

**MINUTES OF THE REGULAR MONTHLY MEETING
OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL TEN
April 27, 2016**

The Meeting was called to order by President Arlart on Wednesday, April 27, 2016, at 9:15 a.m. in Conference Room A of the Administration Building, following the Open Forum at 9:00 a.m.

ROLL CALL

Present: President Arlart, Vice President Cummings (left at 11:15 a.m.), CFO Giles, Directors Newman (left at 11:55 a.m.), Atkinson, Phillips, and Scheuermann, and Advisory Directors Houck and Thompson

GRF Representative: Ms. Winkler

Guests: Nine Mutual Ten shareholders

Staff: Mrs. Weller, Mutual Administration Director
Mr. Black, Building Inspector
Ms. Day, Recording Secretary

INTRODUCTION

President Arlart welcomed the staff and guests to the meeting.

MINUTES

Upon a MOTION duly made by Director Atkinson and seconded by Director Newman, it was

RESOLVED, To approve the Regular Monthly Meeting minutes of March 23, 2016, Special Meeting minutes of March 21, 2016, and Special Meeting minutes of March 29, 2016, as printed.

The MOTION passed.

BOARD ACTION

President Arlart introduced Marie Thompson as a candidate for Advisory Director and to vote by using a secret ballot. Upon a MOTION duly made by Vice President Cummings and seconded by Director Newman, it was

RESOLVED, That Marie Thompson be appointed an Advisory Director to the Board effective, immediately for the rest of the 2015/2017 term of office.

The MOTION passed.

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RESOLVED, That Marie Thompson be appointed an Advisory Director to the Board effective, immediately for the rest of the 2015/2017 term of office.

The MOTION passed.

SECRETARY'S REPORT / CORRESPONDENCE

Vice President Cummings stated that one card was sent out.

BUILDING INSPECTOR'S REPORT

Inspector Black presented his summary report (attached).

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

RESOLVED, To accept John's Landscape bid for the transformer plant screen and grass at Unit 258-F, at a cost of \$340 to be paid by the Mutual.

The MOTION passed.

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

RESOLVED, To postpone action on Policy 7502.10 – Carport Regulations until the next Board Meeting.

The MOTION passed.

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

RESOLVED, To authorize Service Maintenance to replace the angle stops and supply lines in the 37 toilets identified with plastic connectors, at a cost not to exceed \$1,600.

The MOTION passed.

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

RESOLVED, To authorize Service Maintenance to install smoke alarms with 10 year batteries in the 294 bedrooms identified in the current safety survey, at a cost not to exceed \$7,000.

The MOTION passed.

Building Inspector Black left the meeting at 10:15 a.m.

PHYSICAL PROPERTY COMMITTEE REPORT

Vice President Cummings presented her report (attached).

GROUNDS COMMITTEE REPORT

Vice President Cummings presented her report (attached).

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

RESOLVED, To install sod at areas 1, 3, and 5 on the map, to be added to the work order for Building 259, with John's Landscape Service.

The MOTION passed.

Vice President Cummings presented a plan to replace grass area with a low water use garden and seeding area. Upon discussion, Vice President Cummings will present a plan and cost for grass options to the Board before going forward with the concept.

CHIEF FINANCIAL OFFICER'S REPORT

CFO Giles presented his report (as attached).

DRAFT GARDEN POLICY COMMITTEE REPORT

President Arlart discussed amending Policy 7425.10 – Garden Areas, Trees, and Shrubs. Upon a MOTION duly made by CFO Giles and seconded by Director Atkinson.

RESOLVED, To amend, on a preliminary basis until the 30-day posting period is completed, Policy 7425.10 – Garden Areas, Trees, and Shrubs.

The MOTION passed.

TOWING POLICY COMMITTEE REPORT

Director Phillips stated he has a draft that needs to go to Security before presenting it to the Board.

UNFINISHED BUSINESS

President Arlart stated that she will request the Mutual attorney to review the Bylaws.

