

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL TEN
August 23, 2017**

The Regular Monthly Meeting of the Board of Directors of Seal Beach Mutual Ten was called to order by President Arlart on Wednesday, August 23, 2017, at 9:00 a.m. in the Administration Building, Conference Room A.

ROLL CALL

Present: President Arlart, Vice President Cummings, Secretary Stipcich, and Directors Atkinson, and Newman

Absent: Chief Financial Officer Giles

GRF Representative: Ms. Winkler

Guests: Two Mutual Ten shareholders

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

INTRODUCTION

President Arlart welcomed the staff and guests to the meeting.

SHAREHOLDER(S) COMMENTS

Two shareholders made comments.

MINUTES

President Arlart asked if there were any corrections to the Regular Monthly Meeting minutes of July 26, 2017. A correction was noted on page 3: first paragraph should state as follows; President Arlart appointed Vice President Cummings and CFO Giles to serve on a committee to review Policy 7510 – Eligibility Requirements, submitted by the President Council. The minutes were approved as corrected.

President Arlart asked if there were any corrections to the Special Meeting minutes of August 11, 2017. There being no corrections, the minutes were approved as distributed.

President Arlart asked if there were any corrections to the Special Meeting minutes of August 14, 2017. There being no corrections, the minutes were approved as distributed.

GRF REPRESENTATIVE

Ms. Winkler updated the Board on the GRF activity (attached).

BUILDING INSPECTORS REPORT

Inspector Black updated the Board on the Mutual Activity (attached).

Building Inspector Black left the meeting at 9:45 a.m.

Ms. Winkler left the meeting at 10:10 a.m.

UNFINISHED BUSINESS

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

RESOLVED, To accept the three-year Reserve Study proposal, from Associated Reserves, for the time period of January 1, 2018, to December 31, 2020, and to authorize the President to sign the contract.

The MOTION passed.

Director Atkinson presented an update on the fountain removal project, the tree removal at Building 254, Units K/L, and the tree trimmed at Building 259 – Laundry Room. She stated that projects have been completed, and any remaining completion will be done as the landscape schedule permits.

Following a discussion, and upon a MOTION duly made by Director Atkinson and seconded by Secretary Stipcich, it was

RESOLVED, To approve the mailing of the garden policy letter by Mutual Administration, to all Mutual Ten shareholders as corrected, and to include Mutual Ten Policy 7425.10 – Garden Areas, Trees, Shrubs.

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 accept the feedback from the committee and forward their response document for the proposed Policy 7510 – Eligibility Requirements to the Presidents' Council.

The MOTION passed.

UNFINISHED BUSINESS

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

RESOLVED, To ratify amended/posted Policy 7020.10 –
Approval of Escrows.

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 ratify adopted/posted Policy 7435.10 –
Secondary Carport Cabinets.

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 ratify amended/posted Policy 7502.10 –
Carport Regulations.

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 ratify amended/posted Policy 7510.10 –
Eligibility Requirements.

The MOTION passed.

NEW BUSINESS

Following a discussion, it was the consensus of the Board to go out to bid for landscape maintenance service. Inspector Black will update the Board on the progress at the next Regular Board Meeting.

SECRETARY'S REPORT

Secretary Stipcich received no correspondence.

August 23, 2017

CHIEF FINANCIAL OFFICERS REPORT

In CFO Giles' absence, his report was submitted (attached).

MUTUAL ADMINISTRATION DIRECTOR

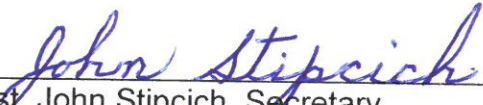
Ms. Hopkins updated the Board on the Mutual Administration activities (attached).

ANNOUNCEMENTS

Next Regular Board Meeting is on September 27, 2017.

ADJOURNMENT

President Arlart adjourned the meeting at 10:51a.m. and announced there would be an Executive Session following the meeting to discuss member issues.


