

BUILDING/UNIT \_\_\_\_\_

BUILDING CAPTAIN \_\_\_\_\_

**MINUTES OF THE REGULAR MONTHLY MEETING OF THE  
BOARD OF DIRECTORS  
SEAL BEACH MUTUAL FOURTEEN  
December 14, 2017**

The Regular Monthly Meeting of the Board of Directors of Seal Beach Mutual Fourteen was called to order by President Melody at 1:02 p.m. on Monday, December 14, 2017, 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, Secretary Worthington, Chief Financial Officer Faucett, Directors Stefun, and Shaddow, and Advisory Director Bourhenne

Absent: Director Moore

GRF

Representative: Mr. Lukoff

Guests: Seventeen shareholders of Mutual Fourteen

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

President Melody welcomed staff members and guests.

**MINUTES**

President Melody asked if there were any corrections to the November 13, 2017, Regular Meeting minutes. There being none the minutes were approved as printed.

**SECRETARY/CORRESPONDENCE**

Secretary Worthington received no correspondence.

**PRESIDENT'S REPORT**

Mr. Melody presented his report (attached).

**BUILDING INSPECTOR'S REPORT**

Inspector Black presented his report (attached).

President Melody and Inspector Black would also like to remind the shareholders that due to the timeline with re-piping of the Buildings be advised that access to your unit will need to be provided on the days noted. Please do not postpone the re-piping process. Failure to not allow the crew's access to your unit may result in a fine.

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

RESOLVED, To approve the cart pad at Unit 51–  
G.

The MOTION passed unanimously.

Following questions, Inspector Black left the meeting at 1:31 p.m.

**PHYSICAL PROPERTY COMMITTEE REPORT**

Director Stfun gave an update on the re-piping project.

**GRF REPRESENTATIVE'S REPORT**

Mr. Lukoff presented his report (attached).

**MUTUAL ADMINISTRATION DIRECTOR'S REPORT**

Ms. Hopkins presented her report (attached).

**UNFINISHED BUSINESS**

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

RESOLVED, To ratify amended/posted Policy  
7502.14.1 – Adoption of GRF Policy 1927-37  
Fines for Parked Vehicles (attached).

The MOTION passed with one abstention (Worthington).

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

RESOLVED, To ratify amended/posted Policy  
7575.14 – Laundry Room Use (attached).

The MOTION passed unanimously.

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

RESOLVED, To ratify rescinded/posted Policy  
7503 – Plumbing Stoppages (attached).

The MOTION passed unanimously.

**NEW BUSINESS**

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

RESOLVED, To amend Policy 7510.14 – Eligibility Requirements on a preliminary basis until the 30-day posting period is completed (attached).

The MOTION passed unanimously.

Following a discussion, and upon a MOTION duly made by CFO Faucett and seconded by Secretary Worthington, it was

RESOLVED, To amend Policy 7709.14 – Escape Tax Deposit on a preliminary basis until the 30-day posting period is completed (attached).

The MOTION passed unanimously.

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

RESOLVED, To rescind Policy 7020 – Approval of Escrows and adopt Policy 7020.14 – Approval of Escrows on a preliminary basis until the 30-day posting period is completed (attached).

The MOTION passed unanimously.



**NEW BUSINESS (continued)**

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

RESOLVED, To rescind Policy 7545.1- Inspection Fee, Inheriting Share of Stock and adopt Policy 7545.14- Inspection Fee, Inheriting Share of Stock on a preliminary basis until the 30-day posting period is completed (attached).

The MOTION passed unanimously.

Following a discussion, and upon a MOTION duly made by Director Shaddow and seconded by Secretary Worthington, it was

RESOLVED, To rescind Policy 7401- Licensed and Insured Contractors List, and Rescind Policy 7401.1 – Contractor License and adopt Policy 7401.14- Licensed and Insured Contractors on a preliminary basis until the 30-day posting period is completed (attached).

The MOTION passed unanimously

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

RESOLVED, To rescind Policy 7490- Standard Plans and Specifications and Policy 7490.1 – Standard Contract – Building Alterations and rescind Policy 7490.3 – Inspection Service and adopt Policy 7490.14 – Standard Plans and Specifications on a preliminary basis until the 30-day posting period is completed (attached).

The MOTION passed unanimously.

**NEW BUSINESS (continued)**

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

RESOLVED, To rescind Policy 7530- Withdrawal Inspection and adopt Policy 7530.14- Withdrawal Repair Deposit of Seller on a preliminary basis until the 30-day posting period is completed (attached).

The MOTION passed unanimously

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

RESOLVED, To assign the responsibility for giving parking tickets, collecting parking fines, and the hearing process to the Golden Rain Foundation (GRF).

The MOTION passed unanimously.

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

RESOLVED, To distribute Christmas gifts to Golden Rain Foundation (GRF) Personnel for 2017, at a cost not to exceed \$328.

The MOTION passed with one "no" vote (Jorgenson).

**CFO/FINANCIAL REVIEW/BUDGET REPORT**

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

RESOLVED, To approve the transfer of \$250,000 from BNY Mellon to US Bank for the Mutual Fourteen plumbing project.

The MOTION passed unanimously.

**CFO/FINANCIAL REVIEW/BUDGET REPORT**

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

RESOLVED, To authorize the closing of Luther Burbank account and transfer of \$250,000 to US Bank for the Mutual Fourteen plumbing project.

The MOTION passed unanimously.

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

RESOLVED, To authorize the Reserve study by Associated Reserves, at a cost not to exceed \$1,300.

The MOTION passed unanimously.

**VICE PRESIDENTS REPORT**

Vice President Jorgenson presented her report (attached).

**COMMITTEE REPORTS**

**Landscape Report**

President Melody presented his report (attached).

**Emergency Information Report**

Director Shaddow presented her report (attached).

**Caregivers Report**

Secretary Worthington presented her report (attached).

**SHAREHOLDER COMMENTS**

Several shareholders made comments.

**DIRECTORS COMMENTS**

Several Directors made comments.

**ADJOURNMENT**

President Melody adjourned the meeting at 3:39 p.m. and announced that there would be an Executive Session following the meeting to discuss member issues.

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Attest, Sue Worthington, Secretary  
SEAL BEACH MUTUAL FOURTEEN  
ka:12/21/17  
Attachments

**NEXT MEETING: THURSDAY, JANUARY 16, 2018, at 1:00 p.m.,  
In Building 5, Conference Room B**

**RESOLUTIONS IN THE REGULAR  
MONTHLY MEETING OF DECEMBER 14, 2017**

12/14/17

RESOLVED, To approve the cart pad at Unit 51-G.

RESOLVED, To ratify amended/posted Policy 7502.14.1 – Adoption of GRF Policy 1927-37 Fines for Parked Vehicles.

RESOLVED, To ratify amended/posted Policy 7575.14 – Laundry Room Use.

RESOLVED, To ratify rescinded/posted Policy 7503 – Plumbing Stoppages.

RESOLVED, To amend Policy 7510.14 – Eligibility Requirements on a preliminary basis until the 30-day posting period is completed.

RESOLVED, To amend Policy 7709.14 – Escape Tax Deposit on a preliminary basis until the 30-day posting period is completed.

RESOLVED, To rescind Policy 7020- Approval of Escrows and adopt Policy 7020.14- Approval of Escrows on a preliminary basis until the 30-day posting period is completed.

RESOLVED, To rescind Policy 7545.1- Inspection Fee, Inheriting Share of Stock and adopt Policy 7545.14- Inspection Fee, Inheriting Share of Stock on a preliminary basis until the 30-day posting period is completed.