Vice President Cummings discussed safety at the intersection of Seaview Lane and St. Andrews Drive. The Board sent a letter to the Physical Property Committee and the Security Bus & Transportation Committee. The letter was read by Vice President Cummings.

GRF President Winkler suggested calling Facilities Director Weaver on this issue.

NEW BUSINESS

The Shareholder of Unit 244-C sent a letter to the Board requesting permission to plant flowers under the tree in front of her unit. President Arlart will send a regret letter to the shareholder that they are not allowed under newly planted trees on advisement from the Mutual arborist.

GRF President Winkler stated that Mr. David Bell of Unit 246-J is a candidate for the Mutual Ten GRF Representative position.

President Arlart stated that she will send a letter to the shareholders asking for volunteers for the Mutual Ten Board members and GRF Representative.

President Arlart stated that the Mutual Ten 2016 Annual Shareholders' Meeting will be held in Clubhouse Four on May 18, at 10:00 a.m.

Following a discussion, and upon a MOTION duly made by CFO Giles and seconded by Director Newman, it was

RESOLVED, To cancel the May 25, 2016, Monthly Board Meeting and in its place have a Special Meeting as a work session.

The MOTION passed.

President Arlart stated that Facilities Director Weaver will be drafting a skylight policy.

President Arlart called for a break at 11:13 a.m. to 11:25 a.m.

Recording Secretary Day left for a 15-minute break and returned at 11:30 a.m.

MUTUAL ADMINISTRATION MANAGER'S REPORT

Mrs. Weller presented her report (as attached).

GOLDEN RAIN FOUNDATION REPRESENTATIVE'S REPORT

GRF Representative Winkler presented her report (attached).

PRESIDENT'S REPORT

President Arlart submitted her report (attached).

VICE PRESIDENT'S REPORT

Vice President Cummings submitted her report (attached).

EMERGENCY PREPAREDNESS REPORT

Advisory Director Houck submitted his report (attached).

GARDEN POLICY COMMITTEE REPORT

Vice President Cummings presented her report (attached).

EXECUTIVE SESSION

The Board discussed legal and member issues in Executive Session.

ADJOURNMENT

President Arlart adjourned the meeting at 11:37 a.m. and announced an Executive Session would follow to discuss member issues.



Attest, Ruthann Arlart, President

SEAL BEACH MUTUAL TEN

mm:5/27/16, Attachments

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

NEXT MEETING: WEDNESDAY, MAY 25, 2016
9:00 a.m. Open Forum – Meeting starts at 9:15 a.m.

**BUILDING CAPTAINS AND SHAREHOLDERS: PLEASE DO NOT LEAVE THE
MONTHLY MINUTES AT EMPTY APARTMENTS. THANK YOU.**

**REMINDER: THE SWEEPING DAY FOR MUTUAL TEN'S TRUST STREETS IS THE
4th WEDNESDAY NIGHT OF EACH MONTH. PLEASE DO NOT PARK ON THE
STREET AT THIS TIME.**

**Mutual Ten shareholders can access the monthly minutes on
the Mutual website at:**

www.lwsb.com – go to “LOGIN” – “Mutual 10” – click “SIGN UP”

**RESOLUTIONS IN THE REGULAR
MONTHLY MEETING OF April 27, 2016**

- 04/27/2016 RESOLVED, That Marie Thompson be appointed an Advisory Director to the Board effective, immediately for the rest of the 2015/2016 term of office.
- RESOLVED, To accept John's Landscape bid for the transformer plant screen and grass at Unit 258-F, at a cost of \$340 to be paid by the Mutual.
- RESOLVED, To postpone action on Policy 7502.10 – Carport Regulations until the next Board Meeting.
- RESOLVED, To authorize Service Maintenance to replace the angle stops and supply lines in the 37 toilets identified with plastic connectors, at a cost not to exceed \$1,600.
- RESOLVED, To authorize Service Maintenance to install smoke alarms with 10 year batteries in the 294 bedrooms identified in the current safety survey, at a cost not to exceed \$7,000.
- RESOLVED, To install sod at areas 1, 3, and 5 on the map, to be added to the work order for Building 259, with John's Landscape Service.
- RESOLVED, To amend, on a preliminary basis until the 30-day posting period is completed, Policy 7425.10 – Garden Areas, Trees, and Shrubs.
- RESOLVED, To cancel the May 25, 2016, Monthly Board Meeting and in its place have a Special Meeting as a work session.