Attest, John Stipcich, Secretary
SEAL BEACH MUTUAL TEN
ka:8/28/17
Attachments

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 INTERLACHEN, ST. ANDREWS, OR NORTHWOOD STREETS AT THIS TIME.

**Mutual Ten shareholders can access the monthly minutes on the Mutual website at:
www.lwsb.com – go to "MUTUALS" – CLICK ON "Mutual 10"**

RESOLUTIONS IN THE REGULAR
MONTHLY MEETING OF AUGUST 23, 2017

- 08/23/17 RESOLVED, To accept the three-year Reserve Study proposal, from Associated Reserves, for the time period of January 1, 2018, to December 31, 2020, and to authorize the President to sign the contract.
- RESOLVED, To approve the mailing of the garden policy letter by Mutual Administration, to all Mutual Ten shareholders as corrected, and to include Mutual Ten Policy 7425.10 – Garden Areas, Trees, Shrubs.
- RESOLVED, To accept the feedback from the committee and forward their response document for the proposed Policy 7510 – Eligibility Requirements to the Presidents' Council.
- RESOLVED, To ratify amended/posted Policy 7020.10 – Approval of Escrows.
- RESOLVED, To ratify adopted/posted Policy 7435.10 – Secondary Carport Cabinets.
- RESOLVED, To ratify amended/posted Policy 7502.10 – Carport Regulations.
- RESOLVED, To ratify amended/posted Policy 7510.10 – Eligibility Requirements.

GOLDEN RAIN REPRESENTATIVE'S REPORT

MUTUAL 10

AUGUST 2017

Yes, you can make a difference! At the August GRF Board of Director's (BOD) meeting a group of residents, from the Art League, spoke up at the Shareholders Comment portion of the meeting and their eloquence did make a difference. On the agenda was a motion to approve the contract for painting the interior and exterior of Clubhouse 6. Without their speaking up, a large mural, depicting the many activities in Leisure World (LW), would have been painted over. An amendment to the motion to award the painting contract, excluded the mural until a decision can be made about it. The residents from the Art League were polite and articulate and it did make a "difference". Your GRF board members need this kind of feedback.

The million dollars of reserve funds set aside last month for the repair and improvements in the club houses is now being allocated for those repairs. Clubhouse 6 will be repainted inside and out and work on the flooring will be done. In addition, repairs will be made to repair the roof in Room 9 in Clubhouse 3 along with ceiling asbestos abatement in some of the meeting rooms. We also voted to paint the North and South Gates along with our post office. The golf course bridge railings will be repaired and we approved \$125,000 for demolition and landscaping at the Main gate. Several policies were rescinded or improved dealing with club house artwork, the Arts and Crafts Festival, Adult Education and Foundation equipment. The Rewrite Committee has been working hard to bring all our policies up to date. Most policies are reviewed at the request of the applicable committee.

We also approved an additional Physical Property Inspector which should reduce the number of "doors" for which they are responsible for from 900 to 800. The current Fire Inspector will be a regular inspector with the inspectors once again doing the fire inspection work for their assigned Mutuals, as requested by the Mutuals. There are number of Full Time Employees (FTE) being added to the 2018 budgets. We will be adding, if approved, a Recreation person to handle all the events inside and outside our walls. Mutual Administration needs another person to help with the additional workloads in Mutual Admin, and an assistant to the Executive Secretary.

The BOD dissolved the Community Access Ad Hoc Committee as their work was finished. The 120 volunteers worked together, very successfully, to pass out over 7,000 new GRF identification cards. The consensus by the Ad Hoc Committee and the Board members was the new Security Director has the employment experience and expertise to develop the systems to better secure our gates and improve our gate pass systems. In its place, a new Ad Hoc Committee was formed called Management Services Review. I will be part of this committee which is to review the management services the Foundation does for the 16 Mutuals. This committee should be interesting.

Golden Rain Foundation's Representative's Report

August 2018

Page 2

It is not too early to consider taking a seat on the GRF Board of Directors to be part of the decision making process. I would be happy to mentor and work with anyone or several possible Mutual 10 residents who might wish to take my place.

