

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

The Regular Monthly Meeting of the Board of Directors of Seal Beach Mutual Ten was called to order by President Arlart on Wednesday, January 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, Secretary Freitag, CFO Giles, Directors Newman, Scheuermann, and Phillips, and Advisory Directors Houck and Atkinson

Absent: Vice President Cummings

GRF Representative: Ms. Winkler (10:01 a.m.)

Guests: Five Mutual Ten shareholders

Staff: Mrs. Weller, Mutual Administration Director (9:32 a.m.)
Ms. Hopkins, Mutual Administration Assistant Manager
Mr. Black, Building Inspector
Ms. Day, Recording Secretary

INTRODUCTION

President Arlart welcomed the staff and guests to the meeting.

MINUTES

There being no corrections to the November 30, 2015, Mutual Ten Board Meeting minutes, President Arlart declared them approved as printed.

There being no corrections to the January 13, 2016, Special Meeting minutes, President Arlart declared them approved as written.

BOARD ACTION

President Arlart introduced Mrs. Linn Atkinson who gave a brief history of her experience as a candidate for an Advisory Director position.

Upon a MOTION duly made by CFO Giles and seconded by Secretary Freitag, it was

RESOLVED, To appoint Linn Atkinson as an Advisory Director
to the Mutual Ten Board of Directors for the remaining 2016-
2017 term of office.

Following a secret ballot, the MOTION passed.

SECRETARY'S REPORT / CORRESPONDENCE

Secretary Freitag sent out several cards this month and read one thank-you card received from a shareholder.

BUILDING INSPECTOR'S REPORT

Inspector Black presented his summary report (as attached). In addition, he discussed a tree stump at Unit 242-F that needs to be removed. Upon a MOTION duly made by CFO Giles and seconded by Director Newman, it was

RESOLVED, To request that John's Landscape Service remove the tree stump at Unit 242-F, at a cost of \$80.

The MOTION passed.

(Ms. Hopkins left the meeting at 9:32 a.m.)

Inspector Black distributed/discussed a spreadsheet on estimated budget costs for reroofing.

CFO Giles stated that at the Physical Property meeting on January 26, 2016, a discussion followed on installing smoke alarms, SmartBurners, and angle stops. It was the consensus that before any decision could be made, the Board would need to know the number of units and how many items are needed.

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

RESOLVED, To authorize Inspector Black to conduct a special safety check of all units and list which items are needed.

The MOTION passed.

Following questions, Inspector Black left the meeting at 9:41 a.m.

PHYSICAL PROPERTY COMMITTEE REPORT

In Vice President Cummings' absence, President Arlart read Vice President Cummings' report (attached).

CHIEF FINANCIAL OFFICER'S REPORT

CFO Giles presented his report (as attached).

UNFINISHED BUSINESS

President Arlart reported that trees were removed at Units 240-E and 242-F to protect the foundations of the buildings due to invasive roots. The Mutual Board will continue this program in 2016 to remove and possibly replace additional trees.

President Arlart reported that three trees were planted and can be seen at Units 244-C/D, 254-A, and 254-F. Mulch was also placed under the trees.

President Arlart reported that the grass removed from the ends of Carports 123 and 124 will be replaced with flowers. The grass that was removed has been used to repair tree removal spots at Units 254-G and 253-F. There was not enough grass for all areas so another solution is needed to complete the project.

The Board members discussed amending Policy 7425.10 – Garden Areas, Trees, Shrubs. President Arlart asked the Directors to review the new policy draft and let Vice President Cummings know of any comments or changes.

President Arlart presented the Holiday Luncheon final report (attached). It was the consensus of the Board members to accept the report as printed.

The Board members discussed ratifying adopted/posted Policy 7471.10 – Pest Control – Mutual Ten (attached). Upon a MOTION duly made by CFO Giles and seconded by Director Newman, it was

RESOLVED, To ratify adopted/posted Policy 7471.10 – Pest Control.

The MOTION passed.

The Board members discussed adopting Policy 7586.G – Personal Property and Liability Insurance. Mrs. Weller stated that the policy is still undergoing changes and not ready for action by the Board. She also stated that shareholders need to have insurance in case anything happens and the shareholder is at fault. If this were to happen, the shareholder would be liable and there could be ramifications from possible others.

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

RESOLVED, To send Policy 7586.G – Personal Property and Liability Insurance to the Mutual attorney for his review and recommendations.

The MOTION passed.

UNFINISHED BUSINESS (continued)

Mrs. Weller stated that Security Chief Guerrero has offered to come to the next Board Meeting to discuss the new towing contract. Secretary Freitag and CFO Giles volunteered to be on the committee concerning this issue.

NEW BUSINESS

Following a discussion, and upon a MOTION duly made by President Arlart and seconded by Director Scheuerman, it was

RESOLVED, To approve the placement of the Management Agreement between Mutual Ten and the Golden Rain Foundation, Seal Beach, under the business documents tab upon the GRF website; such approval is dependent upon the unanimous action of all Mutual Corporations of Leisure World Seal Beach.

The MOTION passed.

The Board members discussed ordering sandbags (see attached memo).

President Arlart presented a carport garden proposal for Buildings 123 and 124 (see attached). Following a discussion, and upon a MOTION duly made by CFO Giles and seconded by Director Phillips, it was

RESOLVED, To authorize Vice President Cummings and the committee members to proceed with the carport garden plantings proposal.

The MOTION passed.

(Recording Secretary Day went on break at 10:55 a.m. to 11:10 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).

ANNOUNCEMENTS

President Arlart is attaching flyers on the 10 DAY™ Duro Lantern and the Rope Timer. These items can be purchased at the Purchasing Department.

