

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL TEN
July 25, 2018**

The Regular Monthly Meeting of the Board of Directors of Seal Beach Mutual Ten was called to order by President Arlart on Wednesday, July 25, 2018, at 9:00 a.m. in the Administration Building, Conference Room A.

SHAREHOLDER(S)' COMMENTS

Several shareholders made comments.

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:	Four Mutual Ten Shareholders
Staff:	Mr. Bristow, Security Services Director Ms. Hopkins, Mutual Administration Director Mr. Black, Building Inspector Mr. Meza, Building Inspector Ms. Villalobos, Recording Secretary

MINUTES

The June 27, 2018, Regular Board minutes were approved by general consent of the Board as printed.

The July 16, 2018, Special Meeting minutes were approved by general consent of the Board as printed.

GRF REPRESENTATIVE

GRF Representative Winkler presented her report (attached).

BUILDING INSPECTORS REPORT

Inspectors Black and Meza updated the Board on the Mutual Activity (attached).

GUEST SPEAKER – Mr. Bristow

Security Services Director Bristow informed the Board of the enforcement requirements for Policy 7502.10.01 Parking Rules.

UNFINISHED BUSINESS

Inspectors Black and Meza provided the Board with an update on the Waterline Project, Roofing Project, and Landscape Services.

Vice President Cummings provided the Board with an update on Loading Zones and will present her report at the next Board meeting.

Vice President Cummings provided the Board with an update on Garden Inspections and Carport and Laundry Room Light Fixtures.

Following questions, Inspectors Black and Meza left the meeting at 10:12 a.m.

NEW BUSINESS

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

RESOLVED, To approve that Mutual Ten accept the proposal from Brightview Tree Care Services, at a cost not to exceed \$2,040.00 and authorize the Mutual President to sign the necessary documentation.

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 approve that Mutual Ten accept the Painting Bid from Hutton Painting, at a cost not to exceed \$230,000, and authorize the President to sign the contract.

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 approve that Mutual Ten engage in a CGARP (General Counsel Attorney Retainer Program) with Roseman & Associates, effective immediately, at a cost not to exceed \$500 and authorize the Mutual President to sign the necessary documentation.

The MOTION passed.

NEW BUSINESS (continued)

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

RESOLVED, To approve the transfer of \$750,000 from BNY Mellon to the US Bank Money Market Account.

The MOTION passed.

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

RESOLVED, To approve that Security Services Director inform Mutual Ten of the enforcement requirements for Policy 7502.10.01 Parking Rules.

The MOTION passed.

SECRETARY / CORRESPONDENCE

Secretary Stipcich received several letters of correspondence.

CHIEF FINANCIAL OFFICERS REPORT

In CFO Giles absence, President Arlart presented his financial report (attached).

MUTUAL ADMINISTRATION DIRECTOR

Mutual Administration Director Hopkins presented her report (attached).

ANNOUNCEMENTS

- Next Meeting: Wednesday, August 22, 2018, at 9:00 a.m. in Conference Room [A]
- CFO Council: Wednesday, August 1, 2018 at 10:00 a.m. [B]
- Presidents' Council: Thursday, August 2, 2018, at 9:00 a.m. [Ch 4]
- Emergency Information Council: Friday, August 3, 2018, at 10:00a.m.[B]
- Special Board Meeting: Monday, August 13, 2018, at 2:30 p.m. [B]
- Landscape Council: Friday, August 17, 2018, at 10:00 a.m. [A]
- Roundtable: Friday, August 17, 2019 at 1:00 a.m. [A]

DIRECTOR COMMENTS

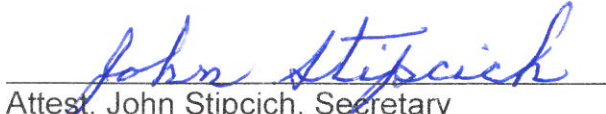
Several Directors made comments.

SHAREHOLDER(S') COMMENTS

Several shareholders made comments.

ADJOURNMENT

President Arlart adjourned the meeting at 10:55 a.m. and announced there would be an Executive Session following the meeting to discuss member issues.