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (10) TEN

INSPECTOR: Kevin Black

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MUTUAL BOARD MEETING DATE: April 27, 2016

[illegible]

INSPECTOR MONTHLY MUTUAL REPORT

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INSPECTOR: Kevin Black

MUTUAL BOARD MEETING DATE: April 27, 2016

[illegible]

NMI = New Member Inspection PLI = Pre-Listing Inspection NBO = New Buyer Orientation

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

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (10) TEN

MUTUAL BOARD MEETING DATE: April 27, 2016

[illegible][illegible]

plant material for 258F
HVAC policy update?
Carport policy update include plan?
Roofing (pricing)

Physical Property Report
April 27, 2016

We are experiencing a larger than normal failure of washing machines and dryers. These items are very expensive to replace. Please treat the equipment with care. The new top loading machines require the HE soap...High Efficiency. If you are using the small, individual soap packets, cut the packet and pour the soap in before closing the lid and starting the machine.

Physical Property Council
April 7, 2016

An injection and monitoring well for the underground water is being constructed in the parking lot of Clubhouse 2 by an outside agency. It should be completed by the end of May. The large wall is to control the sound for the adjacent apartments.

There are new flooring removal requirements related to the old asbestos tiles that were installed originally in our apartments. If you still have them (perhaps under your carpet) they cannot be removed without a permit and the use of a special team of hazard removal specialists. If you do not disturb the tile and go over it with carpet or another material you will not have to remove it. Be sure to talk with our inspector Kevin Black if you are planning new floor coverings to review the new requirements established by the City of Seal Beach.

The inspection and cleaning of the storm drain system under Leisure World is complete and no significant problems were found.

Some mutuals are having the water tested and, in one case, installing a filter for an entire building. A report on the water is published every year by the City of Seal Beach and is available at City Hall.

It was mentioned that some medication is affected by heat. If you have a flood and fans and heaters are brought into your unit to dry it out, be sure to remove any medications, or put them in a place where they can stay cool. Check with your pharmacist if you are not sure.

Physical Property Committee
Security, Bus & Traffic Committee
Leisure World, CA

March 23, 2016

Committee Members:

At a recent meeting of the Mutual 10 Board one of our residents came to enlist our assistance in bringing an issue before you. Several other residents at the meeting agreed with them that this is a major safety issue.

The issue is the difficulty of driving safely as you leave Seaview Lane on to St Andrews Drive, to turn either right or left. Visibility is terrible, particularly of vehicles approaching Seaview Lane from the left. If there are cars parked along St Andrews it is almost impossible to see approaching cars.

Our suggestion is that the red curb on St Andrews be extended farther to improve visibility of approaching cars. At the present time the red zone on St Andrews to the left of Seaview extends 30 feet and to the right 23 feet. If one parking slot (approx. 26 feet) was eliminated to the right and another to the left, it would greatly improve visibility for the cars exiting onto St Andrews from Seaview and for the cars on St Andrews approaching Seaview. Maybe they would slow down if they noticed a driver on Seaview.

Thank you for your consideration of this issue.