RESOLVED, To rescind Policy 7401- Licensed and Insured Contractors List, and Rescind Policy 7401.1 – Contractor License and adopt Policy 7401.14- Licensed and Insured Contractors on a preliminary basis until the 30-day posting period is completed.

RESOLVED, To rescind Policy 7490- Standard Plans and Specifications and Policy 7490.1 – Standard Contract – Building Alterations and rescind Policy 7490.3 – Inspection Service and adopt Policy 7490.14 – Standard Plans and Specifications on a preliminary basis until the 30-day posting period is completed.

RESOLVED, To rescind Policy 7530- Withdrawal Inspection and adopt Policy 7530.14- Withdrawal Repair Deposit of Seller on a preliminary basis until the 30-day posting period is completed.

RESOLVED, To assign the responsibility for giving parking tickets,

**BOARD OF DIRECTORS  
MUTUAL FOURTEEN**

**December 14, 2017**

collecting parking fines, and the hearing process to the Golden Rain Foundation (GRF).

RESOLVED, To distribute Christmas gifts to Golden Rain Foundation (GRF) Personnel for 2017, at a cost not to exceed \$328.

RESOLVED, To approve the transfer of \$250,000 from BNY Mellon to US Bank for the Mutual Fourteen plumbing project.

RESOLVED, To authorize the closing of Luther Burbank account and transfer of \$250,000 to US Bank for the Mutual Fourteen plumbing project.

RESOLVED, To authorize the Reserve study by Associated Reserves, at a cost not to exceed \$1,300.

Presidents Report  
December 14, 2017

Hello everyone. Welcome to your December board meeting. Thank you all for coming.

The re-piping project is continuing on schedule and your board has received many thank you's from those shareholders that have had their units re-piped. California Re-pipe Specialists are continuing to do an outstanding job, as reported by those shareholders and our Physical Properties Inspector.

We have scheduled our next Town Hall meeting for Monday, January 8<sup>th</sup> at 1 p.m. in Clubhouse 4. Please come with your questions and comments.

As we close out 2017 and look forward to the final 5 months of the board year, I would take the opportunity to thank our CFO, Jack Faucett, and the members of his finance/budget committee for their good work. Although we don't have the November or December numbers, it is anticipated that we will be in good financial shape closing out 2017 and going into 2018.

I would like to thank and compliment Julie Faucett for the idea and implementation of decorating all Mutual 14 walkway light poles in a holiday theme. Julie wasn't alone in this endeavor. She was helped by a number of N2N members and other neighbors. Many donations were received to help defray the cost. This was done at no cost to the Mutual and strictly through donations. Thank you all. This project brought a festive look to Mutual 14 and has been emulated by other mutuals. Well done.



Our past Secretary, Susan Simon, is recovering from major surgery and is looking forward to returning home in the new year. Our prayers are with her for a speedy recovery.

Susanne Worthington has stepped in to her former directorship position as secretary of the corporation, and we thank her, as well as all of our dedicated directors, who continue to work diligently on the needs and challenges that the Mutual continually faces. They deserve your appreciation and thanks.

Special thanks to our Physical Properties Inspector, Kevin Black, who continues to perform his duties above and beyond what is required, helping your board and shareholders in the never-ending challenges facing our aging infrastructure.

I also thank Donna Melody for her outstanding help to me and to the Mutual.

I would like to thank the Neighbor 2 Neighbor group (N2N) for their outstanding contributions in making Mutual 14 the friendly, enjoyable, beautiful place that it is.

I wish everyone a very Merry Christmas, Happy Hanukah, Seasons Greetings and a very Happy New Year. May God continue to bless us all.

Thank you all for your participation in your board meeting.

Respectfully submitted,

Lee W. Melody, President



## INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (14) FOURTEEN

INSPECTOR: **Kevin Black**

DATE:

**December 14th 2017**

[illegible]

ESCROW ACTIVITY							
UNIT #	NMI	PLI	NBO	FI	FCOEI	ROF	DOCUMENTS/COMMENTS
14-15L		08/05/16					
14-2J		08/10/16					
14-31D		12/20/16			05/24/17		
14-48J			07/31/17	07/31/17	05/31/17		
14-4L			09/21/17	09/27/17	10/09/17		
14-51G		10/04/17	10/18/17	10/23/17	11/02/17		
14-53B							on hold work being done
14-24L		10/23/17	12/13/17	12/12/17			
14-12E		10/23/17	11/15/17	11/16/17	11/29/17		
14-53B		10/30/17					
14-33H	11/14/2017						
14-13A			11/15/17				
14-17H		11/21/17					
14-54A		12/07/17					

FI = Final Inspection FCOEI = Final COE Inspection ROF = Release of Funds

CONTRACTS	
CONTRACTOR	PROJECT
Fenn Pest Control	termite and pest control - new contract, two days a week for service, - mondays 8-12 for pests - Wednesday 8 -4 for termites and pests
Bright View Landscape. Landscape:	on going landscape
Roofing Standards Roofing:	
	gutters:
Kress Const. Stove hoods:	
Kress Const. painting touch ups / roofing:	bldgs. 18,20 and 22, 24,25,26,54 are now being completed still have to type list and give to contractor for bldgs. 25,26,21 24 and 54
Californis Re-pipe Specialists Re-piping :	complete with bldgs. 2 and 3 they are working on 4 and 5 now
ERC Abatement:	set to abate bldg. 5 on 11/9/17 and bldgs. 12 on 11/16/17 <b><i>notices will be posted 3 to 5 days in advance prior to work starting</i></b>
Concrete :	contract being put together
Sewer Cleaning	complete
Fire extinguisher	work order sent in
Fire Inspections	reinspections
Shareholder and Mutual Requests	
14-51G - cart pad bod approval	
14-5L check toilet dripping	
14-3C - check on scale	
14-5C - special	
14-18I - check shower water issue	

# Mutual 14

## GRF Director Report

### December 14, 2017

It seems like a long time since I was with you here. I missed last months meeting and due to the speedy transcribing of the minutes I was unable to get a report attached. I commend our secretarial pool under the direction of Deanna Bennett and our recording secretary Carol Day for this improvement in efficiency.

Have you all noticed the new landscape lighting at our front entrance? Did you attend our Christmas Tree lighting ceremony? Have you all received your 2018 Leisure world Calendar? Have you all gone to Finbar's on Monday evenings? Further food services are being planned including a Hawaiian Bar-b-Que for Wednesday nights. And finally, the red curbs are being re-painted.

As the Apostle Luke said: "I bring you tidings of great joy." Your Leisure World community as of last week has had sales of well over \$100,000,000. These sales also represent new member Amenity Fees of nearly \$2,000,000 which goes toward both our Capital Improvement Fund and towards our Reserve Fund saving all of you approximately \$300 this year alone. All of this speaks well for the health and future of our community.

In other good news, our community insurance policies were renewed for the next year. This year we saw a decrease of \$111,000 or 5.6 % This decrease in cost represents an annual saving of approximately \$17 per unit. Our underwriter, DLD Brokerage, and our primary insurer, Philadelphia Insurance has been kept regularly informed of all the positive steps the community has taken to mitigate losses. Especially the mutuals with their fire suppression systems.



# Mutual 14

## GRF Director Report

### December 14, 2017

I'm sure most of you have noticed the paving project on South St. Andrews Drive. I am told that this project will be completed by Christmas. In other projects, the demolition of the old shuffleboard court at clubhouse 2 is under way. This space will be used as a park adjacent to our new multi-purpose court to be constructed early next year. The space has been named "Mission Park" after the old Spanish Mission Bell which has been hidden from view behind our library. It will be moved to its' new location as a welcoming symbol and a reminder of our history.