Attest, John Stipcich, Secretary
SEAL BEACH MUTUAL TEN
cv:07/25/18 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 JULY 25, 2018**

07/25/18

RESOLVED, To approve that Mutual Ten accept the proposal from Brightview Tree Care Services, at a cost not to exceed \$2,040.00 and authorize the Mutual President to sign the necessary documentation

RESOLVED, To approve that Mutual Ten accept the Painting Bid from Hutton Painting, at a cost not to exceed \$230,000 and authorize the President to sign the contract.

RESOLVED, To approve that Mutual Ten engage in a CGARP (General Counsel Attorney Retainer Program) with Roseman & Associates, effective immediately, at a cost not to exceed \$500, and authorize the Mutual President to sign the necessary documentation.

RESOLVED, To approve the transfer of \$750,000 from BNY Mellon to the US Bank Money Market Account.

RESOLVED, To approve that Security Services Director inform Mutual Ten of the enforcement requirements for Policy 7502.10.01 Parking Rules.

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: **(10) TEN**

INSPECTOR: **MIKE MEZA**

DATE: **JULY, 2018**

PERMIT ACTIVITY							
UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	START DATE	COMP. DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR / COMMENTS
10-241J	Entry Door	GRF	06/29/18	07/29/18	no		swenman
10-243J	shower cut down w/enclosure	grf	07/30/18	08/30/18	no		Nu Kote
10-245A	remodel w/repipe	both	09/25/17	02/28/18	no	rooting/underground 12/8/17 - rough 12/8/17 - insulation 1/5/18 - fail final	kang
10-248I	skylight den	both	02/15/18	04/30/18	no		M & M
10-249G	kit/bath remodel & flooring	both	07/01/18	09/30/18	no		ac&r construction
10-250B	room addition	both	01/15/18	03/24/18	no	underground 1/26/18-rough 2/28/18-dryw	ogan
10-250B	flooring	grf	03/05/18	03/12/18	no		cornerstone floors
10-250G	bath remodel	both	07/02/18	10/05/18	no	goundwork,electrical, rough plumb 07/18	ac&r construction
10-251F	remodel	both	03/05/18	05/18/18	no	foundation 2/25/18-underground plumb 3/12/18-sheer panel 4/6/18-rough	Bergkvist'
10-253C	drywall panel wall/ skylight	both	05/01/18	08/31/18	no		mamuscia conts.
10-253H	heat pump	both	07/26/18	10/26/18	no		greenwood
10-254B	entry door and windows	both	03/19/18	04/19/18	no		seaport sash and door
10-254I	contertops @kit/bath/microwav	both	04/12/18	06/30/18	no		mamuscia conts.
10-255I	kit/bath counters/ fan	both	01/29/18	03/29/18	no		pena
10-255I	bath/kitchen remodel no repipe	both	03/02/18	05/31/18	no		Los Al builders
10-256A	kit/bath/window & doors	both	07/23/18	10/19/18	no		MP const.
10-257D	windows retro	grf	07/09/18	08/09/18	no		swenman
10-244-C	washer/dryer/ elect. Panel	both	08/06/18	09/20/18	no		pena construction
ESCROW ACTIVITY							
UNIT #	NMI	PLI	NBO	FI	FCOEI	ROF	DOCUMENTS/COMMENTS
10-241C		04/06/18					
10-248C	2/12/2018						
10-250F		04/04/18	05/31/18	06/04/18	06/13/18		
10-250G		02/08/18	03/06/18	03/07/18	03/19/18		
10-256H		12/20/17					
10-257C		11/07/17	02/07/18	02/14/18	02/22/18		
10-257D		03/19/18	04/16/18				
10-257J	4/6/2018						
10-258B		04/04/18	04/12/18	04/17/18			
10-260C		11/07/17					
10-244J		05/10/18					

