

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL TEN
March 23, 2022**

The Regular Monthly Meeting of the Board of Directors of Seal Beach Mutual Ten was called to order by President Arlart on Wednesday, March 23, 2022, at 9:00 a.m. Conference Room A and via Zoom Video and Call Conference Meeting.

SHAREHOLDER COMMENTS

Three shareholders made a comment.

ROLL CALL

Present: President Arlart, Vice President Cummings, Secretary Stipcich, Chief Financial Officer Giles, and Director Gibson

GRF Rep: Ms. Levine, GRF Representative

Guest: Three Mutual Ten Shareholders (via zoom)
Three Mutual Ten Shareholders (in-person)

Staff: Ms. Schultze, Mutual Accountant (via zoom)
Mr. Quental, Building Inspector (via zoom)
Mr. Monroy, Portfolio Specialist
Ms. Barua, Portfolio Specialist (via zoom)
Ms. Duarte, Recording Secretary

APPROVAL OF MINUTES

The Regular Board Meeting Minutes of February 23, 2022 were approved by general consent of the Board as printed and distributed.

The Special Meeting Minutes of March 10, 2022 were approved by general consent of the Board as printed and distributed.

GUEST SPEAKER

Mutual Accountant Schultze presented 2021 drafted audited financial statements.

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

RESOLVED to accept that the Board of Directors of Seal Beach Mutual 10, upon a presentation of the Financial Statements as of December 31, 2021, for the year then ended, and proposed Accountant's Report as submitted by CliftonLarsonAllen (CLA), hereby accepts the above-mentioned Financial Statements, and reports therein and authorize the President to sign the Management Representation Letter.

The MOTION passed unanimously.

Following questions, Ms. Schultze left the meeting at 9:29 a.m.

GRF REPRESENTATIVES' REPORT

GRF Representative Levine presented her report (attached).

Following questions, Ms. Levine left the meeting at adjournment at 10:33 a.m.

BUILDING INSPECTOR'S REPORT

Building Inspector Quental presented his report (attached).

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

RESOLVED to accept the re-roofing bid for Buildings 10-250 and 10-251 from Roofing Standards, at a cost not to exceed \$320,000. Funds to come from Roofing Reserves and authorize Mutual Ten's Building Inspector to prepare the change order for President's signature.

The MOTION passed unanimously.

Following questions, Building Inspector Quental left the meeting at 9:56 a.m.

CONSENT CALENDAR

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

RESOLVED to authorize the following transfers of funds per detailed resolutions.

<i>Transfer/ Invoice Date</i>	<i>Amount</i>	<i>Originating/Destination Accounts or Payee</i>
2/15/22	\$15,633.20	US Bank Non-Restr. Money Mkt. to US Bank Restricted Money Mkt.
2/15/22	\$31,500.00	US Bank Checking to US Bank restricted Money Mkt.
3/07/22	\$137,770.07	ACH- Direct Debit from Multiple Shareholders to US Bank Checking
3/07/22	\$69,390.06	US Bank Checking to GRF-US Bank Checking
3/08/22	\$51,432.26	US Bank Checking to US Bank Impound (Property Taxes)

The MOTION passed unanimously.

CHIEF FINANCIAL OFFICER'S REPORT

Chief Financial Officer Giles presented his report (attached).

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

RESOLVED to acknowledge, per the requirements of the Civil Code Section 5500(a)-(f), a review of the reconciliations of the operating and reserve accounts, operating revenues and expenses compared to the current year's budget, statements prepared by the financial institutions where the Mutual has its operating and reserve accounts, an income and expense statement for the Mutual's operating and reserve accounts, the check registers, monthly general ledger and delinquent assessment receivable reports for the month of February 2022.

The MOTION passed unanimously.

SECRETARY / CORRESPONDENCE

Secretary Stipcich received no correspondence.

NEW BUSINESS

Per the Mutual's Bylaws, Article V, Section 5.4, Gary Hagar, Unit 238A, shareholder of Mutual Ten intends to vote cumulatively for the elections of Directors for the 2022- 2023 term of office.

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

RESOLVED to appoint Accurate Voting Services as Mutual Ten's Inspectors of Election for the 2022-2023 Annual Shareholder's Meeting.

The MOTION passed unanimously.

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

RESOLVED to cancel the Mutual 10 Monthly Board Meeting on May 25, 2022, due to the Annual Shareholder's Meeting.

The MOTION passed unanimously.

PORTFOLIO SPECIALIST REPORT

Portfolio Specialist Monroy report is attached.

ANNOUNCEMENTS

NEXT REGULAR MONTHLY BOARD MEETING: Wednesday, April 27, 2022, 9:00 a.m., Location: Conference Room, A and via Zoom Video and Call Conference Meeting.