Much of last month was devoted to routine, end of year housekeeping. Among many items of business, An Ad-Hoc committee was established to work on RV Lot operations. Lease contracts for various clubs were approved. Many outdated policies were either amended or rescinded and next years election materials were reviewed and approved.

The GRF Board, along with several Mutual Presidents have been reviewing both the type and nature of services provided to the Mutual by the GRF. Over the years the GRF gradually took on responsibilities which it should be charging the individual mutual, as opposed to the entire community for such services.

The 3-wheeled Service Maintenance trucks called Cushmans were scheduled to start replacement. This program was budgeted at over \$1,000,000 over the next 7 years. But our fleet manager Grant Winford has determined that he can re-build the engines of the trucks at the rate of 1 per month for only the cost of the engine blocks. So new engine blocks and parts were ordered in the amount of \$35,000. It is expected that this operation will extend the useful life of our 24 unit Cushman fleet for another 10 years.

# Mutual 14

## GRF Director Report

### December 14, 2017

The Recreation Committee had sent a letter to the RV Club demanding that the LW Trailer Club immediately refund to all LW RV Club members all space rental fees cost collected by the LW Trailer Club for the period of January 1, 2017, through June 1, 2017, This was to be done by November 1, 2017. I'm happy to report that the club has complied.

Sometimes, internal community issues can be heard outside of our walls. For those of you who saw the letter to the editor from a GRF member in this weeks Seal Beach Sun, let me be clear and unequivocal: St. Theodore's Episcopal Church was not thrown out of Leisure World. St. Theodore's and their under 20 membership was requested to move to another location for their Sunday worship services. During several face to face meetings between the Recreation Department and its' committee, the members of the church initially resisted any move of any kind claiming they have been in the lobby of Clubhose 3 so long that they deserved this space in perpetuity. They also stated that they would need permission from the Bishop for St. Theodore's for any move. We have other

churches with 50 or 100 members and even more all wanting space for their services. Finally, they agreed to vacate the Sunday space but still wanted a large room for their altar, their alterpiece panels and their very large organ. The Church representatives wanted the GRF to tear out a wall in order to get their organ inside. The GRF demurred on this request. Finally, after more face to face meetings, the Church accepted the offer to use Room 9.

Lastly, the church was contacted and it was requested of them that they do their set-up early so as not to disturb other worshipers in the room. it was at this point that St. Theodore's informed the GRF that

# Mutual 14

## GRF Director Report

### December 14, 2017

they were leaving Leisure World. Where they plan to meet we are unaware of.

There are 271 clubs in Leisure World. 32, or 11% are religious organizations. This does not include the churches who own their buildings and property. Each Church has its' own type of set-up and its' own special equipment. The hours spent on setups for and the removals and custodial servicing of these religious groups is supported by all. Each church has it's own religious objects in GRF storage. Storage which they get for free.

As we leave here today, and as we prepare to celebrate the holidays with friends and family I hope you will remember the story of "The Giving Tree." The story follows the lives of a female apple tree and a boy, who develop a relationship with one another. The tree is very "giving" and the boy evolves into a "taking" teenager, man, then elderly man. Despite the fact that the boy ages in the story, the tree addresses the boy as "Boy" his entire life.

In his childhood, the boy enjoys playing with the tree, climbing her trunk, swinging from her branches, and eating her apples. However, as the boy grows older, he spends less time with the tree and tends to visit her only when he wants material items at various stages of his life. In an effort to make the boy happy at each of these stages, the tree gives him parts of herself, which he can transform into material items, such as money (from her apples), a house (from her branches), and a boat (from her trunk). With every stage of giving, "the Tree was happy". I won't describe the ending of the story. in the final pages, both the tree and the boy feel the sting of their respective "giving" and "taking" nature. We are each either "boys" or "tree." We each have a neighbor who might be a shut in.

Mutual 14  
GRF Director Report  
December 14, 2017

Someone whose life has exceeded their income. Or it could be someone who is a refugee from war or famine or simply is alone. I hope you use the story of The Giving Tree as an inspiration to do something for those less fortunate. I, for one, am very fortunate. I live here with all of you.

Merry Christmas & Happy New Year to you all.

Respectfully Submitted

Barry Lukoff  
1820 Sunningdale Rd. 19-L  
562-434-7926  
blukoff@lwsb.com

And don't forget our Annual Toys for tots being collected in the Security Office. We're already running ahead of last year but the need is always greater.

# The Mutual Administration Director's Comments

## DECEMBER 2017

### PET REGISTRATION AND RENEWAL IN THE NEW YEAR

#### Pet Registration in Stock Transfer

Per Pet Policy 7501, Article II, your pet must be registered with the Stock Transfer Office before it is brought onto the Mutual premises. Further, the pet registration and licensing must be updated on or before December 31 of each year. The Mutual Pet Registration Form can be picked up at the Stock Transfer Office. To complete the registration, you will need to include the following:

Requirements for Dogs: City of Seal Beach Pet License, proof of spay or neuter, proof of dog's inoculations, proof of liability insurance, and proof of dog's weight.

Requirements for Cats: Proof of spay or neuter, and proof of liability insurance.

If you are renewing a currently-registered pet in the Stock Transfer Office, you do not need to complete a new form, but you do need to provide current liability insurance documents and, for dogs only, a current City of Seal Beach Pet License.

If you have questions about registering your pet, call Stock Transfer at (562) 431-6586, ext. 346 or 347.

#### Pet Registration with City of Seal Beach

Note: The City of Seal Beach contracts with the City of Long Beach Animal Care Services for animal control and licensing purposes.

#### **To purchase a City of Seal Beach Pet License, you will need to provide the following:**

- History of prior licenses; a permanent license tag is issued when a license is first purchased.
- Your name, address, and phone number.
- A current rabies inoculation certificate, good for the entire licensing period.
- A Certificate of Sterility if your pet has been spayed or neutered (altered). This will reduce your dog license fee. The certificate must be shown at time of purchase to receive the reduced rate.
- Microchip information (if applicable).
- Pet license fee.

#### **There are several ways to purchase your City of Seal Beach pet license:**

- In person at the Long Beach Bureau of Animal Care Services located at 7700 E. Spring Street.
- Online at: <http://www.longbeach.gov/acs/pet-laws-and-licensing/licensing/>
- By mail: send copies (this paperwork will not be returned so do not send originals) of the above information along with the pet license application to the Animal Care Services Bureau at 7700 E. Spring Street, Long Beach, CA 90815, along with a check or money order for the proper amount. The license will be processed and a license tag will be mailed to you.

#### **City of Seal Beach Pet License Fees:**

- Dog Altered: \$20;
- Dog Altered – Senior Resident: \$10;
- Replacement Tag: \$10;
- Cat Altered – Senior Resident: N/A.

If you have questions about Pet Licenses, call City of Long Beach Animal Care Services at (562) 570-7387.