January 27, 2016

PRESIDENT'S REPORT

President Arlart submitted her report (as attached).

VICE PRESIDENT'S REPORT

In Vice President Cummings' absence, her report is attached.

EMERGENCY PREPAREDNESS REPORT

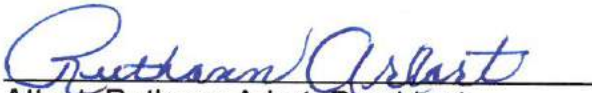
Advisory Director Houck submitted his report (attached).

EXECUTIVE SESSION

The Board discussed member issues in Executive Session.

ADJOURNMENT

There being no further business to conduct, President Arlart adjourned the meeting at 11:19 a.m. and announced an Executive Session would follow to discuss member issues.



Attest, Ruthann Arlart, President

SEAL BEACH MUTUAL TEN

cd:2/04/16

Attachments

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

NEXT MEETING: WEDNESDAY, FEBRUARY 23, 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 JANUARY 27, 2015**

1/27/16

RESOLVED, To appoint Linn Atkinson as an Advisory Director to the Mutual Ten Board of Directors for the remaining 2016-2017 term of office.

RESOLVED, To request that John's Landscape Service remove the tree stump at Unit 242-F, at a cost of \$80.

RESOLVED, To authorize Inspector Black to conduct a special safety check of all units and list which items are needed.

RESOLVED, To ratify adopted/posted Policy 7471.10 – Pest Control.

RESOLVED, To send Policy 7586.G – Personal Property and Liability Insurance to the Mutual attorney for his review and recommendations.

RESOLVED, To approve the placement of the Management Agreement between Mutual Ten and the Golden Rain Foundation, Seal Beach, under the business documents tab upon the GRF website; such approval is dependent upon the unanimous action of all Mutual Corporations of Leisure World Seal Beach.

RESOLVED, To authorize Vice President Cummings and the committee members to proceed with the carport garden plantings proposal.

1. MUTUAL ESCROW ACTIVITY

- **Prelisting Inspections**
 - 256L
 - 242J
 - 244G
 - 248B
- **New Buyer Orientations**
 - 245D
 - 240I
 - 244G
- **Close of Escrows**
 - 248A
 - 245D
 - 240I

2. MUTUAL PERMITS

- See attached spreadsheet

3. MUTUAL PROJECTS

- **Concrete/Sidewalks**
 - All complete, warranty work complete and extras
- **Rain Gutters/Downspouts**
- **Unit Water Re-piping**
 - No units under construction at this time
 - 249G – attic water leak ½" shower line, repaired
- **Termite/Dry rot/Painting**
 - Still waiting for report
- **Irrigation/Landscape**
 - Grass removed from carport 123/124 and replanted at 254G/253E
- **Tree Pruning**
 - Trees removed from, 240E, 242G and 242F
 - Class One has started tree pruning, contracted tree replacement is complete
- **Sewer Pipe Cleaning**
 - See attached report, no problems
 - Storm Drain Cleaning of main lines is on going
 - Sewer Main Line Cleaning is also going on
- **Smoke Alarms**
 - See attachment
- **Stove Top Burners**
 - See attachment
- **Angle Stop Replacement**

- Attached sheet shows count of fixtures/units in need and which units need count.
- Will be setting up for inspection of the mutual for the above topics

4. MUTUAL CONTRACT WORK

- Landscaping
 - Contracting with JLS Landscape Service
- Termite and Pest Control
 - Contracting with Fenn Termite and Pest Control
- Tree Pruning
 - Contracting with Class One Arboriculture,
- Reserve Study
 - Contracting with Association Reserves Orange County. (Sean Anderson)
- ASI Fire Protection –
 - formally So Cal Fire Protection, laundry room fire extinguisher's
- Concrete
 - Contracting with MJ Jurado

5. MUTUAL and SHAREHOLDER REQUESTS

- 248A – met with buyer
- 257L – check shower
- 246I – check on sprinkler
- 241A – remove inactive bee nest
- 252C – noise issues, ongoing, needs discussion, what to do
- 260A – met with JLS arborist

January Meeting

Vice President Report – Esther Cummings

Many thanks to the Building Captains who were so helpful in greeting residents, running the 50/50 and serving the eggnog at the Holiday Luncheon. You all did a great job!

I have enjoyed being in charge of the Holiday Luncheon for many years and have decided that it is time for someone else to either take over that task or come up with a new activity. If you have any ideas and are willing to help, please let Ruthann know.

Physical Property Report

We have completed the painting and repair of our walk lights. The cost was over \$7,000. The cause was the use of the light fixtures by the dogs...it rusts out the base of the lamp and the paint peels off. We hope the new paint will be more resistant and the dog owners will discourage this behavior!

One of our residents flushed cat feces and cat litter down the toilet. The entire buildings plumbing was clogged for several hours. **DO NOT FLUSH EITHER CAT FECES OR LITTER DOWN THE TOILET!!!!!!** Sea Otters are dying from the feces entering the water system and ending up in the ocean and your neighbors are not very happy when they can't use the toilet.....

We had a very productive and informative meeting with our building inspector Kevin Black and the Project Coordinator David Rudge. We will be receiving costs and preparing to make the decisions necessary to move ahead with our roofing project in the near future.

The Physical Property Council met on January 7th and we heard a presentation on solar power.