Sincerely,

Mutual 10 Board

CFO Report - Mutual 10
March 31, 2016

Account Description	\$ Variance	% Variance	Explanation
Total Other Income	\$ 1,392	12.1%	This variance is due to less Financial Income from investments.
Utilities	\$ (5,726)	-24.1%	Better than budget in all areas.
Professional Fees	\$ (1,893)	-45.5%	Better than budget in Legal Expense.
Outside Services	\$ (3,443)	-6.9%	Better than budget in all areas and expected to correct in future months.
Taxes & Insurance	\$ 3,471	19.9%	Insurance is over budget due to an accounting procedure which will correct by year-end.
Excess Inc / (Exp) Before Off-Bdgt Item	\$ 8,984	0.0%	March ended better than budget.
			As with the past 2 months we are currently better than budget, however, this is the first quarter of the year and will adjust as seasonal expenses come in.
			The Mutual Audited Financial Statements for December 31, 2015 were included in the Golden Rains News on April 14, 2016. After review if you should have any questions contact me..

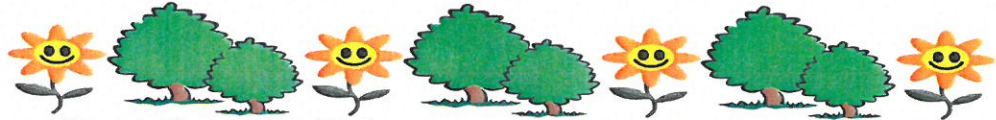
SEAL BEACH MUTUAL NO. 10
FINANCIAL STATEMENTS RECAP
For the 3 months ending March 31, 2016

March			Account	YTD		
Actual	Budget	Variance		Actual	Budget	Variance
67,592	67,592	0.0%	Regular Assessment	202,777	202,776	0.0%
17,399	17,399	0.0%	Reserve Funding	52,197	52,197	0.0%
84,991	84,991	0.0%	Total Regular Assessment	254,974	254,973	0.0%
764	582	31.3%	Service Income	1,765	1,746	1.1%
1,980	2,487	-20.4%	Financial Income	5,871	7,461	-21.3%
1,020	768	32.8%	Other Income	5,267	2,304	128.6%
3,764	3,837	-1.9%	Total Other Income	12,903	11,511	12.1%
\$ 88,755	\$ 88,828	-0.1%	Total Mutual Income	\$ 267,877	\$ 266,484	0.5%
39,785	39,785	0.0%	Trust Maintenance Cost	119,355	119,355	0.0%
6,728	7,905	-14.9%	Utilities	17,989	23,715	-24.1%
755	1,386	-45.5%	Professional Fees	2,265	4,158	-45.5%
18,293	16,550	10.5%	Outside Services	46,207	49,650	-6.9%
6,961	5,804	19.9%	Taxes & Insurance	20,883	17,412	19.9%
17,399	17,399	0.0%	Contributions To Reserves	52,197	52,197	0.0%
\$ 89,921	\$ 88,829	1.2%	Operating Expenses Before Off-Budget	\$ 258,896	\$ 266,487	-2.8%
\$ (1,166)	(1)		Excess Inc / (Exp) Before Off-Bdgt Items	\$ 8,981	(3)	
			Depreciation (Off-Budget Item)			
\$ (1,166)	\$ (1)		Excess Inc / (Exp) After Off-Bdgt Items	\$ 8,981	\$ (3)	
			Restricted Reserve			
(4,294)			Appliance Reserve	42,702		
669			Painting Reserve	130,153		
16,730			Roofing Reserve	1,475,378		
20,583			Emergency Reserve	266,713		
-			Infrastructure Reserve	209,433		
-				-		
\$ 33,688			Total Restrictd Reserve	\$ 2,124,379		



Spring is here in Our Hometown

The Mutual Administration Director's Report March, 2016



Plant Drought-Tolerant trees, shrubs and plants

Spring has arrived and with it another chance to brighten your garden area. If you see that one or more trees have been removed due to age, or fallen over in the wind.....Remember it will take some time and money to replace them.

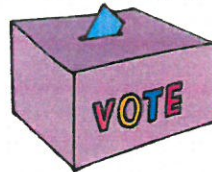
Your mutual Board removes trees which have been determined to be a danger to lifting the sidewalk or doing damage to a building. Hence they decide to remove the tree. The root ball of the tree needs time to settle and have the leftover root growth dissolve before another tree can be put in its place....Consult with your Mutual Director or the Mutual's landscape policy before planting shrubs and flowers.

