

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL TEN
April 26, 2023**

The Regular Monthly Meeting of the Board of Directors of Seal Beach Mutual Ten was called to order by Vice President Cummings on Wednesday, April 26, 2023, at 9:01 a.m. Conference Room A and via Zoom Video and Call Conference Meeting.

SHAREHOLDER COMMENTS

No Shareholders made a comment.

ROLL CALL

Present:	Vice President Cummings, Secretary Viglietta, Chief Financial Officer Giles, and Director Sims
Absent:	President Arlart
GRF Representative:	Ms. Levine
Guest:	Zero Mutual Ten Shareholders (via zoom) Four Mutual Ten Shareholders (in-person)
Staff:	Mr. Quental, Building Inspector (via zoom) Ms. Barua, Senior Portfolio Specialist Mr. Jackson, Portfolio Specialist

APPROVAL OF MINUTES

The Regular Board Meeting Minutes of March 22, 2023 were approved by general consent of the Board as presented.

The Special Board Meeting Minutes of April 11, 2023 were approved by general consent of the Board as presented.

GRF REPRESENTATIVES' REPORT

GRF Representative Levine provided an update.

BUILDING INSPECTOR'S REPORT

Building Inspector Quental 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 award a contract to "Fenn Termite & Pest Control" to service and maintain Mutual No. Ten for a three-year period from June 1, 2023 to May 31, 2026, at a total cost not to exceed \$20,378.00 and approve the designated "Pest

Control Services 2023-2026 Extra Costs". Funds to come from Operating Budget line item "Pest Control" and authorize the president to sign the contract.

The MOTION passed unanimously.

Following questions, Building Inspector Quental left the meeting at 9:26 a.m.

CONSENT CALENDAR

Following a discussion and upon a MOTION duly made by Chief Financial Officer Giles and seconded by Secretary Viglietta, 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>
03/20/2023	\$33,828.17	US Bank Checking to US Bank Non-Restr. Money Mkt.
03/24/2023	\$316,450.13	Orange County Tax Collector (Invoice #: Multiple)
04/05/2023	\$148,582.11	ACH Direct Debit from Multiple Shareholders to US Bank Checking
04/05/2023	\$72,958.88	US Bank Checking to GRF-US Bank Checking
04/06/2023	\$55,740.08	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 Secretary Viglietta 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 March 2023.

The MOTION passed unanimously.

SECRETARY / CORRESPONDENCE

Secretary Viglietta received no correspondence.

UNFINISHED BUSINESS

No unfinished business.

NEW BUSINESS

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

RESOLVED to reschedule the Monthly Board Meeting on May 24, 2023, to May 31, 2023 due to Annual Election Meetings.

The MOTION passed unanimously.

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

RESOLVED to approve the purchase of refreshments for the Annual Election Meeting at a cost not to exceed \$200.00. Funds come from Miscellaneous.

The MOTION passed unanimously.

PORTFOLIO SPECIALIST REPORT

Senior Portfolio Specialist Barua presented the Portfolio Specialist report (attached).

ANNOUNCEMENTS

ANNUAL MEETING: Tuesday, May 16, 2023, 10:00 A.M. Location: Clubhouse 4 and via Zoom Video and Call Conference Meeting

NEXT REGULAR MONTHLY BOARD MEETING: Wednesday, May 31, 2023, 9:00 a.m., Location: Conference Room, A and via Zoom Video and Call Conference Meeting

COMMITTEE REPORTS

Physical Property Committee

Vice President Cummings provided an update.

Landscape Committee

No report.

Emergency Information Council
Ms. Gibson provided an update.

Room and Refreshments Committee
Secretary Viglietta provided an update.

DIRECTORS' COMMENTS

Several Directors made comments.

ADJOURNMENT

There being no further business to conduct, Vice President Cummings adjourned the meeting at 9:43 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 April 26, 2023, at 9:50 a.m., and took the following actions:

The Board approved the Executive Meeting Minutes of March 22, 2023, and Special Executive Meeting Minutes of April 11, 2023.

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

Vice President Cummings adjourned the meeting at 11:17 a.m.



Attest, Elissa Viglietta, Secretary
SEAL BEACH MUTUAL TEN
RB/DE 4/26/23
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 April 26, 2023**

The Regular Board Meeting Minutes of March 22, 2023 were approved by general consent of the Board as distributed.

