when a California transfer tax on real property is assessed by the State of California.

Stipulations for Existing Patios

- a. As of the date of the ratification of this policy and in accordance with the attached list entitled "Mutual Fourteen Patio Information – Updated 6-16-15 Revised" – all currently installed patios will be considered as allowed. At the time of transfer of title or sale of a unit with a patio, the buyer must agree to manage, maintain, and insure the cost of the patio or it shall be removed at the seller's cost. The new buyer/transferee must sign the License and Indemnity Agreement provided by the Mutual Fourteen Board. Remodels of existing patios must comply with this patio policy in its entirety.

Patio Approval Process

- a. All requests for patios must be submitted to the Golden Rain Foundation (GRF) Physical Property Department at least three (3) weeks prior to a regularly scheduled Board Meeting. The GRF Physical Property Inspector must submit the plans for approval to the Board of Directors at least two (2) weeks prior to a regularly scheduled Board Meeting.

AMENDMENT DRAFT POLICY

PHYSICAL PROPERTY

Patio Area Regulations – Mutual Fourteen

- b. Patio plans must be drawn to be easily understood with dimensions and must include the walls, wall caps, fences, and gates.
- c. All patio requests will be considered by the Board of Directors on a site-specific basis, taking into consideration, but not limited to the following:
 - 1. Aesthetic/financial value to the Mutual
 - 2. Functionality for the shareholder
 - 3. Utility boxes
 - 4. Electrical enclosures/panels
 - 5. Sprinkler systems
 - 6. Sprinkler valves/plumbing
 - 7. Telephone pull boxes/equipment
 - 8. Sidewalks
 - 9. Laundry rooms
 - 10. Landscaping
- d. Patios must slope away from the building with adequate weep holes in walls for draining.
- e. **All patios must include a 4" mow strip.**
- e. f. Patio top surface material must be non-skid when wet.
- f. g. All patios must be enclosed by a wall or a fence. Patio wall with cap/fence must be between 26" and 35" high.
- g. h. Any changes or deviations from the approved plans must be submitted to the Board of Directors and approved prior to implementation.
- h. i. Mutual Fourteen will provide a disclosure to all new shareholders stating that their patios might have been built over sewer, water, electrical, or other types of utilities that the potential to require access or relocation and that this could require removal of all or a portion of the patio at the owner's expense. This disclosure must be signed by the selling shareholder and it will be provided to the purchasing shareholder with the Licensing and Indemnity Agreement.
- i. j. Shareholders shall bear any and all costs of the patio including the maintenance of the patio, sprinkler relocation, grass replacement, tree replacement, and flower bed repairs. As a condition of patio approval, the shareholder must obtain and maintain liability

PHYSICAL PROPERTY

AMENDMENT DRAFT POLICY

Patio Area Regulations – Mutual Fourteen

insurance covering any and all lawsuits involving the patio. The shareholder must agree and sign the Licensing and Indemnity Agreement provided by the Mutual.

- j. **k.** A majority vote of a quorum of the Board of Directors is necessary for approval and the plans must be approved before the start of construction.

Patio Use: Rules and Maintenance Requirements

- a. Patio items appropriate for patio and outdoor use such as chairs and lounges with cushions are allowed. Storage boxes designed for patio use may not exceed 2 feet in width by 6 feet in length and must not exceed the height of the wall/fence.
- b. Patios and areas around patios must be kept free of clutter. If there is a question whether clutter exists, the question will be decided by a vote of the Board.
- c. Barbeques may be kept on patios and must be used according to the barbeque policy. Charcoal barbeques are not permitted.
- d. Pets must not be left unattended on patios.
- e. Pet doors giving pets free access to and from patios are not allowed.
- f. Potted plants may be kept on patios and walls in compliance with garden policy standards.
- g. Items not permitted on patios overnight are: newspapers, magazines, paper, plastic bags, and cardboard. This list will be subject to amendment by the Board as needed.
- h. Any item in, on, built into or onto a patio in conflict with this policy must be removed by the shareholder after 10 days written notification. If the item is not removed after the 10-day period, the Mutual will have the right to remove the item at the shareholder's expense.
- i. Patio related items must not block walkways or remain on lawns overnight.

MUTUAL ADOPTION

AMENDMENT

FOURTEEN: 01-25-11

04-24-12, 11-27-12, 07-21-15; ***ratified date***

RESIDENT REGULATIONS

AMENDMENT DRAFT POLICY

Sidewalk Traffic Restrictions – Mutual Fourteen

1. All Traffic Rules and Regulations established in GRF Policy 1920, Traffic Rules and Regulations, are to be strictly adhered to, along with the following addendum regarding GOLF CARTS and LOW SPEED VEHICLES (LSVs).
2. Driving a GOLF CART or LSV less than 48" in width on a sidewalk shall be permissible ~~only from the point of origin to the nearest driveway or place of exit to the street.~~ Drivers should use extreme care when operating GOLF CARTS or LSVs and should never exceed 10 miles per hour on any sidewalk regardless of the time of day.

Newspaper carriers and the like using GOLF CARTS or LSVs shall use Trust Streets and carport roadways whenever possible. Carriers shall adjust their routes of travel whenever noise complaints are lodged against the carrier. Mutual Fourteen reserves the right to restrict the use of motorized vehicle deliveries or newspapers prior to 8:00 a.m. See Resolution dated 3-10-99, Pg. 2.
3. GOLF CARTS or LSVs that are designed for sidewalk use and belong to the Health Care Center (HCC), the Golden Rain Foundation (GRF) service vehicles, or contractors or vendors doing business with residents shareholders of Mutual Fourteen, may use Mutual Fourteen sidewalks for business-related purposes. Damage caused by contractors or vendors must be reported immediately to the GRF Security Department and a Mutual Fourteen Director or risk being permanently banned from the Mutual.
4. Unless an emergency exists, drivers of GOLF CARTS or LSVs (or any other vehicle) may not use a sound device to alert pedestrians of their presence. Passing a pedestrian on a sidewalk is acceptable **ONLY** if the pedestrian acknowledges the driver's presence and invites them to pass. Only soft-voice alerts such as "good morning" are acceptable ways to alert pedestrians of the vehicle's presence. **Pedestrians always have the right-of-way on sidewalks** followed by, in order of priority, non-powered wheelchairs, power wheelchairs, mobility scooters, tricycles and bicycles.

Two-wheeled gasoline powered vehicles are never permitted on Mutual Fourteen sidewalks.

MUTUAL ADOPTION

FOURTEEN: 04-27-10

AMENDMENTS

11-27-12; *ratified date*