CFO Report - Mutual 10
December 31, 2015

Account Description	\$ Variance	% Variance	Explanation
Total Other Income	\$ (5,095)	-10.1%	Total Other Income as mentioned in past months is due to less Financial income.
Utilities	\$ (9,592)	-9.9%	Utilities variance is better than budget in all areas primarily due to less water and electricity use.
Professional Fees	\$ (2,547)	-18.3%	Professional Fees ended the year better than budget primarily in legal fees which I a good thing.
Outside Services	\$ (12,652)	-6.4%	Outside Services year end expenses are better the budget due primarily to Service Maintenance incomplete projects.
Taxes & Insurance	\$ (891)	-1.5%	Taxes and Insurance has been over budget every month because of how the insurance was accounted for. This has been corrected and the variance is more inline with the amount budgeted.
Excess Inc / (Exp) Before Off-Bdgt Item	\$ 20,582	N/A	Ended better than budget.
			The \$20,582 better than budget is a pre audit figure and could changed after the audit is complete. However I do not see a major change if any.

SEAL BEACH MUTUAL NO. 10
FINANCIAL STATEMENTS RECAP
For the 12 months ending December 31, 2015

December				YTD		
Actual	Budget	Variance	Account	Actual	Budget	Variance
65,020	65,011	0.0%	Regular Assessment	781,111	781,111	0.0%
16,585	16,582	0.0%	Reserve Funding	199,017	199,017	0.0%
81,605	81,593	0.0%	Total Regular Assessment	980,128	980,128	0.0%
494	586	-15.7%	Service Income	7,010	6,988	0.3%
1,974	2,749	-28.2%	Financial Income	26,700	32,988	-19.1%
1,032	852	21.1%	Other Income	11,571	10,400	11.3%
3,500	4,187	-16.4%	Total Other Income	45,281	50,376	-10.1%
\$ 85,105	\$ 85,780	-0.8%	Total Mutual Income	\$ 1,025,409	\$ 1,030,504	-0.5%
38,519	38,514	0.0%	Trust Maintenance Cost	463,097	463,092	0.0%
6,842	8,085	-15.4%	Utilities	87,450	97,042	-9.9%
758	1,151	-34.1%	Professional Fees	11,397	13,944	-18.3%
29,889	16,469	81.5%	Outside Services	185,075	197,727	-6.4%
1,679	4,968	-66.2%	Taxes & Insurance	58,791	59,682	-1.5%
16,585	16,582	0.0%	Contributions To Reserves	199,017	199,017	0.0%
\$ 94,272	\$ 85,769	9.9%	Operating Expenses Before Off-Budget	\$ 1,004,827	\$ 1,030,504	-2.5%
\$ (9,167)	11		Excess Inc / (Exp) Before Off-Bdgt Items	\$ 20,582		N/A
			Depreciation (Off-Budget Item)			
\$ (9,167)	\$ 11		Excess Inc / (Exp) After Off-Bdgt Items	\$ 20,582		N/A
			Restricted Reserve			
1,293			Appliance Reserve	49,193		
(2,301)			Painting Reserve	128,145		
-			Roofing Reserve	1,425,188		
(56,754)			Emergency Reserve	246,175		
12,098			Infrastructure Reserve	209,433		
-				-		
\$ (45,664)			Total Restrictred Reserve	\$ 2,058,134		N/A



Golden Rain Foundation

Leisure World, Seal Beach

MEMO

TO: BOARD OF DIRECTORS, MUTUAL CORPORATIONS
FROM: RANDY ANKENY, EXECUTIVE DIRECTOR
SUBJECT: SAND BAGS
DATE: DECEMBER 10, 2015
CC: FILE

The following for your information on sand bags.

The Golden Rain Foundation has filled sand bags available for a cost of \$1.50 per sand bag, with delivery at the standard SRO rate of \$39 per hour, billable in 15 minute increments. Cost will be charged to the Mutual and the Mutual will invoice the Shareholder.

Please note the following:

- All Shareholders should seek the guidance of their respective Mutuals for proper storing of the sand bags.
- Sand bags weigh (state the weight of the sand bag) and that once dropped off, any additional relocation of the sand bag in a non-emergency situation will be at prevailing SRO rate.
- Sand bags should not be stored in the direct sun light as this will cause deterioration of the sand bag.
- Sand bags should not be used when flooding conditions are not existent or block or hinder safe ingress or egress.
- Sand bags should not be used in a manner that would prevent water from running away from the building. Example: If sand bags are used at patio gates, this may prevent roof run off from leaving the patio and may harm the unit.
- Sand bags will be picked up and properly disposed of at the prevailing SRO rate.

In the event of an emergency, as defined as:

"A serious, unexpected, and often dangerous situation requiring immediate action"

Sand bags will be delivered on a triaged basis, with those areas in urgent need taking first priority, at no charge. The Mutual will be charged the prevailing SRO rate for pick up and disposal

Holiday Luncheon
Final Report
December 4, 2015

121 reservations were made...

Income

Ticket sales	\$1,068 (32 free lunches)
50/50	\$141
Donation	\$100

Total Income	\$1,309	Budgeted	\$1,470
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Expenses

Caterer	\$1,573.00	Budgeted	\$1,690
Eggnog	\$44.73	Budgeted	\$90
Table decor	\$114.56	Budgeted	\$150
Entertainment	\$200.00	Budgeted	\$200
Paper prod	\$30.25	Budgeted	\$90
Copy Work	\$36.00		

Total Expenses	\$1,998.54	Budgeted	\$2,220
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Cost to Mutual 10	\$689.54
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2012 cost \$885.77

2013 cost \$739.66

2014 cost \$662.44

Esther Cummings

Esther S. Cummings
13240 St Andrews Dr Apt 254A
Seal Beach, CA 90740
562-598-4230

EXPENSES FROM MUTUAL 10 LUNCHEON DEC 4, 2015

CATERER(Mutual check)	\$1,573.00
ENTERTAINMENT(Mutual check)	200.00
TABLE DÉCOR(on SRO)	114.56
EGGNOG	44.73
PAPER PRODUCTS	30.25
COPY WORK	36.00
 TOTAL	 \$1,998.54

PLEASE REIMBURSE ESTHER CUMMINGS FOR EGGNOG, PAPER
PRODUCTS AND COPY WORK

TOTAL DUE TO ESTHER \$110.98

RECEIPTS ENCLOSED

CARPORT GARDEN PROPOSAL BUILDING 123 and 124

The grass has been removed from these two garden plots and the proposal is to fill in the area where grass was in the past with new plants. We will NOT be removing any existing plants.