ADJOURNMENT

There being no further business to conduct, President Arlart adjourned the meeting at 10:33 a.m. and announced that there would be an executive session following to discuss member issues.


EXECUTIVE SESSION SUMMARY

The Board met in Executive Session on March 23, 2022, at 10:56 a.m., and took the following actions:

The Board approved Executive Meeting Minutes of February 23, 2022, and Special Executive Meeting Minutes of March 10, 2022, as presented.

1. Legal Matters
 - a. No legal matters were discussed.
2. Contracts
 - a. No contracts were discussed.
3. Assessments / Delinquencies
 - a. Several letters were drafted.
 - b. Several files to monitor.
 - c. One file was closed.
4. Disciplinary Hearings
 - a. Two Disciplinary hearings were discussed.

President Arlart adjourned the meeting at 12:13 p.m.


Attest, John Stipcich, Secretary
SEAL BEACH MUTUAL TEN
ND 03/23/2022
Attachments

MONTHLY MINUTES ARE POSTED IN THE LAUNDRY ROOMS AND THE MUTUAL TEN WEBSITE. 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 March 23, 2022**

The Regular Board Meeting Minutes of February 23, 2022, as printed and distributed.

The Special Meeting Minutes of March 10, 2022, as printed and distributed.

RESOLVED to accept that the Board of Directors of Seal Beach Mutual 10, upon a presentation of the Financial Statements as of December 31, 2021, for the year then ended, and proposed Accountant's Report as submitted by CliftonLarsonAllen (CLA), hereby accepts the above-mentioned Financial Statements, and reports therein and authorize the President to sign the Management Representation Letter.

RESOLVED to accept the re-roofing bid for Buildings 10-250 and 10-251 from Roofing Standards, at a cost not to exceed \$320,000. Funds to come from Roofing Reserves and authorize Mutual Ten's Building Inspector to prepare the change order for President's signature.

<i>Transfer/ Invoice Date</i>	<i>Amount</i>	<i>Originating/Destination Accounts or Payee</i>
2/15/22	\$15,633.20	US Bank Non-Restr. Money Mkt. to US Bank Restricted Money Mkt.
2/15/22	\$31,500.00	US Bank Checking to US Bank restricted Money Mkt.
3/07/22	\$137,770.07	ACH- Direct Debit from Multiple Shareholders to US Bank Checking
3/07/22	\$69,390.06	US Bank Checking to GRF-US Bank Checking
3/08/22	\$51,432.26	US Bank Checking to US Bank Impound (Property Taxes)

RESOLVED to acknowledge, per the requirements of the Civil Code Section

5500(a)-(f), a review of the reconciliations of the operating and reserve accounts, operating revenues and expenses compared to the current year's budget, statements prepared by the financial institutions where the Mutual has its operating and reserve accounts, an income and expense statement for the Mutual's operating and reserve accounts, the check registers, monthly general ledger and delinquent assessment receivable reports for the month of February 2022.

Per the Mutual's Bylaws, Article V, Section 5.4 Gary Hagar, Unit 238A, shareholder of Mutual Ten intends to vote cumulatively for the elections of Directors for the 2022- 2023 term of office.

RESOLVED to appoint Accurate Voting Services as Mutual Ten's Inspectors of Election for the 2022-2023 Annual Shareholder's Meeting.

RESOLVED to cancel the Mutual 10 Monthly Board Meeting on May 25, 2022, due to the Annual Shareholder's Meeting.

**MINUTES OF THE SPECIAL MEETING OF THE
BOARD OF DIRECTORS
SEAL BEACH MUTUAL TEN
MARCH 10, 2022
Zoom Video and Call Conference Meeting**

The Special Meeting of the Board of Directors of Seal Beach Mutual Ten was called to order by President Arlart on Friday, March 10, 2022, at 2:30 p.m. via Zoom.

ROLL CALL:

Present: President Arlart, Vice President Cummings, Secretary Stipcich, CFO Giles, Director Gibson

Staff: Building Inspector Quental

SHAREHOLDER COMMENTS

Comment made.

PURPOSE OF THE MEETING: Directors discuss Building Inspector's Report additional Physical Property and Landscape issues, and Fire/Safety Inspections.

BUILDING INSPECTOR'S REPORT

Building Inspector Quental updated the Mutual Ten Board on Mutual Ten activity.

LANDSCAPE REPORT

No report.

PHYSICAL PROPERTY CHAIR REPORT

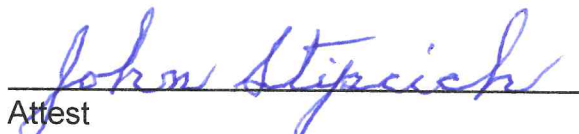
No report.