The Special Board Meeting Minutes of April 11, 2023 were approved by general consent of the Board as distributed.

RESOLVED to award a contract to “Fenn Termite & Pest Control” to service and maintain Mutual No. Ten for a three-year period from June 1, 2023 to May 31, 2026, at a total cost not to exceed \$20,378.00 and approve the designated “Pest Control Services 2023-2026 Extra Costs”. Funds to come from Operating Budget line item “Pest Control” and authorize the president to sign the contract.

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

Transfer/ Invoice Date	Amount	Originating/Destination Accounts or Payee
03/20/2023	\$33,828.17	US Bank Checking to US Bank Non-Restr. Money Mkt.
03/24/2023	\$316,450.13	Orange County Tax Collector (Invoice #: Multiple)
04/05/2023	\$148,582.11	ACH Direct Debit from Multiple Shareholders to US Bank Checking
04/05/2023	\$72,958.88	US Bank Checking to GRF-US Bank Checking
04/06/2023	\$55,740.08	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

**BOARD OF DIRECTORS
MUTUAL TEN**

April 26, 2023

month of March 2023.

RESOLVED to reschedule the Monthly Board Meeting on May 24, 2023, to May 31, 2023 due to Annual Election Meetings.

RESOLVED to approve the purchase of refreshments for the Annual Election Meeting at a cost not to exceed \$200.00. Funds come from Miscellaneous.

**MINUTES OF THE SPECIAL MEETING OF THE
BOARD OF DIRECTORS
SEAL BEACH MUTUAL TEN
April 11, 2023 Clubhouse 3 Room 8**

The Special Meeting of the Board of Directors of Seal Beach Mutual Ten was called to order by President Arlart on Tuesday, April 11, 2023, at 2:30 p.m. Clubhouse 3 Room 8.

ROLL CALL:

Present: President Arlart, Vice President Cummings, Secretary Viglietta, CFO Giles, Director Sims

Staff: Building Inspector Quental

SHAREHOLDER COMMENTS

Shareholders present and comments made.

PURPOSE OF THE MEETING: Directors discuss Building Inspector's Report, additional Physical Property and Landscape issues

BUILDING INSPECTOR'S REPORT

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

PHYSICAL PROPERTY CHAIR REPORT

Update on painting Seaview carport streets.

Discussed sidewalk pole lights, to be considered for summer project.

Update on trash areas.

Discussed completion of fire/safety/health inspections.

Discussed new cooktop options.

LANDSCAPE REPORT

Discussion on sprinkler schedule and tree located at building 244 area.

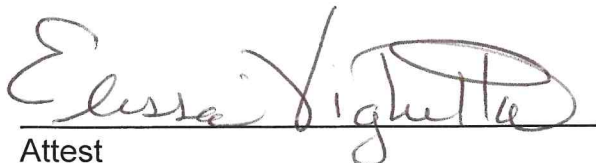
SERVICE MAINTENANCE CALL REQUESTS

Discussed Service Maintenance call requests.

Discussed Estate Sales.

ADJOURNMENT

There being no further business to conduct, President Arlart adjourned the meeting at 3:18 p.m. and announced that there would be an Executive Session following to discuss member issues.

A handwritten signature in dark ink, appearing to read 'Elissa Viglietta', is written over a horizontal line.