Leisure World is a real success story. Many of us say it is the best kept secret in Orange County and the increasing sales prices indicate this is a true statement. However, it's success is because it is governed by the resident shareholders. It is your neighbors who get involved and make these decisions to repair and improve our aging infrastructure, approve of the many entertainments and activities in our club house, work together to make our community safer and truly care for our neighbors. GRF Directors also share their work experience knowledge and networks which often can save money thereby keeping our assessments at a reasonable rate.

Being involved in the governance is also good for us as individuals, we continue to maintain our cognitive functions, protect our asset (our individual units and yours), make friends and improve our individual way of life in the process. Yes, it takes a significant part of your time. If you divide your day in to AM and PM segments there are approximately 60 segments a month. GRF Board attendance would take up approximately 10 to 15 of them.

I have always believed a good manager or director works to develop their successor. I am more than willing to work with anyone who would like to take my place and I will step down from this position. Please contact me if you think you might be interested.

Could this be you???

Respectfully submitted,

Ronde Winkler, Mutual 10 GRF Representative

RECAP OF GOLDEN RAIN FOUNDATION BOARD ACTIVITY OF AUGUST 22, 2017

Approved Minutes

MOVED and duly approved to accept the minutes of the July 25, 2017 Golden Rain Foundation (GRF) Board of Directors (BOD) meeting, as presented.

General - Establishment and Appointment of Members of New Ad hoc Committee – Management Services Review

MOVED and duly approved to thereby establish the Management Services Review Ad hoc Committee and grants to the Ad hoc Committee limited authority specifically stated within the GRF governing documents, and policies or other authority as granted by the BOD or as stated within this policy, pursuant to state statute (Corp. Code §7210; Corp. Code §7212(c)) and Article VII of the Bylaws of the Golden Rain Foundation.

MOVED and duly approved the President's appointment of Kathy Rapp – Chair, Carole Damoci, Wayne Gould, Susan Hopewell, Barry Lukoff, Steve McGuigan and Ronde Winkler, in accordance with Article VIII of the Bylaws and in accordance with policy 5100-30.

General - Dissolution of Ad hoc Committee – Community Access

MOVED and duly approved to accept the Community Access Ad hoc Committee's report and formally recognize the dissolution of the Committee.

Executive Committee - Amend Policy 5155-31, Plan Investment Administrative Committee

MOVED and duly approved to amend policy 5155-31, Employees' Retirement Plan Investment Administrative Sub-committee, as presented.

Executive Committee - Rescind Policy 5518-30, Contract Procedures

MOVED and duly approved to rescind Policy 5518-30, Contract Procedures.

Executive Committee - Operating Funds, Non-budgeted – Additional Inspector

MOVED and duly approved to add one FTE, Building Inspector Position, to Cost Center 70, beginning in September of 2017, non-budgeted operational expenses, and incorporate the additional FTE within the 2018 budget.,

Finance Committee – Accept July 2017 Financial Statements

MOVED and duly approved that the GRF Board of Directors accept the July 2017 Financial Statements for audit.

Finance Committee – Amend Policy 2230-31, Authorized Signatories

MOVED and duly approved to amend Policy 2230-31, Authorized Signatories, as presented.

Finance Committee – Amend Policy 5516-31, Committee Non-budgeted Expenses

MOVED and duly approved to amend Policy 5516-31, Committee Non-budgeted Expenses, as presented.

TENTATIVE VOTE: Finance Committee – Amend Policy 5523-31 Accounts Receivable Collections

MOVED and duly approved to amend Policy 5523-31, Accounts Receivable Collections, as presented.

Finance Committee – Rescind Policy 3321.01-31, Basic Purchasing Responsibility
MOVED and duly approved to rescind Policy Rescind Policy 3321.01-31, Basic Purchasing Responsibility, as presented.

Finance Committee – Rescind Policy 5330-31, Capital Project Initiation
MOVED and duly approved to rescind Policy 5330-31, Capital Project Initiation, as presented.