FIRE/SAFETY INSPECTIONS

Fire/Safety Inspections ongoing.

ADJOURNMENT

There being no further business to conduct, President Arlart adjourned the meeting at 2:55 p.m. and announced that there would be an Executive Session following to discuss member issues.



Attest

John Stipcich, Secretary
SEAL BEACH MUTUAL TEN

Ra: 03/10/2022

MONTHLY MUTUAL INSPECTOR REPORT

MUTUAL: (10) TENINSPECTOR: RYAN QUENTAL

DATE: MARCH

PERMIT ACTIVITY							
UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	START DATE	COMP. DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR
238-K	HVAC	BOTH	02/17/22	05/17/22	NONE	FINAL 3/16/22	GREENWOOD
239-B	HVAC	BOTH	03/22/22	06/22/22	NONE		GREENWOOD
245-C	RECESSED LIGHTING	BOTH	03/16/22	04/15/22	NONE		OGAN
245-D	PATIO GLASS	GRF	01/20/22	03/20/22	NONE	FINAL 2/28/22	BODIES GLASS
246-G	HVAC	BOTH	01/10/22	02/01/22	NONE	FINAL 2/11/22	ALPINE
247-B	SKYLIGHT	BOTH	10/15/21	12/30/21	NONE	FINAL 3/3/22	M & M
247-D	KITCHEN REMODEL	BOTH	12/14/21	03/30/22	YES	FINAL 3/14/22	MP CONSTRUCTION
248-D	CARPORT CABINET	GRF	01/03/22	01/31/22	NONE	FINAL 1/26/22	MJ JURADO
248-D	SPRINKLERS	GRF	02/25/22	03/04/22	NONE	FINAL 2/28/2022	J & J LANDSCAPE
248-D	CART PAD	GRF	03/11/22	03/31/22	NONE		J & J LANDSCAPE
250-H	CART PAD	GRF	03/14/22	05/02/22	NONE		ANGUIANO LAWN CARE
252-D	ADDITION	BOTH	01/15/22	07/15/22	NONE	INSULATION 2/3/22	JC KRESS
255-A	REMODEL	BOTH	08/10/21	02/28/22	YES	FINAL 3/10/22	MP CONSTRUCTION
255-J	WASHER/DRYER	BOTH	01/01/22	03/30/22	NONE	FINAL RE-INSPECTION 2/10/22	LOS AL BUILDERS
257-E	FLOORING	GRF	02/01/22	02/28/22	NONE	FINAL 2/22/22	CAROLL'S
258-E	HVAC	BOTH	11/23/21	02/24/22	NONE	FINAL 1/25/22	GREENWOOD
260-E	HVAC	BOTH	10/18/21	01/18/22	NONE	FINAL 1/24/22	GREENWOOD

ESCROW ACTIVITY									
UNIT #	NMI	PLI	NBO	FINAL	FCOEI	ROF	ACTIVE	CLOSING	CLOSED
238-L		10/20/21	11/29/21	11/29/21	12/09/21	02/01/22	8	5	5
238-J		11/05/21	02/07/22	02/08/22	02/21/22				
239-B		01/31/22	03/02/22	03/02/22	03/14/22				
240-A		02/28/22							
240-H		10/20/21	03/04/22	03/04/22	03/18/22				
240-L		02/02/22	03/18/22						
248-D		11/02/21	11/10/21	11/18/21	12/01/21	01/18/22			
249-C		10/06/21	12/07/21	12/07/21	12/14/21	01/18/22			
249-E		09/13/21	09/23/21	09/24/21	10/06/21	01/20/22			
249-G		11/16/21	03/07/22						
250-J		02/18/22							
251-F		08/18/19	11/18/21	11/18/21	12/01/21	01/18/22			
258-F		02/18/22							

NMI = New Member Inspection PLI = Pre-Listing Inspection NBO = New Buyer Orientation
FI = Final Inspection FCOEI = Final Close of Escrow Inspection ROF = Release of Funds

CONTRACTS & PROJECTS	
CONTRACTOR	PROJECT
J&J Landscape 12/1/21 - 11/30/22	Mutual Gardening, Irrigation and Lawns - On Going.

MONTHLY MUTUAL INSPECTOR REPORT		
MUTUAL:	(10) TEN	INSPECTOR: RYAN QUENTAL
DATE:	MARCH	
Empire Pipe Cleaning	12/31/23	Cleaning Sewer Mainline.
Fenn Pest and Termite	4/30/23	Pest Control and Termite Inspections.
Fenn Pest and Termite	6/30/23	Bait Station Maintenance.
National Service Lease	September 2024	On Going.
Roofing Standards Contract	2022	Buildings 246, 247, 248, 249, 250, 251.