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: **MIKE MEZA**

DATE: **JULY, 2018**

CONTRACTS and PROJECTS		
CONTRACTOR		PROJECT
Brightview	Lawns:	Mutual gardening and lawns - on going, Meeting with Brightview 07/11/18
Brightview	Landscape:	turf renovations - pending Bod approval - on hold
	irrigation	Building 248 JLS installing Strainer
	Tree Trimming:	
Fenn Pest and Termite		contract - on going, Monday and Wednesday service for pest, Wednesday - is for termite treatment and pest, no termite treatment on Mondays
ERC Abatement	abatement:	building 245 on 07/26/18 & 243 on 08/02/18
Californina re-pipe	Re-piping:	building 245 on 07/26/18 & 243 on 08/02/18
kres const.	Re-pipe painting:	following behind re-pipers
Dry rot / Termite / Paint lists		list to be made prior to painting, plan on one month head start prior to paint
Roofing Standard	Roofing:	indemification from mutual
Kress Construction	Stove hoods:	
SHAREHOLER and MUTUAL REQUESTS		
10-257-L	checked shower, oven, & hole at ceiling	
10-252-C	checked skylight	
10-246-A	hole in stucco	
10-260	broken tree branch	
10-243-A	checked smoke alarm	
10-241-K	skylights	
10-250-F	checked cabinet at patio	
10-250-G	talked to contractor about parking	
10-249-C	problem with sunlight in skylight	
10-248	contacted JLS about strainer	
10-246	checked sprinkler manifold for leak	
10-251-L	inspected skylights for leak & shaft damage	

CFO Report - Mutual 10

June 30, 2018

Account Description	\$ Variance	% Variance	Explanation
Total Other Income	\$ 18,784	87.0%	Total Income is over budget again this month due to the payment from LA Seismic for the Access Permit . Subtracting this payment would make other income under budget \$1216. This is due primarily to the loss of the sales of securities and tax exempt interest to cover costs of repiping of buildings.
Utilities	\$ 3,104	6.9%	Utilities are under budget in all areas except water which is over budget \$4032. This is due to installation of new meters by Seal Beach at the first of the year which is calculating usage more accurately
Professional Fees	\$ (3,254)	-23.4%	Professional Fees ended the month better than budget primarily because Legal Expense was under plan.. This will change with pending items at the Attorney for review.
Outside Services	\$ (18,144)	-17.9%	Outside Services are better than budget in all areas except Landscape Maintenance Trees which is over budget \$6,329,as the trimming of the trees was paid in one large sum and not spread over the year. This will correct as the year goes on and the budget amount catches up.
Taxes & Insurance	\$ 536	1.4%	This expense will continually be over budget until November due to accounting of Property and Liability Insurance.

CFO Report - Mutual 10
June 30, 2018

Account Description	\$ Variance	% Variance	Explanation
Excess Inc / (Exp) After Off-Bdgt Items	\$ 42,154	0.0%	Year-end as of June is better than budget. After subtracting the LA Seismic income of \$20,000 and the refund of \$5,352 from GRF 2017 surplus the June 30., 2018 is \$16,802 better than budget.
			For your information The board has paid or committed to pay \$693,760 for the repiping of all the buildings in the Mutual. Also before the end of the year all the buildings will be painted and two buildings re roofed.

SEAL BEACH MUTUAL NO. 10
FINANCIAL STATEMENTS RECAP
For the 6 months ending June 30, 2018

June				YTD		
Actual	Budget	Variance	Account	Actual	Budget	Variance
71,457	71,456	0.0%	Regular Assessment	428,741	428,736	0.0%
29,959	29,959	0.0%	Reserve Funding	179,756	179,754	0.0%
101,416	101,415	0.0%	Total Regular Assessment	608,497	608,490	0.0%
666	582	14.4%	Service Income	3,434	3,492	-1.7%
1,578	1,991	-20.7%	Financial Income	7,466	11,946	-37.5%
1,123	1,024	9.7%	Other Income	29,466	6,144	379.6%
3,367	3,597	-6.4%	Total Other Income	40,366	21,582	87.0%
\$ 104,783	\$ 105,012	-0.2%	Total Mutual Income	\$ 648,863	\$ 630,072	3.0%
42,145	42,145	0.0%	Trust Maintenance Cost	247,518	252,870	-2.1%
11,314	7,479	51.3%	Utilities	47,978	44,874	6.9%
2,587	2,322	11.4%	Professional Fees	10,669	13,923	-23.4%
-	41	-100.0%	Office Supplies	-	246	-100.0%
12,219	16,875	-27.6%	Outside Services	83,106	101,250	-17.9%
6,280	6,191	1.4%	Taxes & Insurance	37,682	37,146	1.4%
29,959	29,959	0.0%	Contributions To Reserves	179,756	179,754	0.0%
\$ 104,504	\$ 105,012	-0.5%	Operating Expenses Before Off-Budget	\$ 606,709	\$ 630,063	-3.7%
\$ 279	-		Excess Inc / (Exp) After Off-Bdgt Items	\$ 42,154	-	
			Depreciation (Off-Budget Item)			
			Excess Inc / (Exp) After Off-Bdgt Items	\$ 42,154	\$ -	
			Restricted Reserve			
226			Appliance Reserve	5,051		
2,044			Painting Reserve	152,268		
13,478			Roofing Reserve	1,034,016		
-			Emergency Reserve	223,103		
9,113			Infrastructure Reserve	104,993		
-				-		
\$ 24,861			Total Restricted Reserve	\$ 1,519,431		