The proposal is to put two Lantana plants in 123 and 3 Lantana plants in 124. Lantana's are available with white, purple or yellow flowers and will have a spread when mature of about 2 ft.

Ground cover consisting of purple Freeway Daisies and Alyssum would be planted in all the remaining open space in the flowerbed.

All of these plants are very drought resistant and have done well in other areas in Leisure World. The ground cover proposed can be seen in Mutual 11 on Interlaken Road.

It would not be necessary to modify the existing sprinkler plan.

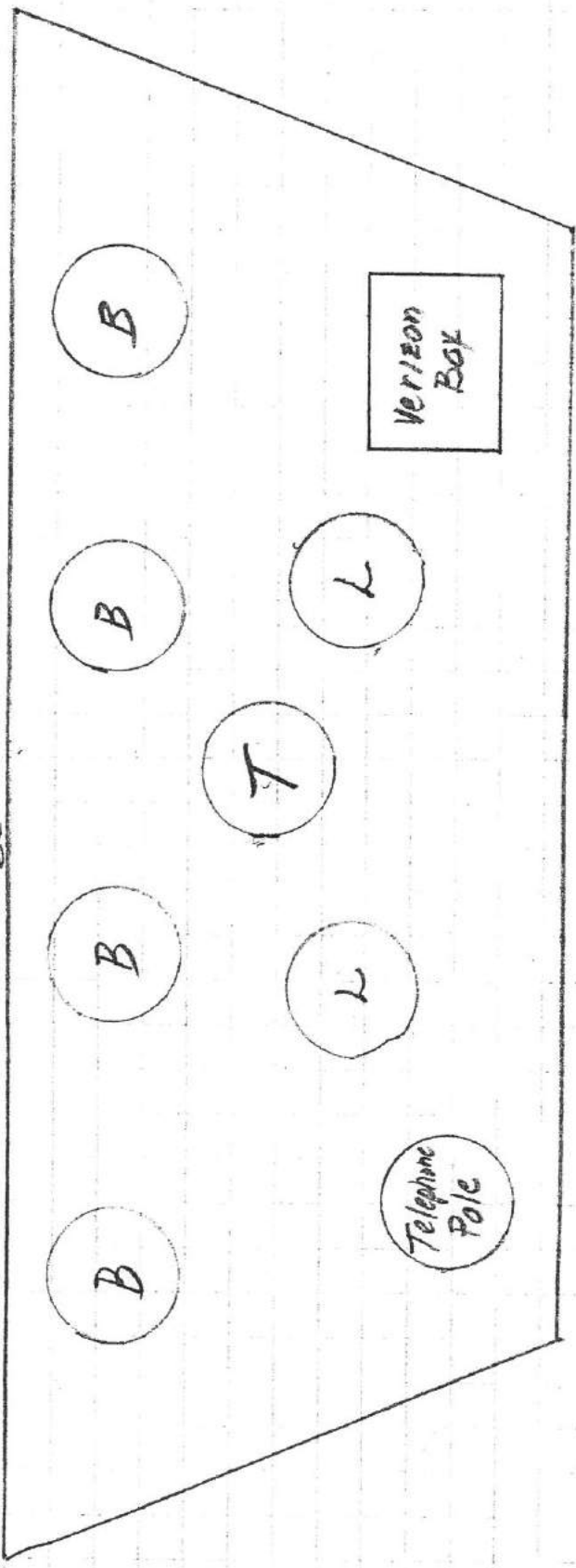
The plants will be paid for by Esther Cummings and planted by the Planting Committee.

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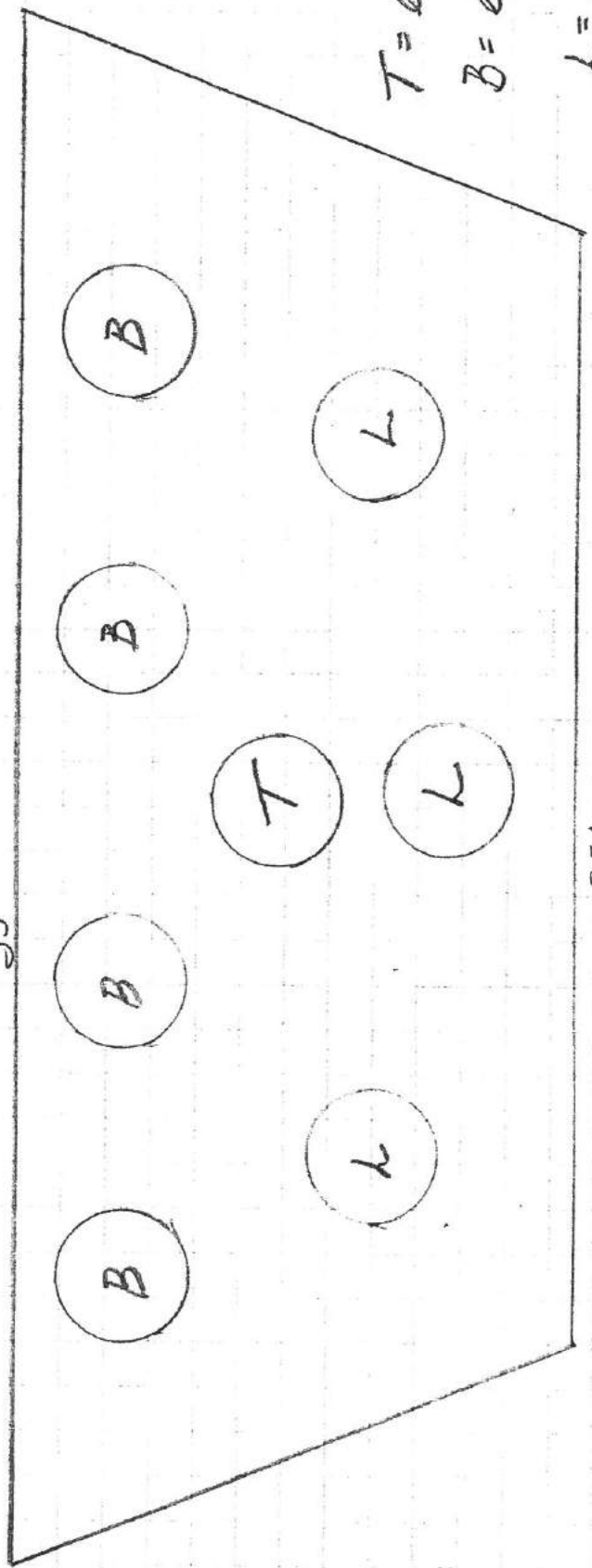
35'