SHAREHOLDER & MUTUAL REQUESTS	
245-E Attic vent soffit screen.	March Fire Inspections
246-E Sliding glass door stuck.	
255-J Moisture meter call.	Fenn Termite Inspections
240-G Ceiling crack.	
Carport 122 Lights not working.	
Laundry 249 Lights not working.	
255-L Water heater noise.	
256-I Unit flood.	
249-F Trip hazard @ entryway	

CFO Report - Mutual 10
February 28, 2022

Account Description	\$ Variance	% Variance	Explanation
Total Operating Income	\$ 227	5.2%	Total Operating Income year to date ended the month of February \$227 better than plan. Inspection Fees were under budget plan \$1,500 due to fewer units sold than planned however, this is offset by Byres Premium Income of \$2,000, which is an income not considered when budgeting.
Utilities	\$ (957)	-5.5%	Utilities year to date ended the month of February at \$957, better than plan. Electricity and Trash are \$451 over plan. This overage of the the plan is offset by Water being \$1,408 better than plan.
Professional Fees	\$ (1,831)	-61.5%	Professional Fees year to date ended the month of February \$1,821, better than plan. The better than the plan is in primarily in Legal Fees, which will be offset by work in process by Attorneys not yet billed.
Outside Services	\$ (4,133)	-11.1%	Outside Services year to date ended the month of February better than plan \$4,133. Landscaping is better than plan of \$3,986, which will be used in future months with extra services and trees trimmed. Painting is over plan \$1,798 due to 2021 work not billed until 2022. Other Services are better than the plan of \$1,944.
Taxes & Insurance	\$ 2,183	13.7%	As in the past years Taxes & Insurance are over plan every month due to an accounting procedure and will be corrected by year-end.
Excess Inc / (Exp) After Off-Bdgt Items	\$ 4,961	0.0%	

SEAL BEACH MUTUAL NO. 10
FINANCIAL STATEMENTS RECAP
For the 2 months ending February 28,

February 28, 2022

February			Account	YTD			\$ Variance
Actual	Budget	Variance		Actual	Budget	Variance	
82,130	82,129	0.0%	Regular Assessment	164,260	164,258	0.0%	2
33,478	33,478	0.0%	Reserve Funding	66,956	66,956	0.0%	-
115,608	115,607	0.0%	Total Regular Assessment	231,216	231,214	0.0%	2
689	800	-13.9%	Service Income	1,346	1,600	-15.9%	(254)
(8)	13	-161.5%	Financial Income	12	26	-53.8%	(14)
3,193	1,349	136.7%	Other Income	3,193	2,698	18.3%	495
3,874	2,162	79.2%	Total Operating Income	4,551	4,324	5.2%	227
\$ 119,482	\$ 117,769	1.5%	Total Mutual Income	\$ 235,767	\$ 235,538	0.1%	229
47,480	47,480	0.0%	Trust Maintenance Cost	94,960	94,960	0.0%	-
8,798	8,732	0.8%	Utilities	16,507	17,464	-5.5%	(957)
949	1,488	-36.2%	Professional Fees	1,145	2,976	-61.5%	(1,831)
13,034	18,639	-30.1%	Outside Services	33,145	37,278	-11.1%	(4,133)
9,047	7,955	13.7%	Taxes & Insurance	18,093	15,910	13.7%	2,183
33,478	33,478	0.0%	Contributions To Reserves	66,956	66,956	0.0%	-
\$ 112,786	\$ 117,772	-4.2%	Operating Expenses Before Off-Budget	\$ 230,806	\$ 235,544	-2.0%	(4,738)
\$ 6,696	-		Excess Inc / (Exp) After Off-Bdgt Items	\$ 4,961	-		4,967
			Depreciation (Off-Budget Item)				
			Excess Inc / (Exp) After Off-Bdgt Items	\$ 4,961	\$ -		
			Restricted Reserve				
(141)			Appliance Reserve	18,420			
1,305			Painting Reserve	17,466			
21,449			Roofing Reserve	874,052			
-			Emergency Reserve	50,000			
8,746			Infrastructure Reserve	234,430			
-							
\$ 31,359			Total Restricted Reserve	\$ 1,194,368			

(92,642)

The Golden Rain
Foundation provides an
enhanced quality of life
for our active adult
community of Seal
Beach Leisure World.



February 22, 2022

Approved Consent Agenda

MOVED and approved the consent agenda included • Minutes of the Recreation Committee Meeting of January 3, 2022 • Minutes of the Physical Property Committee Meeting of January 5, 2022 • Minutes of the GRF Administration Committee Meeting of January 6, 2022 • Minutes of the GRF Board Meeting of January 25, 2022 • The acceptance of the Interim Financial Statement, January 2022 • Approval Reserve Funds Investment Purchase

General – Emergency Item – Economic Adjustment Increase

MOVED to add the Emergency Item – Economic Adjustment Increase to the Board agenda.