Mutual Administration Director's Report

July 2018 Election Results Term 2018-2019

Mutual	# of Units	# of Estates at time of Election	Total # of Ballots Received	Total % of Members Voting	Total Votes Cast for Write-in Candidates Who Accepted Nomination	Total Votes Cast for Abstention Only	Total Votes Cast for Quorum Only
ONE	844	21	423	51%	0	1	0
TWO	864	25	410	48%	0	6	7
THREE	432	16	199	47%	0	6	2
FOUR	396	10	215	55%	0	3	2
FIVE	492	9	218	45%	0	2	15
SIX	408	9	214	53%	0	2	1
SEVEN	384	18	209	57%	0	4	1
EIGHT	348	7	190	55%	0	1	2
NINE	384	5	194	51%	0	1	1
TEN	276	No election this year; annual meeting only					
ELEVEN	312	5	200	65%	0	2	0
TWELVE	452	12	207	47%	72	9	1
FOURTEEN	328	5	229	70%	0	7	4
FIFTEEN	502	22	327	68%	0	4	8
SIXTEEN	60	2	31	53%	0	0	0
SEVENTEEN	126	7	79	66%	0	0	3

Mutual	President	GRF Directors
ONE	Saundra Luther-Stark	Richard Stone Leah Perrotti
TWO	Sandy Esslinger	Paul Pratt Paula Snowden
THREE	Carol Ginthner	Linda Stone
FOUR	Bob Slater	Marsha Gerber
FIVE	Dr. Betty Coven	Wayne Gould
SIX	Mary Granger	Susan Hopewell
SEVEN	Sue Rotter	Kathleen Rapp
EIGHT	Camille Thompson	Suzanne Fekjar
NINE	Debra Schnauffer	Antonio Dodero
TEN	Ruthann Arlart	Ronde Winkler
ELEVEN	Geoff Davies	Irma Heinrichs
TWELVE	Richard Carson	
FOURTEEN	Lee Melody	Barry Lukoff
FIFTEEN	Jackie Dunagan	Robert Crossley
SIXTEEN	Al Grenrock	
SEVENTEEN	Cathy Gassman	Perry Moore

Physical Property Report – July 25, 2018

Re-piping: The last group of buildings to be done will be under way soon, 238-242. One of the “perks” of having the buildings re-piped is that each unit will have an individual water turn off valve for the entire unit. The valves are located near the water heater. In standard units they are located just inside the small door at the end of the kitchen counter where you can look at the water heater. It will no longer be necessary to turn off the water to the entire building when plumbing maintenance is required in an individual unit. There are also new shutoff valves located under each sink, at the water heater and behind the toilet(s). If you see water on the floor near any of these areas, turn off the valves and call Service Maintenance or Security as soon as possible.

New roofs: 2 of our buildings (240 and 241) will be under way soon. They will match the first two that are finished, 238 and 239, with white trim.

Painting: We are in the process of selecting a contractor to paint all of the Mutual 10 buildings. We anticipate that the project will be this fall, but it will be under discussion with the contractor and subject to their availability. Prior to the painting there will be extensive termite and dry rot repairs.

The next step in the painting project is to select the color(s). A committee is being formed to come up with possible choices and there will be an opportunity for shareholders to participate in the selection of color(s) to be used. If you would like to be on this committee contact Esther Cummings 562-598-4230.

LAUNDRY ALERT! PLEASE READ!