Conserve Precious water



The Leisure World Globe is Close to being finished. Cross your fingers and toes.....a date of completion and then an unveiling of the Globe will be here soon.

Mutual and GRF elections will be beginning soon. Be prepared and either run for office or serve on a committee. This is your community; your Leisure World.....Please vote. It is important! REMEMBER....Your vote is your voice.



VOTE!!!!

VOTE!!!!

*How powerful is the roar of a single voice in the dark
that brings light to others.*

RECAP OF GOLDEN RAIN FOUNDATION BOARD ACTIVITY OF APRIL 26, 2016

Approval of Minutes

MOVED and duly approved to accept the minutes of the March 22, 2016 Board of Directors meeting, as distributed.

Healthcare Benefits Hospital Reimbursement

MOVED and duly approved to establish a Fund, for \$10,000.00, to reimburse any covered employee or dependent who incurs a hospitalization during the plan year beginning April 1, 2016 and ending March 31, 2017. The reimbursement will be for \$500 per incident upon the employee providing a receipt for such expense.

Policy 1022-30, Petitions

MOVED and duly approved to amend Policy 1022-30, Petitions, by changing the term "resident" to "GRF shareholder/member" and requiring both the printed and written name of the shareholder/member be included on a petition.

Legal Review of GRF By-laws

MOVED and duly approved legal review and drafting of amendments to the GRF By-Laws, including recommended amendments to bring the By-Laws into full compliance with all current State and Federal codes, amend the By-Laws in the area of elections to allow adequate time frames in the election process based upon provisions of the Civil code, and amend the By-laws to include all genders, at a cost not to exceed \$5,000.

March 2016 Financials for Audit

MOVED and duly accepted the March 2016 Financial statements for audit.

Contract for Tree Trimming of Community Facilities and Golf Course Trees

MOVED and duly approved to award a contract to Peterson Tree Works for the trimming of the Community Facilities and Golf Course trees, as called for in the tree inventory conducted by First Class Arboriculture, not to exceed \$23,160.00, and authorize the President to sign the contract. Funding through operating cost centers 45 and 79.

Contract for Replacement of Perimeter Wall Sections L & M

MOVED and duly approved to award a contract to John Dantuma Masonry, for \$730,119.00, to replace Perimeter Wall Section L & M including the installation of Spike Strips and contingencies such as tree and stump removal, possible grade beam replacement, etc. to complete the project, for a total cost not to exceed \$900,000, funding from the Reserve account and authorize the President to sign the needed contracts and to transfer the funds paid to John Dantuma Masonry for the start of Wall section J&K to Wall Section L&M and postpone the construction of J&K until after 2017.

Contract for Replacement of Heat Pumps in Clubhouse Two

MOVED and duly approved contract to Alpine Heating and Air to replace two (2) heat pumps, units #1 and #9, at Clubhouse 2, asset ID #0403 and #0404, for a cost not to exceed \$10,800.00, with funding from Reserves and authorize the President to sign the contract.

Minibus Service/Route Recommendations

MOVED and duly approved the modifications to the Golden Rain Foundation Minibus services, effective July 1, 2016, as follows: 1. In order to increase efficiency and reduce passenger waiting times, a minor route modification to all weekday peak-hour routes will be made by creating a double-loop (hub) system that will allow passengers more frequent access to transfer points thus reducing many passenger's waiting and ride times. 2. The Amphitheater (eastside) shelter area, in addition to the Health Care Center, will serve as a transition hub for the weekday fixed, peak-hour routes. This designated stop will help mitigate the potential growth in passenger load as ridership increases, providing more seating and shelter and by reducing vehicle congestion. 3. Modify (reduce) off-peak service hours on all scheduled daily, weekend and holiday fixed routes. 4. Modify (reduce) the off-peak service hours in the winter months by one additional hour to better reflect passenger service demand. Winter service hours will coincide with the change in time from daylight savings time to standard time. 5. Add a four and one-half (4½) hour Sunday morning, on-call, activity/church bus service to better service the peak demand hours on Sunday mornings. 6. Add an additional Long Beach Market Place (Trader Joe's)/Denny's route on Mondays (9:30 am – 1:30m pm) to provide an expansion of service due to increased demand and ridership on the existing Wednesday service. 7. Expand the Long Beach Market Place (Trader Joe) service route to include the Marina Pacific Mall (by request).