MOVED to ratify the GRF Board of Directors approval of a 5% hourly economic adjustment increase effective February 28, 2022 for all positions except Directors.

General – GRF Meeting Face Mask Requirements

MOVED to affirm the Board vote to amend the requirement for face masks to be worn in GRF indoor amenity venues to comply with current State mandate.

MOVED to continue the requirement that a face mask be properly worn in all Trust Property business buildings.

MOVED to continue the requirement that a face mask be properly worn in all meetings where GRF staff are in physical attendance

General - Approval Re-establishing 1.8 Acres Known as Mini-Farms

MOVED to request Physical Properties provide a Scope of Work and estimated cost to rebuild the mini farm at the 1.8 acres and to send to the Board for final approval.

General - Operating Funds – Approval Cyber Security Remediations

MOVED to approve the proposed professional hours and software licenses for a total of \$190,496 using operating funds, and hardware procurement for a total cost of \$239,190 from Reserve Funding.

Communication/IT Committee - Approval Annual Report Elimination

MOVED to approve the elimination of the annual report from the Communications Production schedule.

Communication/IT Committee - Amend 20-2806-1, Community Publications

MOVED to amend 20-2806-1, Community Publications, updating and clarifying document language, as presented.

GRF Administration Committee - Approval New HMO Health Plan “Select”

MOVED to approve the renewal of the following GRF employee benefit plans for the plan year beginning April 1, 2022, through March 31, 2023:

- Anthem Blue Cross Medical HMO Low, HMO-High
- Add Anthem HMO-Select as recommended
- Guardian Dental HMO and PPO Plans
- Guardian VSP Vision Plan
- Guardian Basic Life and AD&D Insurance Plan
- Guardian Long Term Disability Plan
- Guardian Accident and Critical Illness Plan
- Guardian Hospital Indemnity
- Guardian Employee Assistance Plan
- Guardian Voluntary Life Plan
- VPI/Nationwide Voluntary Pet Insurance Plan
- United Pet Care Pet Discount Program
- Reimbursement of up to \$750 Hospitalization cost annually per employee.
- Flexible Spending Account Plan
- Dependent Care FSA Plan

GRF Administration Committee - Capital Funding Request - Purchase of Trailer for Emergency Supplies

MOVED to approve the purchase of the trailer from Golden West Trailer Sales to store the Emergency Supplies for Golden Rain Foundation Employees, currently stored in two outdoor sheds for a cost of \$12,534.50 and adding a 10% contingency of \$1,253.45 for any extras, for a total cost not to exceed \$13,787.95 from Capital Funding.

GRF Administration Committee - Code of Ethics

MOVED to amend 30-5092-1, Code of Ethics, updating document language, as presented.

GRF Administration Committee - Plan Investment Administrative Committee

MOVED to amend 30-5155-3, Plan Investment Administrative Committee, updating document language, as presented

Finance Committee - Amend 40-5061-2, Fees

After a brief discussion, the Board sent this back to the Committee for further review and bring it back to the next scheduled Board meeting.

Finance Committee - Amend 40-2115-2, Copy and Supply Center

MOVED to amend 40-2115-2 Copy and Supply Center - Fee, updating Golden Age Foundation will be billed monthly, as presented.

Mutual Administration Committee - Approval 2022 Senior Resource Focus

MOVED to approve the Member Resources 2022 Senior Resource Focus be printed the LW Weekly as a once-a-month series informational guide.

Mutual Administration Committee - Approval New Buyer Information Packet

MOVED to approve the New Buyer Information Packet, as amended.

Physical Property Committee – Capital Funding Request - Clearing Out Mini Farms At 1.8 Acres

MOVED to award a contract to JJ Landscaping to clear out all farm material, taper soil to sidewalk, and flatten the area at 1.8 acres for a cost not to exceed \$14,630, Capital Fundings and to authorize the President to sign the contract.

Physical Property Committee - Amend Policy 30-5041-5, Real Trust Property Acreage

After a brief discussion, the Board will send this back to the Committee for further review and bring it back to the next scheduled Board meeting.

Recreation Committee - Janitorial Contract Extension – Innovative Cleaning Service

MOVED to approve the extension of the Innovative Cleaning Services Janitorial contract through December 31, 2022, as presented and to authorize the President to sign the contract.

Recreation Committee – Reserve Funding Request - Clubhouse One Ice Machine

MOVED to approve the purchase of a new ice machine for Clubhouse One from Norm's Refrigeration & Ice Equipment at a cost not to exceed \$4,154.49, as presented

Recreation Committee - Amend Policy 70-1429.01-1 Golf Course Regulations

After a brief discussion, the Board will send back to the Committee for further review and bring it back to the next scheduled Board meeting.