Attest

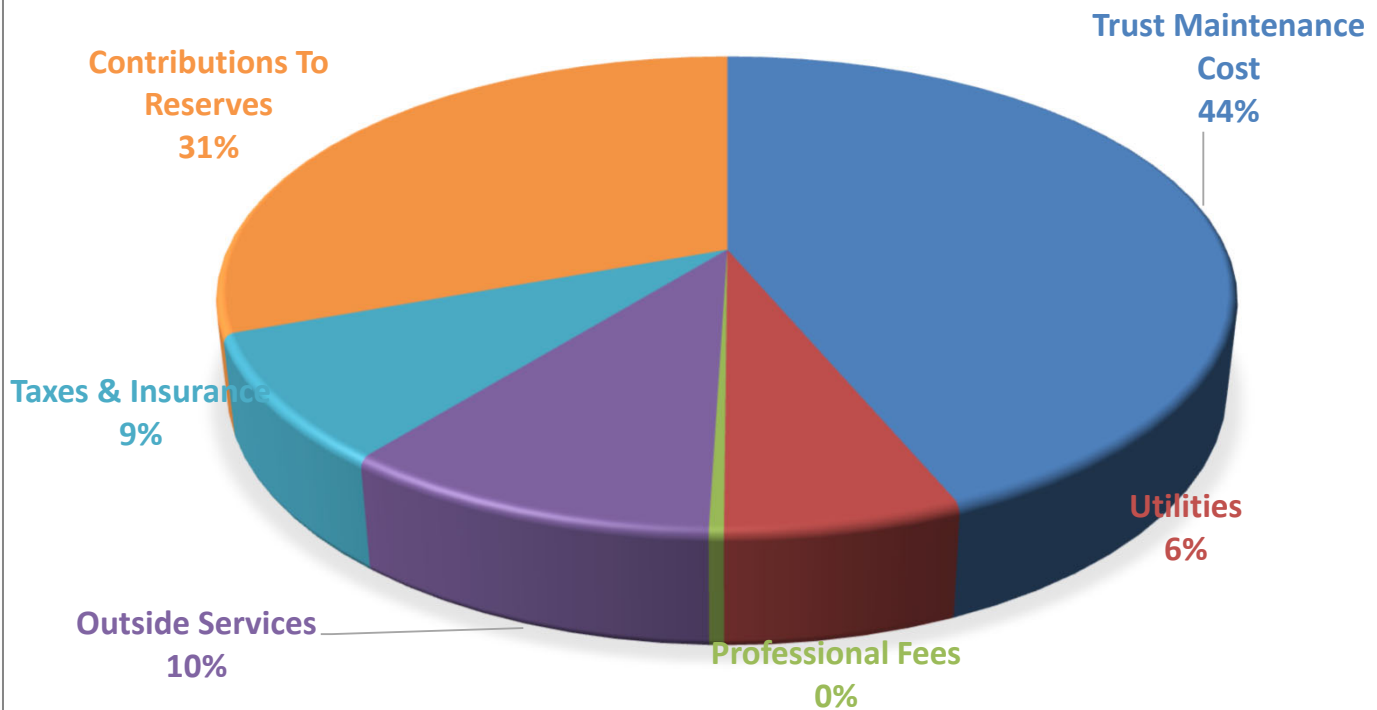
Elissa Viglietta, Secretary
SEAL BEACH MUTUAL TEN