CARPORT
123

25'

35'



CARPORT
124

T = existing TREE

B = existing BUSH

L = new LANTANA

25'

1/16/11 GAC



California is still in a drought
Please Continue to Conserve Water

It's Winter in Our Hometown
The Mutual Administration Director's Report
January, 2016

911

A very important number during an emergency.

Some important facts you need to know about (911):

1. Due to the close proximity to the adjacent freeway system, when you dial (911) from your cell phone in Leisure World, you may be routed to the California Highway Patrol instead of the Seal Beach Police Department; or your call may be routed to Seal Beach Police Department.
2. If you dial (911) from a landline telephone inside your unit, the call will always be routed to the Seal Beach Police Department.
3. The Seal Beach Police Department has an emergency response telephone number which goes directly to them if you use a cell phone or a land line. That number is: (562 594-7232).
4. Put the emergency response telephone number on your auto-dial so it can be reached with a push of a button.



January 2016: It's that time again....Your pet must be registered annually in January of each year. Please see the Stock Transfer Office for assistance in registering a new pet or re-registering your current pet. Remember you must provide proof of personal liability insurance.

Long Beach Animal Control, contracted through the City of Seal Beach, will be canvassing door-to-door in Leisure World to assure all Leisure World dogs are licensed. There may be a fine issued if you fail to provide proof of your dog's registration. Be proactive.....Register your dog with the City of Long Beach on behalf of the City of Seal Beach and register any pet you have in your unit with the Stock Transfer Office. Fish are exempt.

HAPPY NEW YEAR – 2016

PRESIDENT'S COMMENTS
GOLDEN RAIN FOUNDATION
JANUARY 2016

It feels good, to be back in the saddle, so to speak! As many of you are aware, I had an unfortunate accident on December 18th and broke the fibula bone in my right leg. Then to add to the complications of a broken leg, I came down with very bad cold that has been affecting many of us. 2016 has been somewhat of a rough journey so far.

A warm thank you, for the cards and phone calls offering assistance that I have received. It has been somewhat of an adventure and a learning curve in the world of medical care, caregivers and handicap access. Blessings on our handicap/access bus system and drivers. It certainly made it possible for me to get from point A to point B. The GRF employees have my gratitude for their assistance throughout this challenge.

Even though I have been out of the office, I have been keeping up with GRF activities and information from my home computer. As a GRF Director, I have been puzzled by the angst from a few Shareholders regarding the approximate \$400,000 plus excess income from 2015 being used to replenish the Foundation Reserve accounts. The portion of the civil code which covers home owner associations, also known as Davis Stirling Act, mandates a reserve study, which was performed. This Reserve Study provides fundamental information on our assets, the life expectancy of these assets and most importantly the dollar amounts necessary to cover future repairs and replacements of the assets. The Reserve Study was clear, we are funded to an estimated fifty five percent. There is a clear need to increase the Reserves percentage in industry-accepted norms.

Annual Golden Rain Foundation assessments cover our GRF operating and reserve budget. By allocating the excess income from 2015 to reserves, we were able to keep the increase in 2016 assessments to a little over \$4.00. If surplus funds were not committed to our Reserves, the increase could have been well over \$9.00. In essence,

the money went directly back to the shareholders by keeping the GRF assessment at a minimum while at the same time supporting the Reserves fund.

There is a great deal of work which needs to be done on our aging infrastructure now well over 50 years old. A recent summary report from our Facilities Director, Mark Weaver, noting the many projects in process, made this very clear. Including the critical replacement of the Westminster wall.

The recent wind storm damage to the Westminster wall which toppled over 75 feet of the wall indicated this project needs to be done as soon as possible. Today the Board has on the agenda a motion to rescind a previous motion to move the wall out as far as possible. This will give us the ability to start the engineering and work to replace the wall where it is now, at substantial cost savings. This project began initial review in 2002, it's now almost 14 years later and time to commence this project. We should see significant progress in the near future, pending today's Board action.

The Trust street storm drain cleaning is still in progress with an estimated completion by February. So far, nothing significant has been found indicating any failures of the storm drain system, which would create a flooding problem.

The new back hoe has been delivered and employees are going through operator training. This backhoe will be able to be used for emergency cleanup and to facilitate Mutual projects where it can be used on a project.