## Water Alarm with Dual Sensors

*Protect your home or business from costly water damage by placing it anywhere there is a potential for a leak.*

### Product Features:

- ✓ Detects water and sounds loud 85 dB alarm
- ✓ Sensors can be placed up to 6 feet away from the alarm
- ✓ Space saving design
- ✓ Install battery easily with slide and snap cover
- ✓ Sensors have both suction cup and adhesive to secure in place
- ✓ Includes alarm mounting hardware
- ✓ Packaging designed to display on peg hook
- ✓ Circuit test button ensures system is working
- ✓ Low battery signal tells user when it's time to replace the battery
- ✓ Warns of leaks and overflows in bath, kitchen, laundry, attic, basement, or anywhere there is a potential for leaks to occur.
- ✓ Alerts user within hearing range that water has reached desired level when used to monitor the filling of pools, tubs, sinks, aquariums and more
- ✓ An ideal backup system for sump and bilge pumps in residential, commercial and marine applications



### For leak detection:

Just place the sensor(s) at the lowest point of the floor or other horizontal surface where water collects. Adhesive tape makes it easy to apply sensor(s) to any smooth vertical surface. The alarm will sound if water bridges between the two contacts. Alarm can be table, shelf, or wall mounted away from the sensor(s).

### For unattended filling of bathtubs, pools, spas, etc:

Sensors have suction cup **and adhesive**; use either to attach the sensor(s) to any vertical surface. The buzzer will sound when the water reaches both metal contacts on the sensor

### Additional Information:

Model Number: 00802

Warranty: One year limited warranty

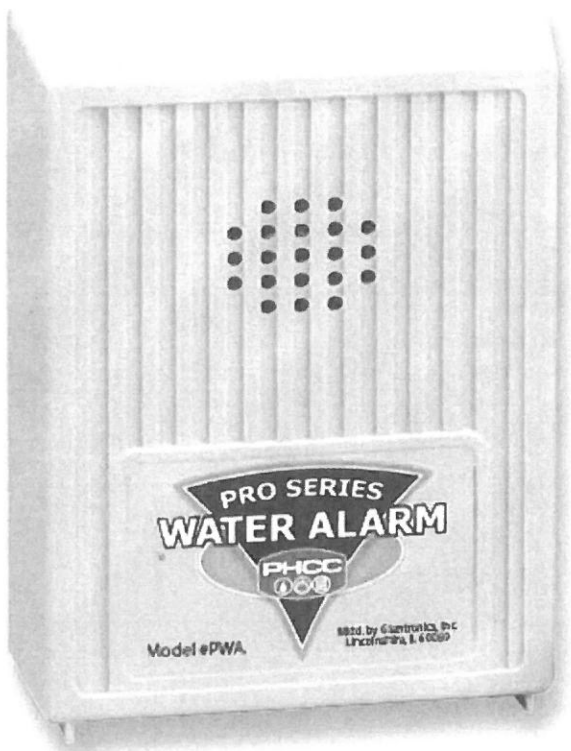
Dimensions: 1.4"×2.4"×3.8"; Weight: 3.5 oz. (100g) without battery

Battery Type: 9 Volt Alkaline (not included)

**PRO SERIES  
PUMPS**

**PHCC**  
1000

# PHCC Pro Series Water Alarm



## *Minimize the risk of water damage with a Pro Series Water Alarm*

Accidents happen...

- Water heaters leak
- Washing machines overflow
- Laundry tubs clog and spill over
- Water pipes break

You can detect leaks before they become bigger problems by placing a Pro Series Water Alarm wherever there is a risk of water damage...

In the:

- Utility room
- Kitchen
- Bathroom
- Basement

The 110 db alarm will sound when as little as 1/32" of water reaches the sensor

Helps keep MOLD away by alerting to its major cause – water

### **Dependable protection**

Solid state circuitry is extremely sensitive and dependable

### **Extended life**

Alarm will sound up to 3 days

Battery will last 24-48 months

### **Small profile**

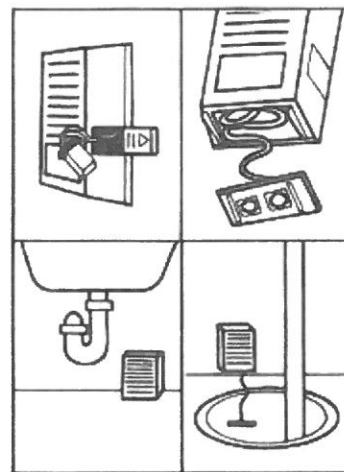
Compact 4-1/4" x 1-1/4" x 3-1/4"  
case fits in almost any space

### **Versatile**

Includes 6' of wire for remote monitoring (the sensor wire can be extended over 300 feet by simply splicing in 24 gauge wire)

### **Easy to use**

Install a 9V battery (not included) and place the alarm on the floor, or hang the alarm and extend the 6' sensor to the floor, into the sump pit, or anywhere you need to keep dry



**www.stopflooding.com 800-991-0466**

1807036  
06/10

## Mutual 14 CFO Report

December 14, 2017

On December 8<sup>th</sup> the Physical Property and the Finance committees met to plan for our reserve study which is required every 3 years. It is done to determine if our reserves are adequately funded. On February 16<sup>th</sup> Association Reserves will walk our property and examine our infrastructure to determine our needed funding. We have reroofed more than half of our roofs and by the end of this month we will be about one third finished with all of our plumbing. We planned to spend \$576,000 to re-plumb the first 144 units by the end of this month. We will not be finished with that many units until the 2<sup>nd</sup> week in January. But by then we project to be under the planned budget so that including curb and street painting the cost is projected to be about \$572,000.

To cover these expenditures we recommend that we transfer \$250,000 of cash in our BNY Mellon account to our US Bank account and that we close our \$250,000 Luther Burbank CD also depositing it in US Bank. If we close the 0.9% CD it will allow us to leave our government bonds invested which are earning close to 5.0% tax free.

Attached is our Financial Statement Recap showing us \$3,580 overspent on our operating budget year to date. The shortage is caused by \$13,000 which was spent to partially replace the circuit breakers on our buildings. This charge is being moved to reserves and will be corrected in the December recap.

Thank you,

Jack Faucett CFO

1014 Seal Beach Mutual No. Fourteen Financial Statement Recap 11/30/2017
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Page:

P.O. Box 2069  
Seal Beach CA 90740

Nov Actual	Nov Budget		2017 Y-T-D Actual	2017 Y-T-D Budget
76,040	76,040	Carrying Charges	836,444	836,440
34,391	34,391	Reserve Funding	378,297	378,301
<b>110,431</b>	<b>110,431</b>	<b>Total Regular Assessments</b>	<b>1,214,741</b>	<b>1,214,741</b>
838	1,296	Service Income	11,345	14,256
1,234	1,000	Financial Income	50,066	11,000
1,965	3,050	Other Income	37,357	33,550
<b>4,036</b>	<b>5,346</b>	<b>Total Other Income</b>	<b>98,767</b>	<b>58,806</b>
<b>114,467</b>	<b>115,777</b>	<b>Total Mutual Income</b>	<b>1,313,509</b>	<b>1,273,547</b>
47,458	47,458	GRF Trust Maintenance Fee	522,038	522,038
7,365	8,551	Utilities	89,282	94,061
1,772	1,309	Professional Fees	52,545	14,399
137	66	Office Supplies	444	726
31,633	17,240	Outside Services	198,847	189,640
2,317	6,763	Taxes & Insurance	75,636	74,393
34,391	34,391	Contributions to Reserves	378,297	378,301
<b>125,072</b>	<b>115,778</b>	<b>Total Expenses Before Off-Budget</b>	<b>1,317,088</b>	<b>1,273,558</b>
<b>(10,605)</b>	<b>(1)</b>	<b>Excess Inc/(Exp) Before Off-Budget</b>	<b>(3,580)</b>	<b>(11)</b>
3,569	0	Depreciation Expense	46,645	0
<b>(14,174)</b>	<b>(1)</b>	<b>Excess Inc/(Exp) After Off-Budget</b>	<b>(50,225)</b>	<b>(11)</b>
		<b>Restricted Reserves</b>		
(4,545)	0	Appliance Reserve Equity	17,480	0
2,928	0	Painting Reserve	65,345	0
5,436	0	Contingency Operating Equity	94,648	0
(686,125)	0	Roofing Reserve	280,609	0
245,119	0	Infrastructure Reserve	344,944	0
<b>(437,187)</b>	<b>0</b>	<b>Total Restricted Reserves</b>	<b>803,026</b>	<b>0</b>

Mutual 14  
VICE PRESIDENT'S REPORT  
DECEMBER 14, 2017

A big thank you to Jack Faucett for installing replacement document holders in three laundry rooms. Two rooms were missing one holder. One room was missing both holders. The cost for four holders was \$58.14. When he is available, Jack continues to save the mutual a lot of money by replacing batteries in smoke alarms and moisture sensors.