Recently we have had some problems in our laundry rooms and I want to pass on to you what we have learned.

If you are using one of the Maytag front loading washing machines, you should use LIQUID clothes washing soap. The powdered soap cakes up and can interfere with the flow of water through the dispenser. In addition, only USE HALF THE SPECIFIED AMOUNT OF SOAP as these machines are very efficient and work much better without the extra suds. If you must use powder, put the powder in with the clothes before putting your coin in to start the machine. Once the machine has started (when you put your money in) DO NOT EVER TRY TO OPEN THE DOOR. This can damage the equipment.

We are having increasing problems of spilled soap, tissue and lint and, in some cases, animal hair left in machines and on the floor. If you have a problem, please CLEAN UP THE MESS BEFORE YOU LEAVE THE LAUNDRY ROOM. It is not fair to the other residents using the laundry and can pose a real danger (in the case of the spilled liquid soap). And remember, you may NOT wash animal bedding, large quilts and bedspreads or rubber backed rugs in our machines.

TRASH CANS – The trash cans in the laundry rooms are for lint and the softener sheets only. The Mutual pays for a monthly cleaning, so do not put soap containers and other items in the trash cans that fill them up prior to the regular monthly visit.

FOREIGN COINS – These can jam the coin device. Please check your coins carefully.

The use of the machines is for residents belongings only. Caregivers may wash the clothes of the resident. Caregivers may not wash their own personal items unless they are a live in 24 hour caregiver.

Anyone using the machines may use ONLY TWO MACHINES AT A TIME.

When you leave the laundry room, please close the dryer doors and the door to the laundry room...it keeps it much cleaner.

NO SMOKING in or around the laundry room area...this is a SMOKE FREE ZONE!!!

If one of the machines is not working properly, please call a director and explain what the problem is so that we can arrange to have it fixed.

The presence of the washers and dryers is a wonderful convenience for all of us to share and it is very important for us to use them with respect and care.

MUTUAL 10

PAINT COLOR COMMITTEE

Your Board has selected a contractor and plans to paint the buildings in the fall. We need some interested shareholders to select sample colors to be voted on. Are you willing to help?

If so, please contact Esther Cummings to become part of the Color Selection Committee.

562-598-4230 or
cummingse@hotmail.com

GOLDEN RAIN FOUNDATION (GRF)
REPRESENTATIVE'S REPORT
JULY 2018

At the July GRF monthly Board of Directors, (BOD), motions were passed which were reflective of the many extra meetings held in July to facilitate GRF business. At the end of June all the Directors (including myself) attended a planning session with a very knowledgeable and great facilitator. At the, all day, session we agreed, as a group, a mission statement and a set of goals with timelines for the 2018-2019 board year. These were all passed unanimously at the meeting yesterday.

Our Mission statement is **"The Golden Rain Foundation provides an enhanced quality of life for out active adult community of Seal Beach Leisure World."** If one takes the time to think about this statement it covers just about all the issues we face on a regular basis

- Our Goals:
- To attract and retain quality employees and direct applicable committee/committees and GRF staff to take reasonable action to accomplish Goal 1.
 - To increase organizational effectiveness and efficiency and direct the applicable commit/committees and GRF staff to take reasonable action to accomplish Goal 2
 - To improve community "access" control and direct applicable committee/committees and GRF to accomplish Goal 3
 - To Protect, preserve and improve trust assets and direct applicable committee/committees and GRF staff to take reasonable actions to accomplish Goal 4.
 - To improve and enhance hardware/software and use of technology and direct applicable committee/committees to take reasonable action to accomplish Goal 5.

We also voted to appoint Steve McQuigan, a former Mutual Director, to represent Mutual 16. This appointment would end when Mutual 15 and 16 combine which should be accomplished late this year. It was nice to have Steve back on the BOD. He often has a unique perspective which on occasion has changed how the Directors were going to vote on an issue.

In addition, President Stone, announced the resignation of Robert (Bob) Crossley from representing Mutual 15. He will be missed. He always did his homework and would bring up very interesting questions or a different perspective to an issue.

