

**MINUTES OF THE REGULAR MEETING  
OF THE BOARD OF DIRECTORS  
SEAL BEACH MUTUAL TEN  
June 27, 2018**

The Regular Monthly Meeting of the Board of Directors of Seal Beach Mutual Ten was called to order by President Arlart on Wednesday, June 27, 2018, at 9:00 a.m. in the Administration Building, Conference Room A.

**SHAREHOLDER(S') COMMENTS**

One shareholder made a comment.

**ROLL CALL**

Present: President Arlart, Vice President Cummings, Secretary Stipcich, Chief Financial Officer Giles, and Directors Atkinson and Newman

GRF Representative: Ms. Winkler was absent

Guests: Two Mutual Ten shareholder

Staff: Ms. Hopkins, Mutual Administration Director  
Mr. Black, Building Inspector  
Mr. Meza, Building Inspector  
Ms. Pellegrini, Recording Secretary

**MINUTES**

President Arlart asked if there were any corrections to the Regular Meeting minutes of April 25, 2018. There being no corrections, the minutes were approved as written.

President Arlart asked if there were any corrections to the Organizational Meeting minutes of May 16, 2018. There being no corrections, the minutes were approved as written.

President Arlart asked if there were any corrections to the Special Meeting minutes of May 23, 2018. There being no corrections, the minutes were approved as written.

**GRF REPRESENTATIVE**

In GRF Representative Winkler's absence, her report was submitted (attached).

**BUILDING INSPECTORS REPORT**

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

**UNFINISHED BUSINESS**

Inspectors Black and Meza provided the Board with an update on the Waterline Project.

**UNFINISHED BUSINESS (continued)**

Inspectors Black and Meza provided the Board with an update on the roofing project. The Board had previously approved to use aspen gray for the color of the roofing.

Inspector Black provided the Board with an update on the sprinkler maintenance. Anguiano Lawn Care is working on fixing the major irrigation problems. Upon further discussion, it was decided to discuss this matter further in the next Regular Board meeting.

Following questions, Inspector Black left the meeting at 9:37 a.m.

Inspector Meza provided the Board with an update on the bid proposal process for painting the buildings.

Following questions, Inspector Meza left the meeting at 9:42 a.m.

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

RESOLVED, To ratify adopted/posted Policy 7585.10 –  
Governing Document Compliance Corrective Measures and  
Fines.

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 ratify amended/posted Policy 7502.10 –  
Carport Regulations.

The MOTION passed.

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

RESOLVED, To ratify adopted/posted Policy 7502.10.01 –  
Parking Rules.

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 ratify rescinded/posted Policy 7582 – Towing  
Vehicles.

**UNFINISHED BUSINESS (continued)**

The MOTION passed.

Following a discussion, and upon a MOTION duly made by CFO Giles and seconded by Secretary Stipcich, it was

RESOLVED, To ratify adopted/posted Policy 7582.10 –  
Towing Vehicles.

The MOTION passed.

Vice President Cummings provided the Board with an update on loading zone painting. There will be three new loading zones which will be painted yellow and black.

Vice President Cummings acknowledged correspondence received regarding the garden policy implementation letters.

Vice President Cummings provided the Board with an update on the carport and laundry room light fixtures. Service Maintenance has replaced twelve lenses. Once additional lenses are received, Service Maintenance will continue to replace the remaining lenses.

**NEW BUSINESS**

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

RESOLVED, To ratify the phone poll performed on June 8, 2018, to approve that the Mutual Ten Board supports the inclusion of the Golden Rain Foundation indemnify document with the Roofing Standards contract for buildings 240 and 241.

The MOTION passed.

President Arlart provided the Board with the scope of work for the Finance Committee, Landscape Committee, and Physical Properties Committee.

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

RESOLVED, To amend the motion from March 19, 2018,  
RESOLVED, to accept BrightView proposal to remove three (3) White Alder trees and one (1) Silk Oak tree not to exceed \$5500 and authorize the President to sign the contract, to state, (2) White Alder trees and (1) Silk Oak tree.