The "holiday decorated" lightpoles look great. Thanks to all who did the decorating and/or donated funds to purchase the decorations.

Happy holidays to all!



Valerie Jorgenson 296-5428  
Mutual 14 Vice President

[vjorgenson@outlook.com](mailto:vjorgenson@outlook.com)

## Landscape Report

December 14, 2017

We are now in the winter mowing schedule (every other week). On the off weeks Brite View is repairing those areas that need reseeding. In general, M14 is looking good and we are receiving many compliments from other Mutual's residents.

Brite View was also the lowest bidder on gutter cleaning and they will be completed with all building in the next few weeks. The long term forecast has no rain predicted for the rest of the year, which is good for gutter cleaning but not so good for our much needed water supply.

Please continue to help to identify sprinkler malfunctions. Working together we can keep improving M14 grounds and gardens.

Wishing everyone a Merry Christmas, Happy Hanukah and Seasons Greetings as we look forward to a Happy New Year. Respectfully submitted,

Lee W. Melody

Landscape Chair

## TIS THE SEASON

THE HOLIDAYS ARE HERE AND TIME TO ENJOY OUR FAMILIES AND FRIENDS AS WE GATHER TO CELEBRATE.

If you are like me it is also when you are the most accident-prone. We are hanging decorations, putting up trees, rushing to get the door and suddenly..... SPLAT!!!! You have fallen.

Try to remember that we need to take our time, rushing only causes more issues than it solves.

Evaluate carefully if you really are safe climbing a ladder to put up lights, perhaps you can safely hang them from your windows without endangering yourself. Look around your garden area, many garden areas would look nice if they were lit up instead of the roof line of your home.

BE SAFE WHEN COOKING.....USE A TIMER, NEVER LEAVE FOOD COOKING ON THE STOVE TOP UNATTENDED.

IF YOU USE CANDLES DON'T FORGET TO BLOW THEM OUT!!!!.....there are now really nice battery operated candles that are much safer to use.

So my advice is to slow down and enjoy this beautiful season and be safe.

My wish for all of you is a Happy, Healthy Holiday and a very Happy New Year.



Emergency Prep Chair

WHY WAS SANTA'S LITTLE HELPER DEPRESSED?

Because he had very low elf esteem...

WHY DID FROSTY ASK FOR A DIVORCE?

Because his wife was a total flake ...



December 14, 2017

We have 38 registered caregivers. If you think or know of any that may not be registered (not wearing their pass) please contact me. I'd be happy to help them out in obtaining the caregiver pass. Please do not give your visitor passes to Caregivers.

Susanne Worthington ,  
Caregiver chair.  
562-884-9261

Included in these minutes is a updated list of your Directors especially for you all who never visit the laundry room. Please note your building director.

Susanne Worthington  
Secretary



**R O S T E R**  
**SEAL BEACH MUTUAL FOURTEEN**  
**BOARD OF DIRECTORS**  
**2017-2018**

**PLEASE CONTACT ANY OTHER DIRECTOR IF YOUR BUILDING DIRECTOR IS UNAVAILABLE.**

DIRECTOR	BUILDINGS	ADDRESS	TELEPHONE
<b>Lee Melody</b> PRESIDENT Ex-officio member all committees Landscape Chair	<b>**49,50, 51,52</b>	1771 Sunningdale Road, 49-A <b>Carports: 150, 151, 152</b> <b>Emergency Shed 32</b>	714-325-6790 <a href="mailto:leemelodym14@yahoo.com">leemelodym14@yahoo.com</a>
<b>Valerie Jorgenson *</b> VICE PRESIDENT	<b>24,25,26 28,**32,33</b>	1871 Golden Rain Road, 26-D <b>Carport: 157</b> <b>Emergency Shed 19</b>	562-296-5428 <a href="mailto:vjorgenson@outlook.com">vjorgenson@outlook.com</a>
<b>Maryann Shaddow</b> DIRECTOR Emergency Information Chair	<b>12,**16,17, **53,54</b>	1861 Golden Rain Road, #22-B <b>Carports: 148, 149</b> <b>Emergency Shed 53</b>	714-365-6152 <a href="mailto:mareshaddow@gmail.com">mareshaddow@gmail.com</a>
<b>Jack Faucett</b> CHIEF FINANCIAL OFFICER Financial Review Committee Chair	<b>18,**19,20, 22,48</b>	13271 Del Monte Drive, 33-F <b>Carports: 153, 154</b> <b>Emergency Shed 19</b>	562-240-5169 <a href="mailto:jackremf48@gmail.com">jackremf48@gmail.com</a>
<b>Connie Moore</b> DIRECTOR Pets Committee Chair	<b>**27,29, 30,31</b>	1850 Sunningdale Road, 27-F <b>Carport: 155</b> <b>Emergency Shed 32</b>	562-431-6834 <a href="mailto:ulsterda@gmail.com">ulsterda@gmail.com</a>
<b>Susanne Worthington *</b> SECRETARY Caregiver Committee Chair	<b>1,**13,14, 15,21,**23</b>	1731 Sunningdale Road, 54-C <b>Carport: 156</b> <b>Emergency Shed 23</b>	562-884-9261 <a href="mailto:susanne38@roadrunner.com">susanne38@roadrunner.com</a>
<b>Bob Stefun</b> DIRECTOR Physical Properties Chair	<b>2,**3,4,5</b>	13540 St. Andrews Drive, 4-H <b>Carport: 147</b> <b>Emergency Shed 3</b>	562-795-6946 714-801-4059 <a href="mailto:rjstefun@gmail.com">rjstefun@gmail.com</a>

**Webmaster: Phil Arnold** 562-296-5135

**Advisory Director: Kurt Bourhenne \*** 1790 Sunningdale Road, 15-D 562-431-0798

**GOLDEN RAIN FOUNDATION REPRESENTATIVE**

**Barry Lukoff** 1820 Sunningdale Road, 19-L 562-434-7926

<b>Total Directors:</b>	<b>7</b>	<b><u>Regular Meeting:</u></b>	3 <sup>rd</sup> Tuesday of each month, <b>1:00 p.m.</b> meeting starts in <b>Building 5,</b> <b>Conference Room B</b>
Number of Apartments:	328		
Number of Buildings:	34		
Number of Carport Bldgs.:	11	<b><u>Annual Meeting:</u></b>	3 <sup>rd</sup> Thursday in May, 10:00 a.m., Clubhouse 4
Number of Laundry Rooms:	9		

**Physical Property Building Inspector:** Kevin Black at 431-6586, Ext. 359  
**Recording Secretaries:** 431-6586 ~ Kheara Aquino, Ext. 319/Carol Day, Ext. 320