Finance Committee – Purchase CDAR
MOVED and duly approved to continue the investment ladder by investing \$500,000 from the First Foundation Bank Money Market Reserve account and from proceeds of a maturing CDAR (Reserve funds) in a 52-week CDAR @ .70% which will be fully insured by the FDIC.

Mutual Administration Committee - Reserve Funding, Unscheduled – Replacement of Trifold Machine
MOVED and duly approved to replace the Trust asset identified as Copy Center's Trifold Machine, in accordance with Policy 5520, 31, Reserves, totaling \$2,700, and authorize the Executive Director to initiate the purchase.

Physical Property Committee - Reserve Funding - Clubhouse Six Revitalization
MOVED and duly approved to award contracts to CertaPro Painters to paint the interior and exterior of Clubhouse Six, excluding the mural area until the Art League presents a proposal to update the mural, at a cost of \$31,000 and \$2,000 for contingencies, at a total cost not to exceed \$33,000 and to Kary's Carpet to refinish the existing wood floor on the first floor of Clubhouse Six at a cost not to exceed \$22,680 funded through Reserves, and authorize the GRF President sign the contract.

Physical Property Committee - Reserve Funding – Clubhouse Three/Room Nine Roof Repair/Replacement
MOVED and duly approved to award a contract to Jordan Roofing, for \$8,200 to remove and replace the roof over Room Nine in Clubhouse Three, and \$6,800 in contingencies for possible dry rot repair, for a total cost not to exceed \$15,000, Reserve funds, and authorize the President to sign the contract.

Physical Property Committee – Reserve Funding - Clubhouse Three Ceiling Abatement
MOVED and duly approved to award a contract to Pacific Environmental and Abatement Solutions, at a cost of \$37,723 and \$2,500 for contingencies, for a total cost not to exceed \$40,223, using funds from the Clubhouse Revitalization Project (Reserves), and authorize the President to sign the contract.

Physical Property Committee – Reserve Funding – Main Gate Landscaping
MOVED and duly approved to contracts with John's Landscaping, in the amount of \$89,007 and to MJ Jurado, in the amount of \$18,000, for the replacement of the landscape and hardscape at the Main Gate, Reserve funding and authorize the President to sign the applicable documents. I further move to approve a contingency fund, in the amount of \$17,993, and authorize the Chairperson of the Physical Properties Committee to review and approve any expenses from the approved contingency fund.

Physical Property Committee – Reserve Funding – Replacement of Golf Course Bridge Hand Railing

MOVED and duly approved to award a contract to M.J. Jurado to remove and replace existing hand rails at the Golf Course bridge, at a cost not to exceed \$7,865, Reserve funding, and authorize the President sign the contract.

Physical Property Committee – Reserve Funding – Painting of Gate Buildings

MOVED and duly approved to award a contract to Advance Custom Painting to paint St. Andrews and North Gate's Buildings, at a cost of \$1,875 and include \$1000 in contingencies, for a total cost not to exceed \$2,875, Reserve funding, and authorize the President to sign the contract.

Physical Property Committee - Capital Funding – Design Services Pool area Replacement

MOVED and duly approved to authorize the Recreation Committee, Physical Properties Committee and ADRC to work collectively, within assigned areas of responsibility, to seek and secure proposals for the drafting of a conceptual design plan to replace/enhance or modify the collective components that replace the Trust Asset identified as the pool area. Proposals for the professional services are not to exceed \$25,000, per the Physical Property and Finance Committees, and are to be presented to the Board for final approval.

Physical Property Committee - Capital Funding – Building Five, First Floor Improvements

MOVED and duly approved to authorize the Executive Director to initiate the purchases of the panels from Talimar and construct the office spaces within Building 5, as proposed, in an amount not to exceed \$10,000, Capital funding.

Physical Property Committee - Capital Funding – Painting of the On-site Post Office

MOVED and duly approved to award a contract to Advance Custom Painting, for \$1,200, to paint the On-Site Post Office, and include \$300 in contingencies, for a total cost not to exceed \$1,500, Capital funds, and authorize the President to sign the contract.