GRF Representative's Report Mutual 10

July 2018

Page 2

The most important motion of the meeting was the announcement from the Los Alimitos Medical Center they were not going to renew the lease of the Health Care Center (HCC) in Leisure World. That was a bombshell!! Our Executive Director Randy Ankeny immediately informed the BOD and worked out a "Request for a Proposal" to a number of Health providers along with a deadline for the return of the proposals. Two health care providers had strong interests in leasing the HCC and presented to the BOD, in executive sessions, the reasons why they would lease the building and provide excellent health care.

The two proposals returned, were from Optum Medical Group, (which is right outside our walls), and CareMore Medical providers, in partnership with the Pioneer Medical Group, which currently operates the HCC. Both providers have a wide range of insurance plans they accept and met our requirements for not only medical service, but included health education, optical services, transportation, pharmacy, home health care, laboratory and physical therapy. The deciding factors were the additional monies from the Optum proposal, in higher monthly rents, \$1,000,000 in medical equipment and an \$100,000 in community wellness programs grants. They also committed to an additional \$3,000,000 in improvements to the property including a new roof and air conditioners. In addition, they would continue the 24/7 on call nurse, expanded office hours including Saturday and same day appointments.

The vote was 14 to 1 for Optum.

Your probably have a thousand and one questions which would be difficult to answer right now, however, there will be a Town Hall meeting on July 31 at 1 PM at Clubhouse 4.

Of course, there was additional business, including granting a one year lease to the Trailer Club for \$1 for a space in the RV park, more chairs and tables for the Veterans Plaza, funding to improve the crosswalk between Clubhouse 6 and the HCC to assist the vision impaired, and accepted two policies dealing with the new Mission Park and the Veteran's Plaza.

Any questions, please don't hesitate to call me. I would be more than happy to be a mentor for any Mutual 10 resident who might wish to get involved in the management of Mutual 10 and/or join the GRF BOD,

Respectfully submitted,
Ronde Winkler, GRF Representative for Mutual 10

RECAP OF GOLDEN RAIN FOUNDATION BOARD ACTIVITY OF JULY 24, 2018

Approved Minutes

Approval of the minutes of the January 23, 2018, May 22, 2018, June 5, 2018, June 12, 2018, June 18, 2018, and June 26, 2018 Golden Rain Foundation (GRF) Board of Directors (BOD) meetings were approved, as presented.

General – Approval of GRF Board of Directors' Mission Statement

MOVED and duly approved the Mission Statement of GRF as: The Golden Rain Foundation provides an enhanced quality of life for our active adult community of Seal Beach Leisure World.

General – Approval of GRF Board of Directors' Goals, #1

MOVED and duly approved Goal 1, Attract and retain quality employees and direct applicable committee/committees and GRF staff to take reasonable actions to accomplish Goal 1, as outlined in the agenda packet.

General – Approval of GRF Board of Directors' Goals, #2

Goal 2, Increase Organizational effectiveness and efficiency and direct applicable committee/committees and GRF staff to take reasonable actions to accomplish Goal 2, as outlined in the agenda packet.

General – Approval of GRF Board of Directors' Goals, #3

MOVED and duly approved Goal 3, Improve community access control and direct applicable committee/committees and GRF staff to take reasonable actions to accomplish Goal 3, as outlined in the agenda packet.

General – Approval of GRF Board of Directors' Goals, #4

MOVED and duly approved Goal 4, Protect, preserve and improve Trust Assets and direct applicable committee/committees and GRF staff to take reasonable actions to accomplish Goal 4, as outlined in the agenda packet.

General – Approval of GRF Board of Directors' Goals, #5

MOVED and duly approved Goal 5, Improve and enhance hardware, software and use of technology and direct applicable committee/committees and GRF staff to take reasonable actions to accomplish Goal 5, as outlined in the agenda packet.

General – Appointment of Mutual Sixteen GRF Representative

MOVED and duly approved to appoint Steve Mcguigan as the GRF Director for Mutual Sixteen, until the merger with Mutual Fifteen is finalized.

General – Approve Medical Center Lease

MOVED and duly approved of a lease of Trust Property identified as the Health Care Center Premises located at 1661 Golden Rain Road, Seal Beach, California, 90740, for an initial term of five (5) years, December 1, 2018 to November 30, 2023, between the Golden Rain Foundation of Seal Beach and Optum Care, for the use of a portion of Trust Property as identified, per Optum Care proposal dated July 12, 2018, and terms and conditions of the attached agreement and authorize the President to sign the agreement conditioned upon Optum Care submission of all documents required under the agreement.