**NEW BUSINESS (continued)**

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 approve that Mutual Ten continues to receive one hard copy of the various Mutual's monthly minutes in their MAILBOX in the Stock Transfer Office.

The MOTION passed.

**SECRETARY / CORRESPONDENCE**

Secretary Stipcich received several letters of correspondence.

**CHIEF FINANCIAL OFFICERS REPORT**

CFO Giles presented his financial report (attached).

**MUTUAL ADMINISTRATION DIRECTOR**

Mutual Administration Director Hopkins presented her report (attached).

**ANNOUNCEMENTS**

President Arlart went over the schedule of Council meetings for the month of July.

- Next Meeting: July 25, 2018, at 9:00 a.m. in Conference Room A
- Presidents' Council: Thursday, July 5, 2018, at 9:00 a.m. in Clubhouse 4
- Physical Property Council: Thursday, July 5, 2018, at 1:30 p.m. in Con. Rm. B
- Emergency Information Council: Friday, July 6, 2018, at 10:00 a.m. in Con. Rm. B
- CFO Council: Tuesday, July 10, 2018, at 2:00 p.m. in Con. Rm. B
- Mutual 10 Special Meeting: Monday, July 16, 2018, at 2:30 p.m. in Con. Rm. B
- Landscape Council: Friday, July 20, 2018, at 10:00 a.m. in Con. Rm. B
- Roundtable: Friday, July 20, 2018, at 1:00 p.m. in Con. Rm. A

**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](http://www.lwsb.com) – go to "MUTUALS" – CLICK ON "Mutual 10"**

**BOARD OF DIRECTORS  
MUTUAL TEN**

**June 27, 2018**

**DIRECTOR COMMENTS**

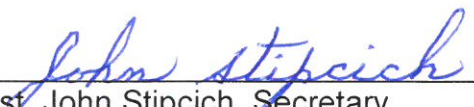
One Director comment was made.

**SHAREHOLDER COMMENTS**

No shareholder comments were made.

**ADJOURNMENT**

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

  
\_\_\_\_\_  
Attest, John Stipcich, Secretary  
SEAL BEACH MUTUAL TEN  
jp:06/27/18 Attachments

**RESOLUTIONS IN THE REGULAR  
MONTHLY MEETING OF JUNE 27, 2018**

- 06/27/18      RESOLVED, To ratify adopted/posted Policy 7585.10 – Governing Document Compliance Corrective Measures and Fines.
- RESOLVED, To ratify amended/posted Policy 7502.10 – Carport Regulations.
- RESOLVED, To ratify adopted/posted Policy 7502.10.01 – Parking Rules.
- RESOLVED, To ratify rescinded/posted Policy 7582 – Towing Vehicles.
- RESOLVED, To ratify adopted/posted Policy 7582.10 – Towing Vehicles.
- RESOLVED, To ratify the phone poll performed on June 8, 2018, to approve that the Mutual Ten Board supports the inclusion of the Golden Rain Foundation indemnify document with the Roofing Standards contract for buildings 240 and 241.
- RESOLVED, To amend the motion from March 19, 2018, RESOLVED, to accept BrightView proposal to remove three (3) White Alder trees and one (1) Silk Oak tree not to exceed \$5500 and authorize the President to sign the contract, to state, (2) White Alder trees and (1) Silk Oak tree.
- RESOLVED, To approve that Mutual Ten continues to receive one hard copy of the various Mutual's monthly minutes in their MAILBOX in the Stock Transfer Office.
- SPTG-MTG      RESOLVED, To ban "LW Décor Inc." from performing any and all  
05/23/18      services in Mutual Ten, effective immediately.

**MINUTES OF THE SPECIAL MEETING OF THE  
BOARD OF DIRECTORS  
SEAL BEACH MUTUAL TEN  
May 23, 2018**

The Special Meeting of the Board of Directors of Seal Beach Mutual Ten was called to order by President Arlart on Wednesday, May 23, 2018, at 9:02 a.m. in Building 5 Conference Room B.