Physical Property Committee - Rescind Policy 3310.1-70, Special Project Procedure

MOVED and duly approved to rescind Policy 3310.1-70, Special Project Procedure.

Recreation Committee – Reserve Funding – Replacement of Rubber Walkway between Green Number One and Tee Numbers

MOVED and duly approved a contract with Game Time, in an amount not to exceed \$8,927.40, Reserve funding, and to authorize the President to sign the contract.

Recreation Committee – Amend Policy 1422-50, Marquee

MOVED and duly approved to amend Policy 1422-50, Marquee.

Recreation Committee – Amend Policy 1423-50, Bulletin Boards

MOVED and duly approved to amend Policy 1423-50, Bulletin Boards.

Recreation Committee – Amend Policy 1428-50, Clubhouse Artwork

MOVED and duly approved to amend Policy 1428-50, Clubhouse Artwork.

Recreation Committee – Amend Policy 1480-50, Arts and Crafts Festival

MOVED and duly approved to amend Policy 1480-50, Arts and Crafts Festival.

Recreation Committee – Amend Policy 1482-50, Festival Seller's Statement
MOVED and duly approved to amend Policy 1482-50, Festival Seller's Statement
Recreation Committee – Amend Policy 1710-50, Adult Education
MOVED and duly approved to amend Policy 1710-50, Adult Education.

Recreation Committee – Amend Policy 2609-50, Foundation Equipment
MOVED and duly approved to amend Policy 2609-50, Foundation Equipment.

Security, Bus & Traffic Committee – Capital Funding – Surveillance Camera System, RV
Lot

MOVED and duly approved the purchase of surveillance camera system, per Absolute Systems proposal, dated June, 11, 2017 in the amount of \$6,055.00, Capital Funding and authorize the President to sign the contract.

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: **(10) TEN**

INSPECTOR: **Kevin Black**

MUTUAL BOARD MEETING DATE: **August 23, 2017**

PERMIT ACTIVITY

UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	START DATE	COMP. DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR / COMMENTS
10-253I	retro windows and entry door	both	06/01/17	08/30/17	no		mamuscia conts.
10-250H	washer/dryer/ elect. Panel	both	06/01/17	08/01/17	no	rough 7/26/17	Los Al builders
10-239	re-roof	both	05/22/17	09/30/17	no	1/2 nailing 7/13/17	roofing Standards
10-255F	cart pad	GRF	05/22/17	06/22/17	no		Johns landscape
10-247B	entry door, sliding door, washe	both	07/20/17	11/10/17	no	rough 8/16/17	Los Al builders
10-255H	flooring	GRF	07/18/17	08/21/17	no		karys Carperts 7/19/17 562.493.3678
10-240I	carport cabinet	GRF	08/15/17	09/15/17	no		Jeff Lashmet

ESCROW ACTIVITY

UNIT #	NMI	PLI	NBO	FI	FCOEI	ROF	DOCUMENTS/COMMENTS
10-241G			12/16/16	12/21/16	01/03/17		
10-245A		04/21/17	06/14/17	06/30/17	07/11/17		
10-257F		04/20/17					
10-243A		06/30/17		07/13/17	07/25/17		
10-252L		07/05/17	08/02/17	07/31/17	08/10/17		
10-241B			07/05/17	07/07/17	07/19/17		
10-251E			07/18/17	07/18/17	07/28/17		
10-256A		08/04/17					
10-243I		08/08/17	08/16/17				
10-251A				08/07/17	08/17/17		

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

INSPECTOR: Kevin Black

MUTUAL BOARD MEETING DATE: August 23, 2017

CONTRACTS and PROJECTS

CONTRACTOR	PROJECT
JLS Landscaping	Lawns: Mutual gardening and lawns - on going,
	Rain Gutters: on going depending on weather conditions
	Tree removals:
Class One Arboriculture	Tree Maintenance:
Fenn Pest and Termite	contract - on going, Monday and Wednesday service
Advance Painting	Touch ups due to Roofing: Advance Painting should be there this week starting on 238 and moving to
John Nelson Plumbing	Re-piping: was going to start 10/5/17, however this has to be re-scheduled
Dry rot / Termite / Paint lists	still walking the mutual and typing list for repairs and paint - see partial list
Concrete	Looking for areas to R/R. 240D-E, 256C, 251F-G, 245A two corners and 10
	of main sidewalk