Air Conditioning and Tinting for Buses

MOVED and duly approved the purchase and installation of transit A/C systems for five (5) Minibuses, from PROAIR, LLC, and the purchase and installation of window tinting on all Minibuses, for an amount not to exceed \$30,000.00, from Capital funds.

Satellite Security Office

MOVED and duly approved non-budgeted operational funds for the installation of a satellite Security office within Building Five and authorize the Executive Director to institute the required purchases, in an amount not to exceed \$10,369.10.

Replacement of Emergency Generator

MOVED and duly approved the purchase of a replacement generator from Northern Tools and installation by California Generator, in the amount of \$6,000.00, from the Reserve Account and authorize the President to sign the applicable contracts.

The minutes of the Board meeting will be published in the *Golden Rain News* upon approval at the next Board meeting.

GRF Purchasing In-stock Safety Products

Emergency Prep

3 day food and water survival Kit	\$9.86
10 day Lantern	\$31.24
Black Out Buddy	\$10.98

General Safety

Flashlight – Large, 6 LED	\$13.20
Flashlight – Compact, 9 LED	\$3.86
Reflective Safety Vests	\$3.36
Reflective Safety Jackets (special order)	Inquire about price
Mosquito Dunks, 6pk	\$9.88

Fire Safety

SmartBurners – 4 burner cooktop set -	\$203.27
AutoOut – Fire Suppression System – Range Hood	\$34.15
AutoOut – Fire Suppression System – Microwave	\$60.59
Fire Extinguisher – Full size	\$26.76
Fire Gone – Portable Fire Extinguisher	\$9.71
Rope Timer	\$7.60
Smoke Detectors, Hardwired	\$9.31
Smoke Detectors, Wireless, 10 year battery	\$15.41
Smoke Detector, Hardwired, 10 year battery	\$18.12
10 Year Batteries	\$6.33

HICAP

- *Contact*

- HICAP at Leisure World
- Clubhouse 5 First Floor
- Monday – Thursday 9:00 am – 12:00 pm
- Tel (562) 472-0275
- HICAP_LWSB@coaoc.org

**COUNCIL
ON AGING**
ORANGE COUNTY

MUTUAL TEN PRESIDENT'S REPORT

April 27, 2016

➤ MARK YOUR CALENDAR:

MUTUAL 10 BOARD MEETING
WEDNESDAY, JUNE 22, 2016
ADMINISTRATION 2ND FLOOR
9a.m. OPEN FORUM, 9:15 START

➤ Elections:

Most Mutuals are having elections this year. Last May, Mutual Ten shareholders passed a By-Law change and Directors are now elected for two year terms. Mutual Ten will still have an Annual Meeting:

May 18th Clubhouse 4, 10am.

Even numbered years Mutual Ten elects a GRF Director.

You will be getting a ballot in the mail in May. Please vote by marking your ballot and returning it, by mail, to Accurate Voting by the deadline—Monday, June 6, 2016.

➤ Orientations:

We continue to welcome new shareholders to Mutual Ten at our Orientations.

➤ Permits:

A word of caution when signing the paperwork from a contractor. Please read the forms you are signing, as you have a responsibility to check the information for accuracy before adding your signature.

➤ CERT Training:

Check the "Golden Rain News" for class dates or contact Eloy Gomez:

562-431- 6586 x 356

➤ Purchasing:

Attached is a list of "Safety Products" that may be purchased at the purchasing office on Golden Rain Road. Reflective safety jackets are a great idea to wear at night or during daytime activities, too. They do require a special order to be placed. Check out the safety vests, too.