Security, Bus & Traffic Committee - Amend Policy 80-1937-1 Parking – Rules

This item has been removed from the agenda and will be brought back to the next scheduled meeting.

Security, Bus & Traffic Committee - Final Vote - Amend Policy 80-5580-1 Entry Passes-Rules

MOVED to amend 80-5580-1 Entry Passes -Rules, updating the instructions for display of the entry pass and adding Renter/Lessee's do not receive annual entry passes, as presented.

Recap of GRF Committees' Activity

February 2022

February 2, 2022, Physical Properties Committee

- CONCURRED by the Committee to bring back the agenda topic, Speed Cushions with additional information to the next scheduled meeting.
- CONCURRED by the Committee to have the Facilities Director present more information about the agenda topic, Flashing Stop Signs to the Security, Bus and Traffic Committee.
- CONCURRED by the Committee to have the Physical Property Manager present more information about the Clubhouse Two Renovation at the next scheduled meeting.
- CONCURRED by the Committee to bring back the agenda topic, Storm Drains Screens Project Resurrection to the next scheduled meeting.
- CONCURRED by the Committee to bring back the agenda topic, Adding More Parking Spaces to Clubhouse One to the next scheduled meeting.
- CONCURRED to have the Facilities Director get additional information regarding the traffic lights and the pedestrian time, regarding Left Turn Signal Lights at Golden Rain and St. Andrews and bring back to the next scheduled meeting.
- CONCURRED by the Committee to reach out to Urban Crossroads and request information for extending red curb markings.
- CONCURRED by the Committee to add the stand for the point person at the main gate to the future traffic flow study.
- MOVED and recommended the GRF Board to accept Clearing Out the Mini Farms at the 1.8 Acres to J&J proposal in the amount of \$13,300 with a 10% contingency,

Capital Funding, pending review by the Finance Committee, and authorize the President to sign the contract.

- CONCURRED by the Committee to bring back the agenda topic, Faux Ivy to Be Woven into Chain Link Fence Along Channel to the next scheduled meeting.
- MOVED and recommended the GRF Board amend the 30-5041-5 Real Trust Property Acreage, with the additional changes, as presented

February 3, 2022, GRF Administration Committee

- MOVED to approve the purchase the enclosed trailer from Golden West Trailer Sales to store the Emergency Supplies currently stored in two outdoor sheds for a cost of \$12,534.50 from Capital Funding and adding a 10% contingency of \$1,253.45 for any unsee extras, for a total cost not to exceed \$13,787.95 and to send to Finance approval.
- CONCURRED by the Committee to request the Safety/Emergency Coordinator bring back more information about Blue Can 50 Year Life Water.
- CONCURRED by the Committee to form a sub committee consisting of Paula Snowden (Chair) and William Thompson and Sandy Geffner who will be contributing as special Director advisors. The Sub-Committee will bring back a report next month on their progress of updating the Glossary of Terms.
- CONCURRED by the Committee to forward December Gift Log to GRF Executive Session for further discussion.
- CONCURRED by the Committee discussed the training for mutual Board Directors by department heads. No action was taken pending additional information to be presented at the next scheduled meeting. Information on this training will be compiled by the Chair and presented to the committee next month.
- CONCURRED by the Committee to review at a work study governing document 50-3182-1 Member/Owner Renter/Lessee – Rules.
- MOVED and recommend the GRF Board accept, 50-3182- Member/Owner Renter/Lessee – Rules as amended.
- MOVED and recommend the GRF Board accept, 30-5155-3, Plan Investment Administrative Committee as amended.

February 7, 2022, Recreation Committee

- CONCURRED by the Committee to review agenda topic Suggested Swimming Pool Rules, at the next work study.
- CONCURRED by the Committee to forward the correspondence about Ejected Mini Farm to the GRF Board.
- CONCURRED by the Committee to forward the Clubhouse Six Handicapped Accessibility Controlled Doors correspondence to the Physical Property Committee.
- CONCURRED by the Committee to forward Building Inspector to the Physical Property Committee to investigate all existing Clubhouses sewers and to look into different options.
- CONCURRED by the Committee to have the Recreation Manager submit a protocol for woodshop incidents to the Security Services Director.
- CONCURRED by the Committee to have the Library Supervisor bring back additional information on an NOCE instructor for woodworking classes to the next scheduled meeting.
- CONCURRED by the Committee and approved the Proposal for Korean Drum Club.
- MOVED and recommended the GRF Board approve the extension of ICS contract until December 31, 2022, after review by the Finance Committee.