**ROLL CALL:**

Present: President Arlart, Vice President Cummings, CFO Giles, Director Atkinson

Absent: Secretary Stipcich and Director Dr. Newman

Staff: Building Inspectors Kevin Black and Mike Meza

Guests: Two Mutual Ten Shareholders

**BUILDING INSPECTOR'S REPORT**

Building Inspector Black updated the Board on Mutual activity.

**UNFINISHED BUSINESS**

The Board discussed updates regarding the roofing project.

**NEW BUSINESS**

Upon a duly made MOTION by President Arlart and seconded by Vice President Cummings, it was

RESOLVED, to ban "LW Décor, Inc." from performing any and all services in Mutual Ten, effective immediately.

The MOTION passed.


Following a discussion, Vice President Cummings, CFO Giles and President Arlart will meet to review the Reserve Study and provide input.

**ANNOUNCEMENTS**

Future Special Meetings with the Building Inspectors will be scheduled.  
Budget planning meetings will be scheduled.

**ADJOURNMENT**

President Arlart adjourned the meeting at 10:59 a.m.

  
\_\_\_\_\_  
Attest

Ruthann Arlart, President  
SEAL BEACH MUTUAL TEN  
Ra: 05/24/18



**GOLDEN RAIN REPRESENTATIVE'S REPORT**  
**MUTUAL 10**  
**MAY & JUNE 2018**

Wow!! At the monthly Golden Rain Foundation, (GRF), Board of Directors Meeting, (BOD), in May, the Directors spent \$1,100,000.00 in three hours and there were only 17 shareholders in the room along with 18 employees. I was amazed! No one came up to the lectern and talked about money and budgets and the ramifications of all this money spent will have on our monthly assessments. However, the majority, of the money, was on the repaving of St. Andrews street North. We are responsible to maintain our own streets and sidewalks and we are on a multi-year program to repair, repave or reseal our streets. It is work that must be done. We do have the money in our reserve accounts which is important why we, as shareholders, must keep an eye on how and why GRF spends its monies and sets aside funds to maintain our infrastructure. Incidentally, Mutual 10 was represented at the BOD meeting by our President, Ruthann Arlart. We have several shareholders who do attend the GRF meetings and I am very proud to see them there.

The above leads me to share my gratitude for Mutual 10 residents sending in their ballots and giving me the privilege and opportunity to represent you for two more years on the GRF BOD. I was also elected by my fellow Directors to the position of "Treasurer" which will give me many opportunities to monitor the monies being paid for our operating, reserves and capital expenses. As Treasurer, I will be chairing the Finance Committee monthly and special meetings. During the next three months, the focus is on the GRF budget for 2019. You ask, why so early? The challenge is in complying with the Davis Sterling Civil Codes which dictate we must publish our budget by December 1. So, it must be printed in November which means it must have final approval by the BOD in October. This is also true of the Mutual 10 budget. Any questions, please do not hesitate to ask.

The line up of the Corporate Officers and Executive Committee for the 2018-2019 year is pretty much the same. Linda Stone will continue her position as President, Barry Lukoff is now Vice President, Susie Fekjar is our Corporate Secretary, yours truly as Treasurer, Leah Perrotti, Kathy Rapp and Susan Hopewell will continue their chairmanships as Chairs of Recreation, Physical Property and Mutual Administration. Two new committees were formed, Service Maintenance and I.T. All Committees will now have only 5 members. This was dictated by the number of Committees, 10 vs a reduced number of GRF Directors which is now 17 shareholders. Mutual 16 is in the process of merging with Mutual 15 which will reduce the number of Mutuals to 15. Remember, Mutuals 1 and 2 have 2 directors as they have over 800 doors.

I will also be serving on the Executive Committee, Mutual Administrative Services Ad Hoc Committee, Strategic Planning Committee and the IT Committee.