The swing gates at 1.8 acres is in place to make it easier for Security personnel to close them when needed.

New automatic doors have also been installed at the two entrances to the Administration building. The old doors were breaking down constantly, and, most importantly, of an age where new parts were no longer available. It was necessary to

replace the doors, rather than continuing to pay for costly repairs with reconditioned parts.

The Heath Care Center safety and accessibility project is complete and it's great to see Shareholders gathering and enjoying conversations with the addition of the new patio table and chairs.

The Sales Office interior enhancements have been completed, new signage is on order and landscaping improvements in the works. This work will enhance the office's appearance inside and out. Community resales provide an excellent return, a very good value for the dollars which have been spent enhancing the facility to attract new buyers. This project is still under budget.

In 2015, GRF collected \$1,193,232 from new GRF membership fees. The onsite Sale Office remitted to GRF, through terms of their lease, \$509,572. These numbers are vital as they directly offset operational expenses, provide the sole funding for the Capital improvement fund and help support the GRF Reserves.

I'm very excited to announce that in 2015 we had almost 100 million dollars in total unit resales.

Please take the time to see the refreshed new look from the concrete replacement, new trees and the placement of tables and chairs for social gatherings at the patio of Clubhouse 3 and the library. The Recreation Committee is excited about these improvements as the area now provides additional recreational event opportunities.

The News office restructuring is complete; all staff of the Publications Department are now located on the first floor. This project not only allowed for greater efficiency of the staff, but freed up vital space on the second floor for other Shareholder activities.

The paving project on the south part of St Andrews has been undergoing countless hours of review by the Physical Properties Committee. Options to enhance the traffic flow by a certified traffic engineer have been reviewed and adopted by the Committee. Based on this plan, which will feature one lane of traffic on both sides similar to the work completed on Golden Rain, the project is out to bid. For those of us who drive this section of St. Andrews and see the condition of the street, the improvements will be welcome.

The wall replacements behind Club House 2 are still waiting for final easement and access approval from the Orange County Flood Control. Along the same vein, the Los Alamitos Barrier Project that has been postponed for almost a year by Orange County Water, will begin this February. This project by Orange County Water is vital for insuring salt water is not intruding upon our fresh water. The project will include bore holes for testing and monitoring of our fresh water table.

The Globe is still a work in progress and has an estimated completion date of March 31st. The severe wind storm in November damaged the cover and supporting scaffolding. This has been repaired and it is now safe for contractors to commence the final stages of repairs and the replacement of the continents. Our contractors and suppliers have given us all indication that we should expect an unveiling of the Globe by the end of March.

We are rapidly approaching the time when our shareholders are asked to get involved and consider running for their Mutual boards and the GRF representatives from the even numbered Mutuals. You are needed. I realize the people sitting here today are involved just because they are interested enough to attend this meeting. However, you need to take the message back to your Mutual: our shareholders need to get involved.

If not enough Shareholders run for office and the Board cannot meet its' quorum requirements, there is a very real risk of the Mutual going into receivership. Simply stated, if we do not get enough concerned Shareholder to run and fill Board positions,

the State would step in and appoint a Non Shareholder to fill this position and be allowed to make decisions in behalf of the Mutual without any firsthand knowledge of our community and how we operate. Please keep a close eye on the News for important elections information and deadlines.

Enuf said!

\$ 30.⁰⁰

10 DAY™ Duro Lantern



- Bright, clean light – up to 250 lumens
- Runs 10 days continuously on "Low"
- Runs 26 hours continuously on "High"
- Lifetime LED is unbreakable and never needs to be replaced
- Rubberized housing enhances impact-resistance
- Water-resistant IPX4
- Removable globe provides forward-area light
- Built-in recessed hook at lantern base for hanging as a downlight
- HIGH (250 Lumens)>LOW (21 Lumens)>SOS FLASHING>OFF
- BULB TYPE: 2 x 1W Nichia, white LEDs
- MATERIALS: High-impact ABS plastic
- BATTERIES: 6 1.5V Alkaline batteries (not included)

\$7.60

Rope Timer Available



- A timer on a rope you set and forget
- When you are not using it simple stick it on the stove back is magnetic
- Extra long and loud ring
- Measures 3" diameter

MUTUAL TEN PRESIDENT'S REPORT

January 27, 2016

➤ MARK YOUR CALENDAR:

MUTUAL 10 BOARD MEETING
WEDNESDAY, FEBRUARY 24, 2016
ADMINISTRATION 2ND FLOOR
9a.m. OPEN FORUM, 9:15 START

➤ New Advisory Director:

Mutual Ten Board has appointed Linn Atkinson to serve as an Advisory Director. Linn is a past Board member who served for three years. The past few months, she was a member of the "Draft Garden Policy Committee". Welcome to the Board, Linn! Please let us know if others of you are willing to volunteer to serve on Committees or the Board. We would really appreciate your support.

➤ Elections:

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

Wednesday, May 18th Clubhouse 4, 10am.

Even numbered years Mutual Ten elects a GRF Representative. You will be getting a ballot in a few months. Please vote by marking your ballot and returning it to Accurate Voting by the deadline.

➤ Laundry Rooms: There are big concerns with the laundry rooms.

- Know which machine your laundry is in. Do not take someone's belongings? Sheets and towels were taken from a dryer on Tuesday, January 26th.
- Please be a considerate neighbor: Most laundry rooms have a broom and dust pan—use the broom and dust pan so others do not see the tissue flakes you left. **Clean up after yourself!**

- If a machine is not working, please contact a Director with the machine number and the issue. Director phone numbers are on the roster posted on the laundry room bulletin board.
- Get a timer from purchasing and do not leave your laundry in the washer or dryer. Others are waiting to use them.