- MOVED and recommended the GRF board approve the purchase of a new ice machine from Norm's Refrigeration & Ice Equipment for a total cost not to exceed \$4,154.49, Reserve Funding, after review by the Finance Committee.
- MOVED and recommended the GRF Board approve the repair of the icemaker in Clubhouse Three. If the cost is more than \$1,000, then it is recommended that a new machine be purchased for \$3,454.49 with a \$700.00 contingency, for a total cost of \$4,154.49, Reserve Funding, after review by the Finance Committee.
- CONCURRED by the Committee to have the Library Supervisor amend governing document 70-2504- 2- The Library-Fees.
- CONCURRED by the Committee to have the Library Supervisor bring back additional information to the next scheduled meeting.
- CONCURRED by the Committee to accept the Pool donation for shade structure.
- CONCURRED by the Committee to have the Physical Property Committee look into a shade structure.

February 9, 2022, Security, Bus and Traffic Committee

- CONCURRED to have the Recording Secretary send an acknowledgment letter to the Shareholder regarding the Security Fee.
- CONCURRED by the Committee to forward this agenda topic, Gate Access System Update to the GRF Board.
- CONCURRED by the Committee to have the Fleet Manager bring back additional information on Contracted/Off-site and On-Site Bus Service to the next scheduled meeting.
- CONCURRED by Security Services Manager provided an update on Parking Tickets on Hold. No action was taken, pending more information to be presented by the Security Services Director at the next scheduled meeting.
- CONCURRED by the Committee for more information regarding Replacement of Buses to be presented by the Fleet Manager at the next scheduled meeting.
- CONCURRED by the Committee for more information regarding Assessment of all GRF Vehicles to be presented by the Fleet Manager at the next scheduled meeting.
- MOVED and recommended that the GRF Board amend the 80-1937-1 Parking Rules to include no overnight parking allowed in any adjacent to Clubhouse One.

February 10, 2022, Communication/IT Committee

- CONCURRED by the Committee Chair Snowden provided an update on the Clubhouse Four Dais and requested to bring back at the April meeting.
- CONCURRED by the IT Supervisor provided an update on the Livestream Tech Issues and was requested to bring back more information at the May meeting.
- CONCURRED by the Committee to bring the Replacement of Jenark & Other Legacy Systems, agenda item to the next scheduled meeting.
- CONCURRED by the IT Supervisor provided an update on the cameras and equipment for the Conference rooms and was requested to bring back more information at the May meeting.
- CONCURRED by the Chair to appoint Ms. Gambol for Vice Chair. There being no further discussion, Ms. Gambol was declared Vice Chair of the Communications/IT Committee, by acclamation.
- MOVED to eliminate the annual report and forward to the GRF Board for final approval.

- CONCURRED by the Committee to schedule a work study on February 23, 2022, the following governing documents: • Adopt 20-2807-1, GRF Emergency Text Parameters • Amend 20-5050-1 Digital Billboards
- MOVED and recommended the GRF BOD amend 20-2806-1, Community Publications, as presented.

February 11, 2022, ARCHITECTURAL DESIGN AND REVIEW Committee

- CONCURRED by the Committee to forward any ideas regarding Fireplace Center to the Chair and to bring back the additional information to the next scheduled meeting.
- MOVED by the Committee to purchase two Fauxy Ivy panels and place one at the channel's north side and one at the south side.
- CONCURRED by the Committee to have the Facilities Director bring more information about Perimeter Wall-Wire Sculpture to the next scheduled meeting.
- CONCURRED by the Committee to have Facilities Director bring more information about Planting at the Library and Globe to the next scheduled meeting.
- CONCURRED the Committee to address the landscaping after the completion of the woodworking construction
- MOVED and approve by the Committee to approve the light gray, universal polymer coating for the floors in the woodworking room and the snow-bound color for the walls.
- CONCURRED by the Committee to review the map and determine locations for future sculptures and bring back the additional information to the next scheduled meeting
- CONCURRED by the Committee to accept the Aluminum Metallic chairs with the royal blue strap.

February 14, 2022, Mutual Administration Committee

- MOVED and recommend to the Board of Directors to approve the Member Resources 2022 Senior Resource Focus be printed in the Health Section of the LW Weekly as a once-a-month series informational guide.
- CONCURRED by the GRF Vice President Marsha Gerber to discuss GRF Election at the GRF Administration Committee.
- MOVED and recommend the GRF BOD to approve the New Buyer Information packet as amended.

Financial Recap – January 2022

As of the one-month period ended January 2022, the draft financial reports indicate that GRF is in a favorable financial position with a surplus of \$179,987.