Fire extinguishers and "Fire Gone" may be purchased.

Consider the "Rope Timer" to help monitor your time with cooking or laundry.

Light bulbs are available at a good price.

Purchasing is a drop off for used batteries. Please do not put used batteries in the trash.

"Life passes by in an instant. In the twinkling of an eye, we grow old. Our physical strength wanes and we begin to suffer various aches and pains. ...Instead of sinking into a feeling of sadness, loneliness and regret, we can greet old age with inner richness and maturity. Enjoy what there is to enjoy ... feel appreciation for our experiences ... find the joy in life!

Ruthann Arlart,

Mutual Ten President

Emergency Preparedness ~~Council~~ Report

April 1, 2016

1. A discussion on whether or not to hire an expert to develop an outline and a plan for emergency preparedness. No conclusion
2. Discussion: to emphasize personal responsibility in the event of an emergency.
3. Discussion: on using fire inspections to determine readiness of the resident.
4. Who is responsible for disposition of waste and other emergencies?
5. Disdussion: Video training courses for follow-up training.
6. Survey residences to determine ability to help them in an emergency, for example age and mobility.
7. Discussion' on having a captain's building captains luncheon.
8. Discussion; on preparing a form for residents to determine their mobility.
9. Next meeting is May 1, 2016.

The Hand Held Motorola Radio instructional video is on Superwire and you tube.

Richard Houch

Gardening Report

April 27, 2016

This month we will be considering how to mask the Edison transformer boxes that were exposed when the deco block walls were removed to put in new equipment. We have 3 locations where this was done (not positive if Edison is finished yet, there might be more). We are looking at using plant material for this purpose. We cannot put back the deco block walls as we do not have block available and Edison may need access again. If you have any ideas, please share them with your Director. The boxes are located at 238A, 251A and 258F.

Ruthann learned at the Garden Club that a succulent that is being planted a lot in Leisure World is dangerous. It is called Fire Stick Plant. The milky latex sap is toxic and can cause skin irritation and if you get it in your eyes pain and possibly blindness. If you have this plant in your garden it would be a good idea to remove it. Look it up on the internet if you want more information.

Please check your garden area and eliminate any container where water can collect and stand which provides habitat for mosquitos!

Landscaping Council Report

On April 15th the Landscaping Council met. A LW resident, Mr. Donald R Hodel, spoke. He is an environmental Horticulturist at UC.

In particular he focused on the importance of having trees in the landscaping and keeping them healthy. He advised that flowers should not be planted under the trees and that they should have at least 2 to 3 feet around the trunk free of any plantings or items like flower pots sitting in that area. He suggested mulching the area under the tree and indicated that the leaves raked up by the gardeners could be used for this purpose.

He also reminded us that we are in the fifth year of low rainfall and that we need to continue to be diligent in our use of water. He did not advocate the removal of lawns, but did urge strict maintenance of the sprinkler systems and good lawn management practices.

Garden Policy Committee Report
April 2016

After many meetings and several previous attempts to update our Garden Policy, the enclosed draft is the final result. This draft incorporates the original policy, the draft prepared by Noreen Kirchhoff, the draft prepared by Linn Atkinson and the comments made at the Town Hall Meeting which was held on October 20, 2015. It also includes a change that was made after the last Board meeting regarding lights in the flower beds.

The following individuals served on the Garden Policy Committee:

Linn Atkinson
Bobbi Olsen
Mike Giles
Gaylen Koppel

Ana O'Brien
Ruthann Arlart
Esther Cummings

Please review this document carefully. **If it is adopted at the Mutual Board Meeting on April 27** it will be available for comment by the shareholders until the next board meeting. If you want to comment on any part of this draft policy in writing you can get a form at your laundry room and give it to a Director. You may also come to the Board meeting at 9 am and make your comments directly to the Board.

Many thanks to all of you that have helped us get to this point.