**SECURITY: 562-594-4754**

**\*\* Denotes Laundry Room**

**MUTUAL OPERATIONS****AMENDED DRAFT****RESIDENT REGULATIONS****Eligibility Requirements – Mutual Fourteen**

Any person or persons jointly seeking approval of the Board of Directors of Seal Beach Mutual No. Fourteen to purchase a share of stock in the Mutual, and to reside in the Mutual, shall meet the following eligibility criteria:

- A. Apply for and be accepted as a member of the Golden Rain Foundation, Seal Beach, California.
- B. Meet the Mutual eligibility criteria as follows:
  1. Age
 

Minimum of 55 years, as confirmed by a birth certificate or passport. A driver's license is not acceptable as proof of age.
  2. Financial Ability
    - a. Verified monthly income that is at least five (5) times or greater than the monthly carrying charge (Regular GRF and Mutual Assessment plus Property Tax and Fees) at the time of application, and have liquid assets of at least \$50,000 over the purchase price. Verified monthly income/assets can be verified by any combination of the following and may be in the form of:
      1. Tax returns for the past two years;
      2. 1099s for interest and dividends for the past two years. (*assets used to purchase unit will not be included in income calculations*);
      3. 1099-Rs for retirement income from qualified plans and annuities for the past two years;
      4. SSA-1099 Social Security Benefit Statement for the past two years;
      5. Brokerage statements and current interim statement for the past two years. (*assets used to purchase unit will not be included in income calculations*);
      6. At least the most recent six month's worth of checking/savings account statements (*assets used to purchase unit will not be included in income calculations*).
    - b. Adjusted Gross Income per 1040, 1040A, or 1040EZ; plus that portion of Social Security, IRA distributions, and pensions and annuities not included in adjusted gross income; plus tax exempt interest; (*assets used to purchase unit will not be included in income calculations*) minus income tax, Social Security, Medicare, and self-employment taxes paid; and minus Medicare medical insurance and prescription drug premiums; all divided by twelve (12) will equal net monthly income to be used in Paragraph 2.a. above.
    - c. Projected assessments will be the previous year's assessment (total of carrying charge less any cable charge, less Orange County Property Taxes and Fees), and the addition of the new property tax at 1.2% of the sales price plus Orange County District fees divided by twelve (12) for the new projected monthly assessment. This new figure (Regular Assessment plus Orange County

**MUTUAL OPERATIONS****AMENDED DRAFT****RESIDENT REGULATIONS****Eligibility Requirements – Mutual Fourteen**

Property Taxes and District Fees) times (5) five will be the monthly income required. This will be verified by the escrow company and the Stock Transfer Office. Stock Transfer shall have the final say in establishing verifiable income/assets.<sup>1</sup>

Verification shall be done by the Escrow Company and the Stock Transfer Office for each proposed shareholder(s) prior to the new buyer orientation and prior to the close of escrow (the above verification will not be done by the individual Mutual Directors; Directors will not be required to study or understand the financial requirements).

- d. Only the resident shareholder's income shall be considered for qualifying.
- e. If moving within Leisure World, or if there are any additions/changes to the title, the proposed shareholder(s) must meet these eligibility requirements.
- f. A credit check will be performed by the escrow company, with the results included in the financial package.

3. Health

Have reasonably good health for a person of his/her age, ~~as evidenced by a letter from his/her physician, so that shareholder can take care of normal living needs.~~ Leisure World is not a skilled nursing home facility, an assisted living facility, nor an independent living facility (see individual Mutual requirements).

- C. Assume, in writing, the obligations of the "Occupancy Agreement" in use by the Mutual Corporation.

Officers or Committees of the Board of Directors designated to approve new applicants are responsible that the eligibility criteria of this corporation is equitably applied to all applicants. Approval or disapproval of buyer(s) must be received by the Stock Transfer Office at least ten (10) working days prior to the close of escrow.

**MUTUAL ADOPTION****AMENDMENTS**

FOURTEEN: 04-23-70

10-22-93, 09-23-08, 11-13-17

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<sup>1</sup> If major remodeling, expansion, or addition of a bathroom is being considered, the increase in taxes over the 1.2% of the purchase price must be taken into consideration.

MUTUAL OPERATIONS**AMENDED DRAFT****ADMINISTRATIVE SERVICES****Escape Tax Deposit**

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

**MUTUAL****ADOPTION**

FOURTEEN

11-13-17

**MUTUAL OPERATIONS****RESCIND MUTUAL FOURTEEN****Approval of Escrows – All Mutuals Except Two, Five, Six, Seven, Nine, Ten, and Eleven****RESOLUTION:**

WHEREAS, Article V, Section 2, of the bylaws vests power in the Board of Directors to accept or reject all applications for membership and admission to occupancy of a dwelling unit in the cooperative housing project, and

WHEREAS, a system utilizing questionnaires and a medical examination has been instituted to expedite determination that the potential buyer meets all established criteria, with the responsibility for operation of said system resting on paid employees of the Foundation and Health Care Center, and

WHEREAS, it is necessary that escrow papers be signed in a timely manner but calling special meetings of the Board to accept or reject each application in escrow would prove cumbersome,

**NOW, THEREFORE BE IT RESOLVED, THAT**

1. The President of this Corporation is appointed and empowered to act in behalf of the Board in signing various document in escrow that are necessary to accept or reject potential members of the Corporations.
2. Should the President be absent or otherwise unable to perform, then any officer of this Corporation shall be empowered to sign such papers on behalf of the Board.

**MUTUAL ADOPTIONS**

ONE	12-07-72	
TWO		(See Policy 7020.2)
THREE	11-20-72	
FOUR	12-04-72	
FIVE	11-15-72	(See Policy 7020.05) Dec 2016
SIX	12-08-72	(See Policy 7020.06) Sep 2017
SEVEN	11-17-72	(See Policy 7020.07) Sep 2017
EIGHT	11-27-72	
NINE		(See Policy 7020.9)
TEN	11-30-72	(See Policy 7020.2)
ELEVEN	11-16-72	(See Policy 7020.11) Sep 2017
TWELVE	11-09-72	
FOURTEEN	11-10-72	
FIFTEEN	11-20-72	
SIXTEEN	12-14-72	

**MUTUAL OPERATIONS****ADOPT DRAFT****Approval of Escrows****RESOLUTION:**

WHEREAS, Article V, Section 2, of the bylaws vests power in the Board of Directors to accept or reject all applications for membership and admission to occupancy of a dwelling unit in the cooperative housing project, and

WHEREAS, it is necessary that escrow papers be signed in a timely manner but calling special meetings of the Board to accept or reject each application in escrow would prove cumbersome,

NOW, THEREFORE BE IT RESOLVED, THAT

1. The President of this Corporation is appointed and empowered to act in behalf of the Board in signing various document in escrow that are necessary to accept or reject potential members of the Corporations.
2. Should the President be absent or otherwise unable to perform, then any officer of this Corporation shall be empowered to sign such papers on behalf of the Board.

**MUTUAL****ADOPTION**

FOURTEEN

**MUTUAL OPERATIONS****RESCIND MUTUAL FOURTEEN****SHAREHOLDER REGULATIONS****Inspection Fee, Inheriting Share of Stock – Except Mutual Three Six and Seventeen****RESOLUTION:**

WHEREAS it is determined that the Corporation will inspect all apartments when an inheritor of the share of stock desires to qualify as a resident of the Mutual Corporation and a member of the Golden Rain Foundation.

NOW BE IT RESOLVED that the Corporation will charge the inheritor a \$250 fee for the inspection process.