Major variances are:

Wages, Taxes & Benefits	\$130,119	Favorable: Wages \$89K; P/R Taxes \$11K; Workers' Comp \$1.3K; 401(k) ER Match \$5.5K; Group Ins \$23K; average FTE < budget by 19.0 FTEs
Professional Fees	10,277	Favorable: Legal expenses and computer support less than budget.
Facilities Maintenance	30,330	Favorable: Less maintenance in January than planned; Janitorial contract renegotiated for less.
SRO Labor Cost Recovery	(39,617)	Unfavorable: Less billable hours than budgeted

	Fund Balance	Allocated For Current Projects	Allocated For Future Projects	For details, see page
Reserve Funds				
Repairs & Replacements	\$12,260,254	\$509,698	\$11,750,556	7

	Fund Balance	Allocated Funds	Unallocated Funds	For details, see page
Capital Funds				
Capital Improvements	\$2,897,579	\$838,817	\$2,058,762	8

Total year-to-date approved unbudgeted operating expenses are \$388.

PORTFOLIO SPECIALIST'S REPORT

March 2022



If an overabundance of personal belongings gets in the way of living your life comfortably, speak to your healthcare professional.

Collecting and keeping too many things in your Unit, or on your patio/porch, might present a clear and present danger of rodent and insect infestation, and even the possibility of creating a fire hazard within your Unit.

Please note: It is against the Law to place electronic waste, smoke detectors, batteries, paint cans, sharps, pesticides and herbicides, auto parts and light bulbs, including fluorescent light bulbs, in either the **GREEN** or the **WHITE** Waste Containers.

Large items:

Furniture, mattresses, tables, chairs, and all other large items must be taken to the North-West corner of Seal Beach Leisure World.

DO NOT leave any large items around the waste bin areas.

An assessment per item may be brought against an individual Unit for leaving these items in or around the waste bin areas.

If you are not sure or have any questions regarding proper disposal of any items, please ask your Building Captain or Mutual Director for clarification.

**It's time to
VOTE!**

Mutual and GRF Elections will be beginning soon.

This is your community! Please see the 2022 GRF & Mutual Election and Annual Meeting Schedule in LW Weekly!



GUIDE TO RECYCLING...

SEPARATING RECYCLE PRODUCTS FROM TRASH

CALMET (the waste collection agency serving Leisure World) has provided a S.O.R.T. (Saving Our Resources Together) Guide for the disposal of products from the home. Plastic bags CANNOT be recycled. Please be sure to place recyclables from plastic bags into WHITE bin and place plastic bags into the GREEN trash bin.

GLASS

- o Clear
- Brown
- Green
- Liquor
- Soft Drink
- e Juice & Food Jars

RECYCLABLES

1114111114

RECYCLABLES
ONLY



METAL

- Aluminum Foil
- o Aerosol Cans (Empty)
- Food Cans & Lids
- Wire Coat Hangers
- Soda & Juice Cans



PLASTIC

- Milk Jugs
- Soda, Juice & Water
- Soap Bottles
- o Containers with Numbers 1-7



PAPER

- Newspaper
- Junk Mail & Magazines
- o Envelopes & Paper
- o Wrapping Paper (non-metallic)
- Cereal Boxes
- o Egg Cartons
- e Paper Shopping Bags
- e Phone Books
- Cardboard Boxes (flattened)
- o Juice Drink Boxes



IT'S AGAINST THE LAW...

To place these items into either the **GREEN** or the **WHITE** Regular Waste Containers:

- Electronic Waste*
- ® Smoke Detectors
- Household Batteries*
- Paint Cans & All Paint Products
- ® Sharps
- Pesticides & Herbicides
- Auto Products
- Fluorescent/Light Bulbs*



HOUSEHOLD HAZARDOUS WASTE

The law prohibits putting any hazardous liquids or hazardous waste materials in your regular waste containers. These waste items **MUST** be handled separately and taken to a **Hazardous Waste Collection Center**. Closest centers are: Rainbow Disposal, 714-847-3581 or the O.C. Integrated Waste Management Dept. 714-834-6752.



E-WASTE, HOUSEHOLD BATTERIES & LIGHTING

Instructions for proper disposing of the following items:

- ® **E-Waste** Service Maintenance Dept. 562-431-6586, x369
- e **Household Batteries** Service Maintenance Dept. 562-431-6586, x369 or News Office
- **Fluorescent/Light Bulbs** Service Maintenance Dept. or Purchasing Office

LARGE ITEMS

Furniture, mattresses, water closets and other large items must be taken to the North-West corner of Leisure World. Travel North on Oak Hills Road, turn **RIGHT** into the Mini-Farm area. Please use the Resident Recycling Containers.

PLEASE NOTE: If you are not sure or have questions regarding proper disposal of these items, please ask your Building Captain or Mutual Director for clarification.