SHAREHOLER and MUTUAL REQUESTS

242C - water damage	
244C - check ceilings	

CFO Report - Mutual 10
July 31, 2017

Account Description	\$ Variance	% Variance	Explanation
Total Other Income	\$ (4,427)	-16.7%	Total Other Income as of July 31, 2017 is under budget because the number of units sold was less than expected. This will correct by the end of the year.
Utilities	\$ (4,068)	-7.9%	Utilities July 31, 2017 are better than budget. The last three months the water bill has run over budget and will continue for the next months due to hot summer days.
Professional Fees	\$ (6,350)	-37.3%	Legal expense continues to be better than budget. This will change as the months go on and the Board reviews and updates policies.
Outside Services	\$ (16,931)	-14.3%	Outside Services are better than budget. This will change by year end with termite repairs being completed as well as pending landscape projects.
Taxes & Insurance	\$ 6,304	16.0%	As in past months Taxes and Insurance are over budget due to an accounting procedure handling insurance premiums which will correct by year end.
Excess Inc / (Exp) Before Off-Bdgt Item	\$ 16,623	0.0%	July ended better than budget.
			You will notice the above Explanations are the same as the past month due to no unusual changes.

CFO Report - Mutual 10
July 31, 2017

[illegible]

SEAL BEACH MUTUAL NO. 10
FINANCIAL STATEMENTS RECAP
For the 7 months ending July 31, 2017

*Internally Prepared
For Management Use Only*

July			Account	YTD		
Actual	Budget	Variance		Actual	Budget	Variance
68,443	68,442	0.0%	Regular Assessment	479,099	479,094	0.0%
25,293	25,292	0.0%	Reserve Funding	177,048	177,044	0.0%
93,736	93,734	0.0%	Total Regular Assessment	656,147	656,138	0.0%
643	582	10.5%	Service Income	3,924	4,074	-3.7%
1,883	1,932	-2.5%	Financial Income	12,904	13,524	-4.6%
2,006	1,278	57.0%	Other Income	5,289	8,946	-40.9%
4,532	3,792	19.5%	Total Other Income	22,117	26,544	-16.7%
\$ 98,268	\$ 97,526	0.8%	Total Mutual Income	\$ 678,264	682,682	-0.6%
39,934	39,934	0.0%	Trust Maintenance Cost	279,538	279,538	0.0%
9,349	7,314	27.8%	Utilities	47,130	51,198	-7.9%
1,041	2,429	-57.1%	Professional Fees	10,653	17,003	-37.3%
12,857	16,921	-24.0%	Outside Services	101,516	118,447	-14.3%
6,505	5,636	15.4%	Taxes & Insurance	45,756	39,452	16.0%
25,293	25,292	0.0%	Contributions To Reserves	177,048	177,044	0.0%
\$ 94,979	\$ 97,526	-2.6%	Operating Expenses Before Off-Budget	\$ 661,641	\$ 682,682	-3.1%
\$ 3,289	-		Excess Inc / (Exp) Before Off-Bdgt Items	\$ 16,623	-	
			Depreciation (Off-Budget Item)			
\$ 3,289	-		Excess Inc / (Exp) After Off-Bdgt Items	\$ 16,623	\$ -	
			Restricted Reserve			
893			Appliance Reserve	21,323		
319			Painting Reserve	138,409		
6,455			Roofing Reserve	1,557,134		
-			Emergency Reserve	225,588		
(233,796)			Infrastructure Reserve	2,065		
-				-		
\$ (226,129)			Total Restricted Reserve	\$ 1,944,519		

Mutual Administration Director's Report

AUGUST 2017

Copy & Supply Center

The Leisure World Copy & Supply Center is now open in Building 5, adjacent to the Security Satellite Office.

