

**MINUTES OF THE REGULAR MONTHLY MEETING
OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL TEN
June 22, 2016**

The Meeting was called to order by President Arlart on Wednesday, June 22, 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, CFO Giles, Directors Atkinson, Phillips, and Scheuermann
Absent:	Director Newman, Advisory Directors Houck & Thompson
Guests:	Seven 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

President Arlart asked if there were any corrections to the Regular Monthly Meeting minutes of April 27, 2016, Special Meeting minutes of April 25, 2016; Regular Monthly Meeting minutes of May 25, 2016; and Special Meeting minutes of June 13, 2016. There being no corrections, the minutes were approved as printed.

BUILDING INSPECTOR

Building Inspector Black updated the Board on activity in the Mutual.

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

RESOLVED, To allow Class One Arboriculture to subcontract for chipping, to amend the contract, and to direct the Mutual President to sign the amended contract with a change order, at no cost to the Mutual.

The MOTION passed.

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

BUILDING INSPECTOR (continued)

RESOLVED, To amend the resolution dated April 27, 2016, to increase the angle stops and supply lines to 56 toilets identified with plastic connectors, at a total cost not to exceed \$3,200.

The MOTION passed.

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

RESOLVED, To amend, on a preliminary basis until the 30-day posting period is completed, Policy 7499.10 – Air Conditioning/HVAC/Heat Pump Units.

The MOTION passed.

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

RESOLVED, To amend, on a preliminary basis until the 30-day posting period is completed, 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 adopt, on a preliminary basis until the 30-day posting period is completed, Policy 7426.10 – SmartBurners.

The MOTION passed.

Building Inspector Black left the meeting at 9:54 a.m.

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

RESOLVED, That the Physical Property staff prepare and distribute and RFP (Request for Proposal) to replace the roofs in Mutual Ten.

The MOTION passed.

UNFINISHED BUSINESS

Following a discussion, it was the consensus of the Board to send Policy 7425.10 – Garden Areas, Trees, Shrubs back to the committee for further review and possible changes.

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

RESOLVED, To send to the Mutual attorney the Mutual Bylaws for review and recommendations. If a rewrite is needed, the Mutual attorney is to inform the Board of an approximate cost.

The MOTION passed.

NEW BUSINESS

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

RESOLVED, To remove the plum tree in front of Units 256-C and 256-D.

The MOTION passed.

Following a discussion on tree maintenance for 2017, the issue is to be postponed and will be discussed at the next Board Meeting.

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

RESOLVED, To cancel the November and December 2016 Regular Board Meetings, to be rescheduled on Wednesday, November 30, 2016.

The MOTION passed.

Following a discussion, it was the consensus of the Board that the Committee reviewing all policies be postponed until the Mutual attorney completes the review of the Mutual Bylaws.

President Arlart called a break at 10:39 a.m. to 10:54 a.m.

CORRESPONDENCE

President Arlart reviewed correspondence received. In addition, several get well cards were sent out.


CHIEF FINANCIAL OFFICER'S REPORT

CFO Giles presented his Mutual financial report (attached).

Following a discussion, it was the consensus of the Board to reimburse the Directors the cost of buying ink cartridges for Mutual business, reimbursements are to be paid out of the Petty Cash funds.

ADJOURNMENT

President Arlart adjourned the meeting at 11:22 a.m. and announced an Executive Session would follow to discuss member issues.


Attest, Ruthann Arlart, President/Secretary
SEAL BEACH MUTUAL TEN
cd:7/22/16
Attachments

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

NEXT MEETING: WEDNESDAY, JULY 27, 2016

Meeting starts at 9:00 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
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 JUNE 22, 2016**

06/22/16 RESOLVED, To allow Class One Arboriculture to subcontract for chipping, to amend the contract, and to direct the Mutual President to sign the amended contract with a change order, at no cost to the Mutual.

RESOLVED, To amend the resolution dated April 27, 2016, to increase the angle stops and supply lines to 56 toilets identified with plastic connectors, at a total cost not to exceed \$3,200.

RESOLVED, To amend, on a preliminary basis until the 30-day posting period is completed, Policy 7499.10 – Air Conditioning/HVAC/Heat Pump Units.

RESOLVED, To amend, on a preliminary basis until the 30-day posting period is completed, Policy 7502.10 – Carport Regulations.

RESOLVED, To adopt, on a preliminary basis until the 30-day posting period is completed, Policy 7426.10 – SmartBurners.