Finance Committee – Accept June Financial Statements

Moved and duly approved to accept the June Financial Statements for audit.

Finance Committee – Approve CDAR Purchase

Moved and duly approved to authorize the purchase of a 52-week CDAR for \$250,000 of reserve funds at the current going interest rate offered at First Foundation Bank, which will be fully insured by the FDIC.

Finance Committee – Approve Limited Use of Trust Property Lease – Mutual Fourteen

Moved and duly approved a lease, for the term of three (3) years, July 27, 2018 to July 26, 2021, between the Golden Rain Foundation and Mutual Fourteen, a California Corporation, for the **limited** use of Trust Property commonly identified as Sunningdale Circle planter, per terms and conditions of the attached agreement, in the amount of one dollar (\$1.00) per year and authorize the President to sign the lease conditioned upon Mutual Fourteen's submission of all documents required under the agreement.

Finance Committee – Approve Limited Use of Trust Property Lease – Leisure World Trailer Club

Moved and duly approved a lease for the term of one (1) year, August 1, 2018 to July 31, 2019, between the Golden Rain Foundation and Leisure World Trailer Club, a California Corporation for the **limited** use of a portion of Trust Property within the area commonly identified as the RV Lot, per terms and conditions of the agreement attached in the agenda packet, in the amounts of One space allocation for the storage of the Club's general use storage trailer – one dollar (\$1.00)) and authorize the President to sign the lease conditioned upon the Leisure World Trailer Club submission of all documents required under the agreement.

Finance Committee – Approve Limited Use of Trust Property Lease – Leisure World Trailer Club

Moved and failed to approve a lease for the term of one (1) year, August 1, 2018 to July 31, 2019, between the Golden Rain Foundation and Leisure World Trailer Club, a California Corporation for the **limited** use of a portion of Trust Property within the area commonly identified as the RV Lot, per terms and conditions of the agreement attached in the agenda packet, one space allocation for the storage of (to be determined by the GRF Board) – one hundred and fifty dollars (\$150.00) and authorize the President to sign the lease conditioned upon the Leisure World Trailer Club submission of all documents required under the agreement.

Physical Property Committee – Capital Funding Request – Medical Center to Clubhouse Six Crosswalk Revision

Moved and duly approved to award a contract to MJ Jurado, in the amount of \$5,500, to modify the crosswalk from the Medical Center to Clubhouse Six, per ADA Plus plan dated 5/14/2018, improving the accessibility for vision impaired members, adding \$2,000 in contingencies, which includes \$1,200 for thermal plastic paint, for a total cost not to exceed \$7,500, Capital funds, and authorize the President sign the contract.

Recreation Committee – Capital Funding Request – Patio Furniture, Veterans' Plaza

Moved and duly approved the purchase of six (6) patio sets and three (3) waste receptacles, from Leisure Creations, in an amount not to exceed \$13,230, Capital Funding and authorize the Executive Director to initiate the purchase.

Recreation Committee – Adopt Policy 1445-52, Mission Park Programs

Moved and duly approved to adopt Policy 1445-52, Mission Park Programs, as presented.

Recreation Committee – Adopt Policy 1446-53, Veterans' Plaza Programs

Moved and duly approved to adopt Policy 1446-53, Veterans' Plaza Programs, as presented.

**MINUTES OF THE SPECIAL MEETING OF THE
BOARD OF DIRECTORS
SEAL BEACH MUTUAL TEN
July 16, 2018**

The Special Meeting of the Board of Directors of Seal Beach Mutual Ten was called to order by President Arlart on Wednesday, July 16, 2018, at 2:30 p.m. in Building 5 Conference Room B.

ROLL CALL:

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

Absent: Director Atkinson

Staff: Building Inspector, Meza

No shareholders present.

BUILDING INSPECTOR REPORT

Building Inspector Meza updated the Board on Mutual activity.

ADJOURNMENT

President Arlart adjourned the meeting at 3:50 p.m.

Attest



John Stipcich, Secretary
SEAL BEACH MUTUAL TEN
Ra: 03/19/18