➤ **Emergency Preparedness:**

Do you have your "TO GO BAG" packed and ready if there were an emergency? Do you have fresh batteries for your flashlights? Are you willing to volunteer for the Emergency Preparedness Committee? Our Building Captains are supportive in an emergency and would appreciate your updated emergency contact information. Mutual Ten's Advisory Director, Richard Houck, has been attending the Emergency Preparedness Council meetings...first Friday of the month.

Suggestions for your "To Go Bag": cash in small bills, copies of important papers, insurance contact information, household inventory and pictures, personal items including prescriptions, emergency blanket, first aid kit, batteries. Many more items are needed. **PLEASE DO NOT USE CANDLES ANYTIME.**

When an emergency happens and you leave your unit, you may not be allowed back in for days or weeks. Have a bag ready to grab that has prescriptions, clothes, extra glasses, cash.....

➤ **Caregivers:**

An important policy is: **ALL CAREGIVERS MUST REGISTER** with the Stock Transfer Office twice a year. Caregivers are to wear the badges when they are outside the unit. Be sure that each caregiver you have registers and wears the badge.

➤ New Neighbors:

We are so happy to have had "Orientations" with:

Guy and Diana Munday—244

Becky Parenteau—240

Dora Sandrick—245

Welcome to Mutual Ten!

"Viewing events and situations in a positive light is important. The strength, wisdom and cheerfulness that accompany such an attitude leads to happiness. To regard everything in a positive light or with a spirit of goodwill...means having the wisdom and perception to actually move things in a positive direction by seeing them in their best light, while all the time keeping our eyes firmly focused on reality." Unknown

*Ruthann Arlart,
Mutual Ten President*

Emergency Preparedness Council Field Trip

Mutual 11

January 15 2016

We toured the facilities of Mutual 11 and Mutual 15.

Mutual 11.

Mutual Elevens' concept was diversity. Each laundry had a shed with equipment and supplies.

The generator is fueled by a 20 # propane tank. The tank will last proximately 18 hours

They have hand and electric water pumps for the water barrels

They have a 3000 pound lift

Recycle water barrels every five years

Dehydrated food

Wooden pads for water barrels. Chemicals from concrete have been known to leach through the bottom of the barrels

Pop-up shades

Mutual 11 replaced the water heater with a dedicated 130 gallon water storage tank in some the laundry rooms

There outside water storage equals 3 55 gallon drums

Mutual 11 had a second storage shed dedicated to sanitary supplies

including stools, paper bags and sewer tanks

A member of the group suggested that we determine what we need and get together as a group buy collectively from the purchasing department

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They made a list of the contents of the shed and sent the list to the fire apartment

They installed key lock boxes

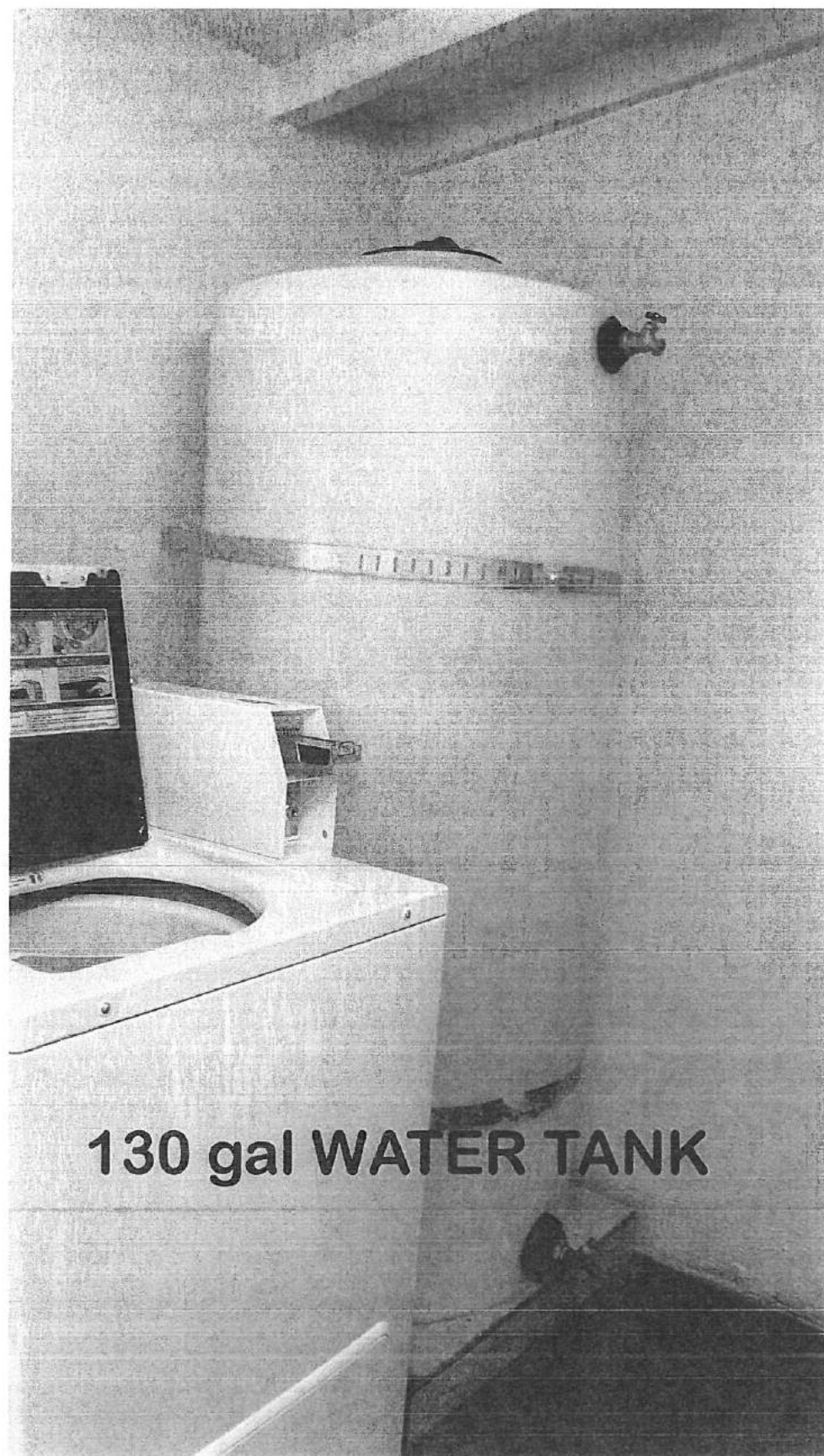
They used the Boy Scouts as volunteers because the Boy Scouts have the appropriate insurance