RESOLVED, That the Physical Property staff prepare and distribute and RFP (Request for Proposal) to replace the roofs in Mutual Ten.

RESOLVED, To send to the Mutual attorney the Mutual Bylaws for review and recommendations. If a rewrite is needed, the Mutual attorney is to inform the Board of an approximate cost.

RESOLVED, To remove the plum tree in front of Units 256-C and 256-D.

RESOLVED, To cancel the November and December 2016 Regular Board Meetings, to be rescheduled on Wednesday, November 30, 2016.

May 31, 2016

10/10

SEAL BEACH MUTUAL NO. 10
FINANCIAL STATEMENTS RECAP
For the 5 months ending May 31, 2016

May				YTD		
Actual	Budget	Variance	Account	Actual	Budget	Variance
67,596	67,592	0.0%	Regular Assessment	337,965	337,960	0.0%
17,399	17,399	0.0%	Reserve Funding	86,995	86,995	0.0%
84,995	84,991	0.0%	Total Regular Assessment	424,960	424,955	0.0%
679	582	16.7%	Service Income	2,895	2,910	-0.5%
1,919	2,487	-22.8%	Financial Income	9,747	12,435	-21.6%
4,028	768	424.5%	Other Income	9,321	3,840	142.7%
6,626	3,837	72.7%	Total Other Income	21,963	19,185	14.5%
\$ 91,621	\$ 88,828	3.1%	Total Mutual Income	\$ 446,923	\$ 444,140	0.6%
39,785	39,785	0.0%	Trust Maintenance Cost	198,925	198,925	0.0%
7,258	7,905	-8.2%	Utilities	30,807	39,525	-22.1%
753	1,386	-45.7%	Professional Fees	3,772	6,930	-45.6%
14,575	16,550	-11.9%	Outside Services	72,178	82,750	-12.8%
6,961	5,804	19.9%	Taxes & Insurance	34,805	29,020	19.9%
17,399	17,399	0.0%	Contributions To Reserves	86,995	86,995	0.0%
\$ 86,731	\$ 88,829	-2.4%	Operating Expenses Before Off-Budget	\$ 427,482	\$ 444,145	-3.8%
\$ 4,890	(1)		Excess Inc / (Exp) Before Off-Bdgt Items	\$ 19,441	(5)	
			Depreciation (Off-Budget Item)			
\$ 4,890	\$ (1)		Excess Inc / (Exp) After Off-Bdgt Items	\$ 19,441	\$ (5)	
			Restricted Reserve			
(3,766)			Appliance Reserve	35,623		
669			Painting Reserve	131,491		
16,730			Roofing Reserve	1,508,837		
-			Emergency Reserve	266,713		
-			Infrastructure Reserve	209,433		
-				-		
\$ 13,633			Total Restricted Reserve	\$ 2,152,097		

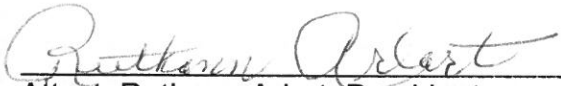
**MINUTES OF THE SPECIAL MEETING
OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL TEN
April 25, 2016**

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 April 25, 2016, was called to order by President Arlart at 2:29 p.m. in Clubhouse Five, 1st Floor, Green Room.

Those members present were: President Arlart, Vice President Cummings, CFO Giles, and Directors Phillips and Scheuermann, and Advisory Directors Houck and Atkinson (3:42 p.m.). Also present were one shareholder and Building Inspector Black. Director Newman is absent.

The purpose of the meeting was to discuss the Building Inspector's Report.

The meeting was adjourned at 4:07 p.m.



Attest, Ruthann Arlart, President
SEAL BEACH MUTUAL TEN
mm:5/25/16

**MINUTES OF THE SPECIAL MEETING
OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL TEN
June 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 June 13, 2016, was called to order by President Arlart at 2:30 p.m. in Clubhouse Five, 1st Floor, Green Room.

Those members present were: President Arlart, Vice President Cummings, CFO Giles, and Directors Phillips, Atkinson and Scheuermann, and Advisory Directors Houck (3:03 p.m.), and Thompson. Director Newman was absent. Also present were one shareholder and Building Inspector Black.

The purpose of the meeting was to discuss the Physical Property Committee projects and Building Inspector's Report.

The meeting was adjourned at 4:22 p.m.



Attest, Ruthann Arlart
President
SEAL BEACH MUTUAL TEN

mm:06/16/16