**GRF Representative's Report**

**Mutual 10**

**May & June 2018**

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In May, The BOD approved of the following; replacing landscape materials at Clubhouse 3 and the Library, an amendment to the Health Care Center lease, updated our Realtor documents, the replacement of North St Andrews street, removing trees for a total cost of \$937,000.00. The installation of conduit for future communication cables on the northbound St. Andrews median, painted the library, put in lighting for Mission Park, replaced a tree retainer and seating at the golf course, and amended the exercise room and pool rules. In addition, we approved the concept of an automated automobile citation system, for parking violations and an access control and visitor management system.

We were very busy. The month of June is very quiet as the committees have been approved and dates and times assigned and now they are in the process of developing their agendas for July. We approved over \$50,000.00 in additional capital funds to finish Mission Park and approved the new committees and committee chairs..

On Monday, I participated, along with 3 other GRF Directors, on the PRV Panel for those residents who wished to appeal their trust street parking violations and subsequent monetary fines on trust streets. As usual, it was very interesting with the majority of the appeals centered around outdated license tags and lack of pass information on visitor's dashboards. It is important to know we all are responsible for our guests so if they get a ticket we are responsible for the fine. Be sure and remind your guests,, with passes, to display them on the dashboard so it can be seen by the Security parking staff. In addition, check to make sure their car license tags are current. If someone does get an expired license plate ticket, if they go and get it up-to-date and appear as requested in their notice to the PRV panel with the updated registration, there is a good chance it will be waived.

As your GRF Representative, I would like to mentor any shareholder who might be interested in taking my place in two years. I would be happy to answer questions and explain why some actions are taken and how they must work their way through our committee system to get final approval at a board meeting. Also, please call me or stop me when I am walking my puppy, Muffin, around Mutual 10, I would be happy to answer your questions. If I don't know the answer, I know where I can find the answer.

Respectfully submitted,  
Ronde Winkler



# CFO Report - Mutual 10

May 31, 2018

Account Description	\$ Variance	% Variance	Explanation
Total Other Income	\$ 19,013	105.7%	Total Income is over budget again this month due to the \$20,000 payment from LA Seismic for the Access Permit . Subtracting this payment would make other income under budget \$987. This is due primarily to the loss of the sales of securities and tax exempt interest due to cover costs of repiping of buildings.
Utilities	\$ (731)	-2.0%	Utilities are under budget in all areas except water which is over budget \$84.
Professional Fees	\$ (3,528)	-30.4%	Again this month Professional Fees ended the month better than budget primarily because of Legal Expense being under plan. This will change over the year with the Attorney reviewing the Mutual Bylaws and Policies.
Outside Services	\$ (13,488)	-16.0%	Outside Services are better than budget in all areas except Landscape Maintenance Trees which is over budget \$6,329, due to the trimming of the trees being 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	\$ 446	1.4%	This expense will continually be over budget due to accounting of Property and Liability Insurance which will correct by year-end.

**May 31, 2018**

[illegible]



## Vice President Report – June 27, 2018

Parking Policy Committee – As Chair of the Committee I want to thank again the following individuals who met to review existing policies and formulate changes to be considered by the Board: Cheryl Gibson, Jill Harding, Carl Keene and John Stipcich. Their contributions were much appreciated.

These are very important policies and will impact each and every one of you, your caregivers and your visitors. We hope these policies will bring about the changes many of you requested at the last Town Hall Meeting. Please become familiar with the new regulations.

Garden Compliance Update – On May 14, 2018 44 letters were sent to shareholders requesting that changes be made to their garden areas. A follow up inspection will be done on June 27<sup>th</sup>. Five requests for extensions have been received, along with several requests for clarification.

The biggest problem is trees being planted in the flowerbeds. When they are small they may be attractive, but when they grow they interfere with building maintenance and their roots can damage plumbing. Another threat to maintaining the good condition of the buildings and to building maintenance is vines that are allowed to grow on or against the buildings.