It is centrally located with expanded duplicating services and easy access for residents who want to make photocopies, and purchase other popular items.

Open Monday through Friday from 8:00 a.m. to 4:30 p.m.

Telephone number is 562-431-6586 extension 345.

The Golden Rain Foundation (GRF) is acquiring the new color copier to complement its industry strength black-and-white copier for expanded service.

At the Copy & Supply Center you will be able to purchase:

~Batteries



~Fluorescent Light Bulbs



~Safety and Emergency Supplies



~Stove Drip Pans



~Shower Heads



~Flashlights



~Ice Cube Trays



~Fire Extinguishers



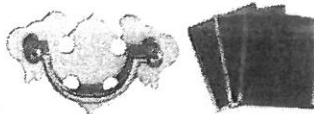
~Toilet Seats



~Smoke Detectors



~Small common replacement parts used in the bathrooms and kitchens, such as



cabinet pulls and range filters

You may also drop off old batteries and light bulbs for proper disposal.

This is great news as these and other merchandise were previously available only at the Golden Rain Foundation (GRF) Purchasing Department.

SIGN-IN SHEET

BOARD OF DIRECTORS MEETING

MUTUAL NO. TEN

DATE: August 23, 2017

	SHAREHOLDERS' AND GUESTS' NAMES
1.	Donna Blubaugh
2.	Marie Thompson
3.	
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**MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL TEN
August 14, 2017**

The Special Meeting of the Board of Directors of Seal Beach Mutual Ten was called to order by President Arlart on Monday, August 14, 2017, at 2:38 p.m. in Building 5 Conference Room B.

ROLL CALL:

Present: President Arlart, Vice President Cummings, Secretary Stipcich, CFO Giles and Director Atkinson. Absent: Director Dr. Newman

Staff: no staff present

BUILDING INSPECTOR REPORT

In the absence of Building Inspector Black, the Board members discussed a few concerns and will update the Inspector.

CFO Giles led a discussion on the Association Reserves "Loyalty Update Plan" Agreement for the Mutual Ten 3 year Reserve Study contract.

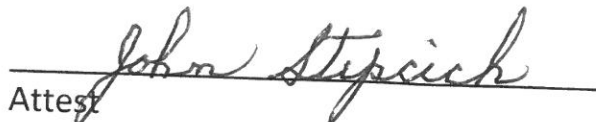
LANDSCAPE MATTERS/PROJECTS

Landscape Chair, Director Atkinson, updated the Board on several issues with landscape maintenance.

Director Atkinson and Building Inspector Black will meet regarding the Mutual Ten Landscape Maintenance Service Bids. Further discussion at the August Regular Board Meeting.

ADJOURNMENT

President Arlart adjourned the meeting at 3:30 p.m.


Attest

John Stipcich, Secretary
SEAL BEACH MUTUAL TEN

Ra: 8/14/17

**MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS
FINANCE COMMITTEE
SEAL BEACH MUTUAL TEN
August 11, 2017**

The Special Meeting of the Board of Directors of Seal Beach Mutual Ten was called to order by President Arlart on Friday, August 11, 2017, at 1:05 p.m. in Building 5 Conference Room B.

ROLL CALL:

Present: President Arlart, Vice President Cummings, Secretary Stipcich, CFO Giles and Director Dr. Newman. Absent: Director Atkinson.

Guests: Mr. Depew, member of the Finance Committee

PURPOSE: 2018 Budget Planning

The meeting was led by CFO Giles with a discussion covering the printouts of "Seal Beach Mutual Ten Operating Budget Year Ended December 31, 2018" and "Seal Beach Mutual Ten Appliance Replacement History".

Select members of the Finance Committee will meet with the Director of Finance, Carolyn Miller.

ADJOURNMENT

President Arlart adjourned the meeting at 2:24 p.m.



Attest

John Stipcich, Secretary
SEAL BEACH MUTUAL TEN

Ra: 8/12/17