As you read the draft the basic print is the current policy, the area where crossed out ~~example~~ means that those words will be eliminated and the words in *italics* represent new wording that will be included in the updated policy.

Esther Cummings
4/24/2016

SIGN-IN SHEET

BOARD OF DIRECTORS MEETING

MUTUAL NO. TEN

DATE: APRIL 27, 2015

	SHAREHOLDERS' AND GUESTS' NAMES
1.	Leona Sanseverino
2.	Donna Blubaugh
3.	Anne Shattuck
4.	Lolita Javier
5.	Virgilio Javier
6.	Marie Thompson
7.	Ana O'Brien
8.	Gayien Koppel
9.	John Stipcich

**MINUTES OF A SPECIAL MEETING OF THE
BOARD OF DIRECTORS
SEAL BEACH MUTUAL TEN**

March 21, 2016

In accordance with the Corporation Bylaws, and pursuant to due notice to the Directors and Shareholders, a Special Meeting of the Board of Directors of Seal Beach Mutual Ten on March 21, 2016, was called to order by President Arlart at 2:34 p.m. in Clubhouse Five, 2nd Floor, Physical Property Conference Room.

Those members present were: President Arlart, Vice President Cummings, CFO Giles, and Directors Phillips, Newman, and Scheuermann, and Advisory Directors Houck and Atkinson. Also present were two shareholders, Kris Locken and Will Mulcahy of Roofing Standards, and Building Inspector Black.

Mr. Locken gave a presentation on "Fiber Tite Roofing," an informative presentation on the roofing product.

Inspector Black discussed a special inspection inventory report covering smoke alarms and cooktops. The Angle Stop Inventory Report will be ready for the Wednesday, March 23, Board Meeting.

A discussion followed on the carport policy regarding the drawing for a lower carport storage cabinet.

The meeting was adjourned at 4:21 p.m.



Attest

Ruthann Arlart, President
SEAL BEACH MUTUAL TEN
cd:3/31/16

**MINUTES OF THE SPECIAL MEETING
OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL TEN
March 29, 2016**

In accordance with the Corporation Bylaws, and pursuant to due notice to the Directors and Shareholders, a Special Meeting of the Board of Directors of Seal Beach Mutual Ten on March 29, 2016, was called to order by President Arlart at 1:03 p.m. in the Administration Building Conference Room A.

Those members present were: President Arlart, Vice President Cummings, CFO Giles, and Directors Phillips, Newman, and Scheuermann, and Advisory Directors Houck and Atkinson (1:30 p.m.). Also present were one shareholder, GRF Finance Director Miller, GRF Finance Manager Shuler, and Mutual Administration Director Weller.

President Arlart called this Special Meeting to take action on items unable to be voted on due to a lack of a quorum at the scheduled Regular Monthly Board Meeting on Wednesday, March 23, 2016.

OLD BUSINESS

The Board members discussed approving the appointment of Advisory Director Linn Atkinson to fill a vacant position on the Board. Upon a MOTION duly made by Vice President Cummings and seconded by CFO Giles, it was

RESOLVED, To appoint Linn Atkinson to the position of Director to serve out the remainder of the 2016/2017 term of office.

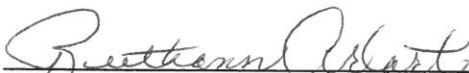
The MOTION passed.

Ms. Miller and Ms. Shuler reviewed the Financial Statements as of the year ending December 31, 2015, and the proposed Independent Auditor's Report as submitted by NSBN LLP.

Following a brief discussion, and upon a MOTION duly made by CFO Giles and seconded by Vice President Cummings, it was

RESOLVED, That the Board of Directors of Seal Beach Mutual No. Ten, upon the presentation of the Financial Statements as of December 31, 2015, for the year then ended, and the proposed Independent Auditors' Report as submitted by NSBN LLP, hereby accepts the above mentioned Financial Statements and reports therein.

The meeting was adjourned at 1:43 p.m.



Attest, Ruthann Arlart, President
SEAL BEACH MUTUAL TEN

cd:4/22/16