**Mutual One Only, 2<sup>nd</sup> Sentence (Effective 09-22-16):**

NOW BE IT RESOLVED that the Corporation will charge the inheritor a \$500 fee for the inspection process.

**Mutual Nine Only (Effective 07-08-96):**

BE IT FURTHER RESOLVED that the Corporation will charge successors to occupancy by any other means (except as covered by Regulation 7525) a fee of \$250 to help defray the costs of the inspection process.

**MUTUAL ADOPTION****AMENDED****RESCIND**

ONE:	03-28-91	09-22-16	
TWO:	03-21-91		
<del>THREE:</del>	03-08-91		04-12-13 (See Policy 7545.1.3)
FOUR:	04-01-91		
FIVE:	03-28-91		
<del>SIX:</del>	03-26-91		01-27-17 (See Policy 7545.6)
SEVEN:	03-15-91		
EIGHT:	03-25-91		
NINE:	03-11-91	07-08-96	
TEN:	03-27-91		
ELEVEN:	03-21-91		
TWELVE:	03-15-91		
FOURTEEN:	03-22-91		
FIFTEEN:	03-18-91		
SIXTEEN:	03-18-91		

MUTUAL OPERATIONS**ADOPT DRAFT****SHAREHOLDER REGULATIONS****Inspection Fee, Inheriting Share of Stock**

WHEREAS it is determined that the Corporation will inspect all apartments when an inheritor of the share of stock desires to qualify as a resident of the Mutual Corporation and a member of the Golden Rain Foundation.

NOW BE IT RESOLVED that the Corporation will charge the inheritor a \$250 fee for the inspection process.

MUTUAL  
FOURTEEN

ADOPTION



**MUTUAL OPERATIONS****RESCIND MUTUAL FOURTEEN****PHYSICAL PROPERTY****Contractor License Except Mutuals—Twelve, Seventeen**

WHEREAS, the California State Contractor License law, as interpreted by the Contractors State License Board, requires that electrical, plumbing construction and other forms of building repair work which will cost more than \$500 be performed by a State-licensed contractor, and

WHEREAS, this Corporation desires to comply with the statute and gain the advantages of the licensing regulations and insurance protection that is included within the regulation for the protection of the Corporation and the residents,

NOW, THEREFORE, BE IT RESOLVED that this Mutual Corporation will not permit the employment of unlicensed individuals to make repairs, alterations and other such work which will cost more than \$500, and the Physical Property Department is instructed to assist in enforcing this regulation.

<b><u>MUTUAL</u></b>	<b><u>ADOPTION:</u></b>	<b><u>AMENDMENT</u></b>	<b><u>RESCINDED</u></b>
ONE:	01-25-79	09-27-90,	08-24-06
TWO:	02-19-70	09-20-90	11-16-06
THREE:	02-16-70	09-14-90	09-08-06
FOUR:	02-23-70	11-05-90	09-13-06
FIVE:	02-19-70	09-27-90	08-16-06
SIX:	07-28-78	10-23-90	08-22-06
SEVEN:	03-20-70	09-21-90	08-18-06
EIGHT:	05-28-74	09-23-90	08-28-06
NINE:	03-18-70	09-10-90	09-11-06
TEN:	02-25-70	09-26-90	09-27-06
ELEVEN:	02-17-77	10-18-90	08-17-06
TWELVE:	05-07-70	09-13-90	09-14-06 (08-29-16 See 7401.12)
FOURTEEN:	03-26-70	09-28-90	08-22-06
FIFTEEN:	03-16-70	09-17-90	08-21-06
SIXTEEN:	03-12-70	09-17-90	09-18-06
SEVENTEEN:	08-24-06		11-07-17

(Nov 17)

**MUTUAL OPERATIONS****RESCIND MUTUAL FOURTEEN****PHYSICAL PROPERTY****Licensed and Insured Contractors List**

WHEREAS, this Mutual permits remodeling of its apartments by shareholders, upon approval of plans for work to be performed by a properly licensed and insured contractor, at the expense of the shareholder; and

WHEREAS, some shareholders desiring to make alterations request assistance in locating a licensed contractor;

NOW, THEREFORE, BE IT RESOLVED, that the Physical Property Supervisor is requested and directed to maintain a list of contractors who have presented proper license credentials for performing work in the City of Seal Beach and have presented evidence of adequate liability and Workers' Compensation Insurance, so that shareholders of this Mutual requesting such information may be furnished a copy of the current list.

RESOLVED FURTHER, that the list shall clearly warn it is not a recommendation, approval or warranty as to ability to perform, quality of work, reputation in the community, or other such considerations which the shareholder is obliged to judge for himself.

**MUTUAL ADOPTION**

ONE	Mar 78	NINE	Mar 78
TWO	Mar 78	TEN	Mar 78
THREE	Mar 78	ELEVEN	Jun 78
FOUR	Apr 78	TWELVE	Mar 78
FIVE	Mar 78	FOURTEEN	Jun 78
SIX	Mar 78	FIFTEEN	Mar 78
SEVEN	Apr 78	SIXTEEN	Mar 78
EIGHT	Mar 78		

(Jun 78)

**MUTUAL OPERATIONS****RESCIND MUTUAL FOURTEEN****PHYSICAL PROPERTY****Standard Plans and Specifications – Remodeling – Except Mutual Sixteen and Seventeen**

In February 1974, standard plans and specifications were developed that could be used by all Mutuals in apartment remodeling.

These plans and specifications, dated January 30, 1987, were reviewed, updated and approved by the City of Seal Beach Building Department on June 19, 1987, and conform to HUD requirements. These Mutual Building Standards Plans and Specifications are on file in the Physical Property Office and copies are available for the use of all Mutual Boards.

Mutual Nine Only – When all or any remodel work is done to a unit, ALL smoke detectors/alarms must be replaced with a Kidde i9010 Tamperproof 10-Year Sealed Lithium Battery-Operated Smoke Alarm and/or Kidde 12010S Worry-Free Hardwired Interconnected Smoke Alarm Sealed Lithium Battery Backup where applicable or equal.

The Mutual Building Standards Plans and Specifications described above are approved and adopted for use by these Mutual Corporations:

<b><u>MUTUAL ADOPTION</u></b>	<b><u>AMENDMENTS</u></b>	<b><u>RESCIND</u></b>
ONE: 04-26-01		
TWO: 04-19-01		
THREE: 04-13-01		
FOUR: 05-07-01		
FIVE: 04-18-01		
SIX: 04-24-01		
SEVEN: 04-20-01		
EIGHT: 04-23-01		
NINE: 04-09-01	10-12-15	
TEN: 04-25-01		
ELEVEN: 04-19-01		
TWELVE: 04-12-01		
FOURTEEN: 04-11-01		
FIFTEEN: 04-16-01		
SIXTEEN: 04-16-01		
SEVENTEEN: N/A		(See Policy 7490.16)-Nov 2016

**MUTUAL OPERATIONS****RESCIND MUTUAL FOURTEEN****PHYSICAL PROPERTY****Standard Contract – Building Alterations – Except Mutual Seventeen**

In connection with issuing building alteration permits for work on apartments of this Mutual, the only acceptable contract form, properly completed and signed by the resident and contractor proposing to do the work, will be the appropriate Standard Form of Contract as drawn by the Foundation attorney, and as presented by the Ad hoc Committee on Apartment Alterations.