**TYPICAL
MUTL11
SHED**





**MUTUAL 11 DEDICATED
WASTE DISPOSAL**



130 gal WATER TANK

Mutual 15

Mutual Fifteen has converted a garage for their facilities, which are centrally located. It appeared to be complete with two portable units. Some maps caught my eye as they included the shortest route to the staging areas.

See accompanying photos.

Contact Carol Johnstone for emails

One member suggested supplying light sticks for immediate light

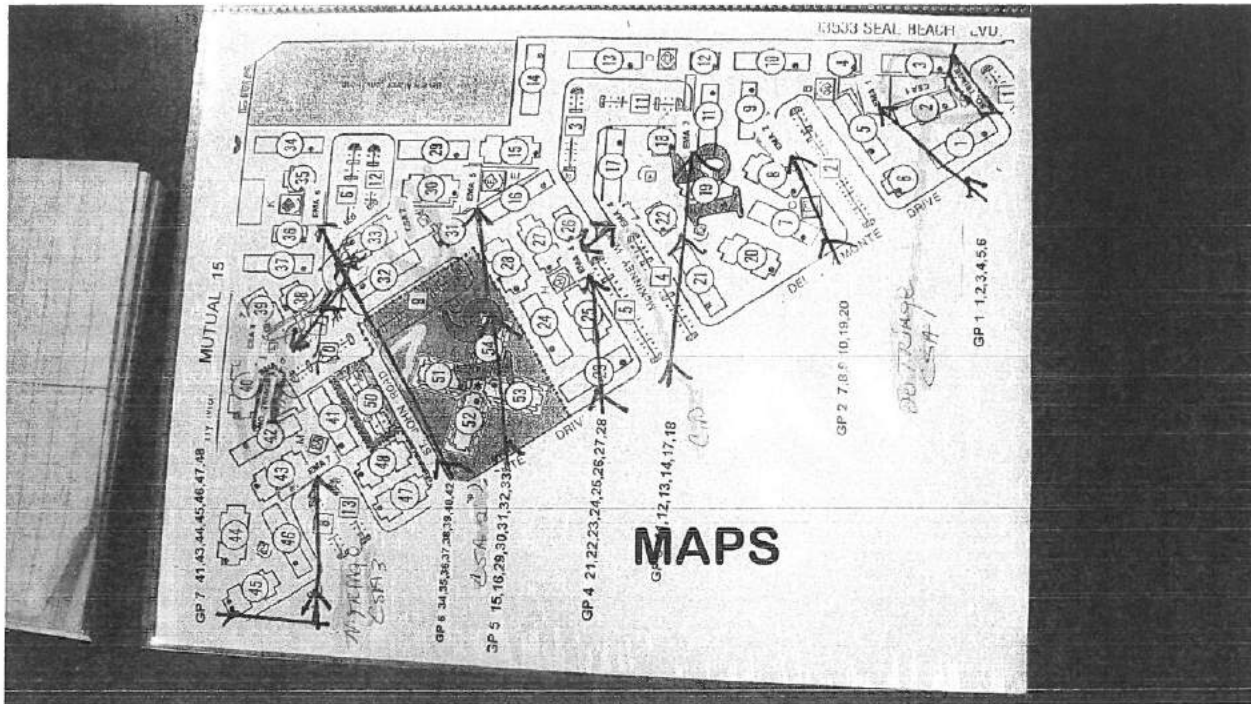
Our next meeting is the first Friday of the month at 10 o'clock in the Administration building. This schedule and location has been set for the year.





GARAGE 2





SIGN-IN SHEET

BOARD OF DIRECTORS MEETING

MUTUAL NO. TEN

DATE: JANUARY 27, 2016

	SHAREHOLDERS' AND GUESTS' NAMES
1.	Ralph Freitag
2.	Donna Blubaugh
3.	Cheryl Gibson
4.	Marie Thompson
5.	Ana O'Brien
6.	
7.	
8.	
9.	
10.	
11.	
12.	
13.	

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

January 13, 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 January 13, 2016, was called to order by Vice President Cummings at 1:00 p.m. in the Clubhouse Five, 2nd Floor, Physical Property Conference Room.

Those members present were: Vice President Cummings, Secretary Freitag, CFO Giles, Director Phillips, Director Newman (1:40 p.m.), Director Scheuermann, and Advisory Director Houck (1:40 p.m.). President Arlart was absent. Also present were Building Inspector Black, Project Coordinator Rudge, and two guest shareholders, Mr. Freitag and Ms. Sanseverino.

The purpose of the meeting was to discuss roofing project options.

The meeting was adjourned at 1:55 p.m.

Attest



Janie Freitag, Secretary
SEAL BEACH MUTUAL TEN

cd:1/13/16