As you can see from this information the vast majority of shareholders do comply and that is greatly appreciated by your Board. We all share the same goal of wanting an attractive, well maintained place to live.

## Mutual Administration Director's Report June 2018

### SPOTLIGHT ON ENTERTAINMENT

The 2018 Amphitheater Season, Leisure World's free summer music series, kicks off on June 22. Shows are held on the stage of the 2,500-seat Amphitheater at the Administration complex and start at 8 p.m. until September, when they start at 7:30 p.m.

Enjoy the food and ice cream service which will be available before and during the shows. Come and check out the Amphitheater's new sound system!

#### Amphitheater, Thursday Night Show schedule

- |                  |                                                                             |
|------------------|-----------------------------------------------------------------------------|
| 1. June 22       | FRIDAY NIGHT SPECIAL! Gina Notrica (test show for the new sound system)     |
| 2. June 28       | Frankie Avalon                                                              |
| 3. July 5        | Aquarius: Summer of Love Tribute                                            |
| 4. July 12       | Beginnings: A Tribute to Chicago                                            |
| 5. July 19       | Surf's Up: The Beach Boys Tribute                                           |
| 6. July 26       | Rocky Mountain High Experience: A Tribute to John Denver (ft. Rick Schuler) |
| 7. August 2      | Tribute to Bette Midler & Bobby Darin                                       |
| 8. August 9      | Queen Nation: A Tribute to the Music Queen                                  |
| 9. August 16     | Vegas Country: A Tribute to Tim McGraw & Shania Twain                       |
| 10. August 23    | The Las Vegas Rat Pack                                                      |
| 11. August 30    | Fortunate Son: Tribute to Creedence Clearwater Revival                      |
| 12. September 6  | Paperback Writer: Tribute to the Beatles                                    |
| 13. September 13 | Big Bad Voodoo Daddy                                                        |

\*\*You can enter the Amphitheater any time after the performers' sound check.

Free Summer Service ~ GRF Minibus service is available for the summer Amphitheater season. A bus will run from 6:30 p.m.-7:55 p.m., making five runs to the Amphitheater. Passengers can flag down the blue-and-white buses from any curbside location along the route. Pick up a copy of the Spotlight and see pages 26 and 27 for the route.

Return Home ~ Minibuses will be available for boarding about 15 minutes before the show ends. Following the concert, minibuses will transport passengers to any safely accessible location near residents' LW homes. If buses become full, the driver will return to pick up remaining passengers.

#### Amphitheater Movies ~ All movies start at 8:30 p.m.

- |                |                              |
|----------------|------------------------------|
| 1. July 7      | Back To The Future           |
| 2. July 13     | Going In Style               |
| 3. July 27     | The Post                     |
| 4. August 3    | Last Vegas                   |
| 5. August 10   | Wonder                       |
| 6. August 17   | Coco                         |
| 7. August 24   | Darkest Hour                 |
| 8. August 31   | Star Wars – The Last Jedi    |
| 9. September 7 | Same Kind Of Different As Me |

Come out and enjoy the summer nights in your community!



## Physical Property Report – June 27, 2018

Re-piping – We have started the last phase of the re-piping project. 13 buildings were completed in the first phase. This last phase, covering 10 buildings, is under way in two groups of 5 buildings. The last group to be done will be 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 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.

Light Bulb Replacement – Most replacement light bulbs are now LED. That is great for most fixtures, but not for the standard light/heater/fan unit in your bathroom. You must put a bulb with a metal base (no higher than 60 watt) in any fixture with a heating element.

Florescent Fixtures - The florescent fixtures that are in standard units near the ceiling in the living room and bedrooms are being replaced, at Mutual cost, with new fixtures and bulbs that last longer and are more efficient. They will be changed as the old fixtures fail or the bulbs go out.

New roofs for 2 of our buildings (240 and 241) will be coming soon, along with the painting of our entire Mutual in the Fall.