**MUTUAL ADOPTION**

ONE	12-75
TWO	10-75
THREE	10-74
FOUR	01-75
FIVE	01-77
SIX	01-76
SEVEN	11-75
EIGHT	11-75
NINE	10-75
TEN	06-81
ELEVEN	02-77
TWELVE	11-75
FOURTEEN	10-75
FIFTEEN	01-77
SIXTEEN	01-77
SEVENTEEN:	N/A

**MUTUAL OPERATIONS****ADOPT DRAFT****PHYSICAL PROPERTY****STANDARD PLANS AND SPECIFICATIONS**

In connection with issuing building alteration permits for work on apartments of this Mutual, the only acceptable contract form, properly completed and signed by the resident and contractor proposing to do the work, will be the appropriate Standard Form of Contract as drawn by the Foundation attorney, and as presented by the Ad hoc Committee on Apartment Alterations.

Any resident of the Corporation desiring to make any works of improvement by way of construction, either by way of change or addition to the apartment occupied by such resident, shall comply with all prior regulations and requirements adopted by this Corporation as to such works of improvement, and all state, county or municipal laws.

This Corporation hereby requests the Golden Rain Foundation to provide inspection services for said works of improvement while said work is in progress and when completed, assuring compliance with the regulations and requirements of this Corporation relating to such work.

The Golden Rain Foundation shall use a staff member for such inspection services or at its discretion may employ an independent outside inspecting firm.

No works of improvement shall commence prior to the procurement of a permit from the Golden Rain Foundation on behalf of this Corporation. The Golden Rain Foundation shall issue a permit for said work, and such work shall not commence without said permit having been issued.

**MUTUAL**  
FOURTEEN:

**ADOPTION**

MUTUAL OPERATIONS**RESCIND MUTUAL FOURTEEN****SHAREHOLDER REGULATIONS****Withdrawal Inspection – Except Mutual Nine and Seventeen****RESOLUTION:**

Immediately upon vacating by the selling shareholder, the dwelling shall be inspected. Expense of repair and maintenance shall be paid from the withdrawal repair deposit of Seller. Balance to Seller.

<u>MU/DATE/AMOUNT</u>	<u>AMENDED/AMT.</u>	<u>AMENDED/AMT.</u>	<u>AMENDED/AMT.</u>
1. 01-24-91/\$2,500	08-23-03/\$3,500	08-23-07/\$5,000	09-22-16/\$10,000
2. 11-15-90/\$2,500	09-16-04/\$3,500	09-20-07/\$5,000	01/17/13/\$8,000
3. 07-14-95/\$2,500	- - - - -	10-12-07/\$5,000	06-14-13/\$10,000
4. 07-01-85/\$2,000	12-01-03/\$3,500	09-12-07/\$5,000	12-12-12/\$7,500
5. 07-19-95/\$2,500	11-19-03/\$3,500	09-19-07/\$6,500	
6. 12-06-89/\$2,500	04-26-05/\$3,500	09-25-07/\$5,000	09-23-16/\$10,000
7. 12-15-89/\$2,500	07-19-03/\$3,000	09-21-07/\$5,000	11-16-11/\$10,000 (See Policy 7530.7)
8. 09-24-90/\$2,500	05-17-05/\$3,500	09-24-07/\$5,000	
9. 12-12-90/\$2,500	11-15-02/\$3,500	02-13-06/\$5,000	11-15-07/\$6,500 (See Policy 7530.9)
10. 10-24-90/\$2,500	08-27-03/\$3,500	10-24-07/\$6,500	
11. 01-17-91/\$2,500	11-20-03/\$3,500	09-20-07/\$5,000	
12. 12-13-90/\$2,500	02-10-05/\$3,500	10-11-07/\$5,000	03-14-13/\$7,500, 11-12-15/\$10,000
14. 06-23-95/\$2,500	06-22-04/\$3,500	09-25-07/\$7,000	09-18-15/\$10,000
15. 07-17-95/\$2,500	08-16-04/\$3,500	10-15-07/\$6,500	
16. 06-28-95/\$2,500	02-25-05/\$3,500	09-17-07/\$6,500	
17. Not applicable			



**MUTUAL OPERATIONS****RESCIND MUTUAL FOURTEEN****SHAREHOLDER REGULATIONS****Withdrawal Inspection – Except Mutual Nine and Seventeen****RESOLUTION:**

Immediately upon vacating by the selling shareholder, the dwelling shall be inspected. Expense of repair and maintenance shall be paid from the withdrawal repair deposit of Seller. Balance to Seller.

<b><u>MU/DATE/AMOUNT</u></b>	<b><u>AMENDED/AMT.</u></b>	<b><u>AMENDED/AMT.</u></b>	<b><u>AMENDED/AMT.</u></b>
1. 01-24-91/\$2,500	08-23-03/\$3,500	08-23-07/\$5,000	09-22-16/\$10,000
2. 11-15-90/\$2,500	09-16-04/\$3,500	09-20-07/\$5,000	01/17/13/\$8,000
3. 07-14-95/\$2,500	- - - - -	10-12-07/\$5,000	06-14-13/\$10,000
4. 07-01-85/\$2,000	12-01-03/\$3,500	09-12-07/\$5,000	12-12-12/\$7,500
5. 07-19-95/\$2,500	11-19-03/\$3,500	09-19-07/\$6,500	
6. 12-06-89/\$2,500	04-26-05/\$3,500	09-25-07/\$5,000	09-23-16/\$10,000
7. 12-15-89/\$2,500	07-19-03/\$3,000	09-21-07/\$5,000	11-16-11/\$10,000 (See Policy 7530.7)
8. 09-24-90/\$2,500	05-17-05/\$3,500	09-24-07/\$5,000	
9. 12-12-90/\$2,500	11-15-02/\$3,500	02-13-06/\$5,000	11-15-07/\$6,500 (See Policy 7530.9)
10. 10-24-90/\$2,500	08-27-03/\$3,500	10-24-07/\$6,500	
11. 01-17-91/\$2,500	11-20-03/\$3,500	09-20-07/\$5,000	
12. 12-13-90/\$2,500	02-10-05/\$3,500	10-11-07/\$5,000	03-14-13/\$7,500, 11-12-15/\$10,000
14. 06-23-95/\$2,500	06-22-04/\$3,500	09-25-07/\$7,000	09-18-15/\$10,000
15. 07-17-95/\$2,500	08-16-04/\$3,500	10-15-07/\$6,500	
16. 06-28-95/\$2,500	02-25-05/\$3,500	09-17-07/\$6,500	
17. Not applicable			

(Sept 16)

**MUTUAL OPERATIONS****ADOPT DRAFT****SHAREHOLDER REGULATIONS****Withdrawal Repair Deposit of Seller – Mutual Fourteen**

Immediately upon vacating by the selling shareholder, the dwelling shall be inspected. Expense of repair and maintenance shall be paid from the withdrawal repair deposit of Seller. Balance to Seller.

<b><u>MUTUAL</u></b>	<b><u>ADOPTION</u></b>	<b><u>AMOUNT</u></b>
FOURTEEN:	12/14/17	\$10,000

# SIGN-IN SHEET

## BOARD OF DIRECTORS MEETING

MUTUAL NO. FOURTEEN

DATE: December 18, 2017

	GUEST NAME
1.	Sara Spannenberg
2.	David Lundberg
3.	Marian Soderholm
4.	Barbara Frey
5.	Nita Lambert
6.	Larry Lowman
7.	Phil Arnold
8.	Laura Arnold
9.	Julie Faucett
10.	Donna Melody
11.	Betty Burrows
12.	Joan B Smith
13.	Judy L. Schroeder
14.	Linda Corp
15.	Ben Watada
16.	Linda Banez
17.	Flo Dartt
18.	Adrienne Rosenfeld