Ra: 04/14/2023

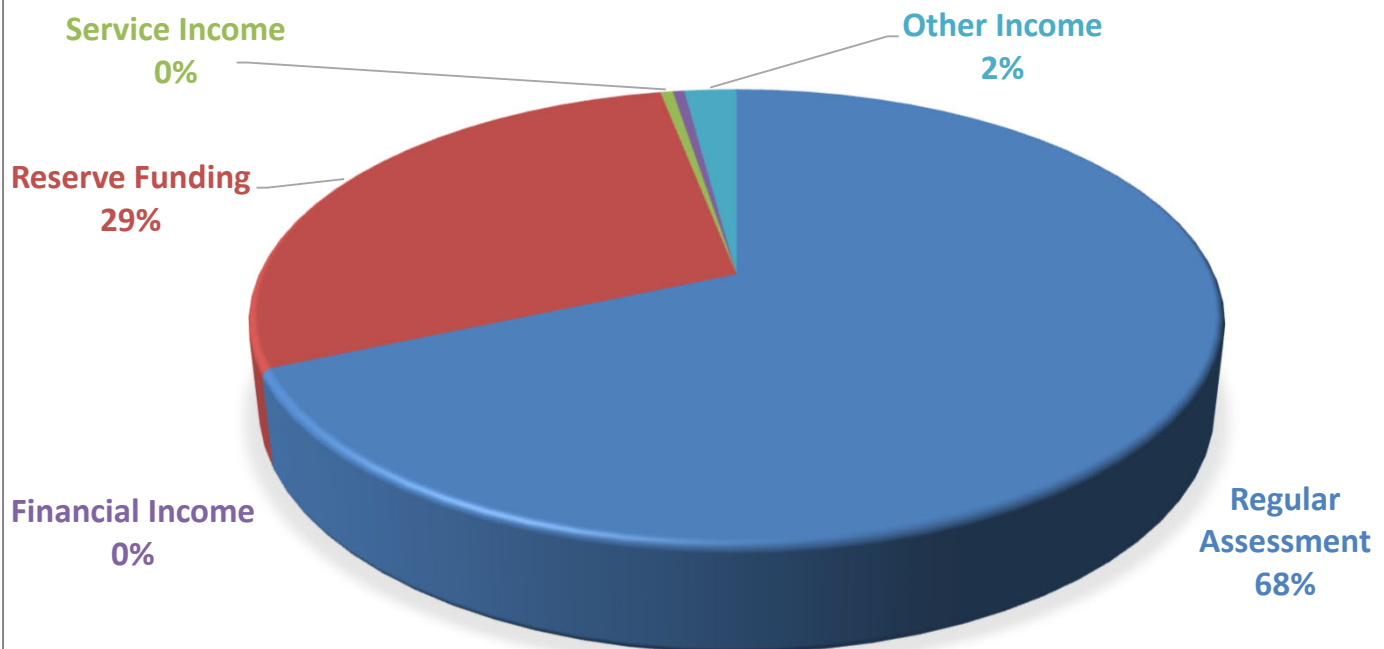
P.O. Box 2069
Seal Beach CA 90740

Mar Actual	Mar Budget		2023 Y-T-D Actual	2023 Y-T-D Budget
89,536	89,535	Carrying Charges	268,607	268,605
37,342	37,341	Reserve Funding	112,025	112,023
126,877	126,876	Total Regular Assessments	380,632	380,628
649	651	Service Income	1,944	1,953
772	439	Financial Income	1,785	1,317
4,346	2,865	Other Income	8,171	8,595
5,766	3,955	Total Other Income	11,899	11,865
132,644	130,831	Total Mutual Income	392,530	392,493
53,332	53,332	GRF Trust Maintenance Fee	159,996	159,996
7,245	10,268	Utilities	23,353	30,804
0	1,330	Professional Fees	1,454	3,990
0	17	Office Supplies	0	51
16,176	19,284	Outside Services	37,616	57,852
10,540	9,263	Taxes & Insurance	31,621	27,789
37,342	37,341	Contributions to Reserves	112,025	112,023
124,634	130,835	Total Expenses Before Off-Budget	366,064	392,505
8,009	(4)	Excess Inc/(Exp) Before Off-Budget	26,467	(12)
8,462	0	Depreciation Expense	25,386	0
(452)	(4)	Excess Inc/(Exp) After Off-Budget	1,081	(12)
Restricted Reserves				
2,123	0	Appliance Reserve Equity	28,098	0
3,633	0	Painting Reserve	41,410	0
21,449	0	Roofing Reserve	798,607	0
0	0	Emergency Reserve Equity	47,734	0
8,746	0	Infrastructure Reserve	380,394	0
35,952	0	Total Restricted Reserves	1,296,244	0

ACTUAL ALLOCATION OF OPERATING EXPENSES AND RESERVE CONTRIBUTIONS



ACTUAL ALLOCATION OF ASSESSMENTS AND INCOME



Physical Property Service Update – April 2023

Landscaping Service

Mowing: Our lawns are now being mowed once a week on Thursdays. Recently the lawns have been fertilized.

Sprinklers: The sprinklers are set to go off around midnight on Monday, Thursday and Saturday. They are turned off if rain is predicted.

Flower Beds: Our individual flower beds are serviced once a month.

Trash Pickup Schedule

Garbage is picked up every Tuesday and Friday at 8 a.m.

Recycle is picked up every Tuesday and Friday at noon.

Organic Waste, in the new small green bins, is picked up once a week on Friday, usually in the afternoon.

Carport Cleaning

The carports are cleaned on the 4th Monday of the month.

The Seaview carports are done in the morning starting at 8 a.m. and Interlachen carports are done after lunch. If the cleaning day is a holiday, they are usually done on the last working day of the month.

Laundry Room Cleaning

Once a month the Mutual pays for a cleaning service to clean the laundry rooms and dump the trash. They usually come the first week of the month. About mid-month our washer/dryer supplier sends workers to remove the money from the machines and they also dump the trash and wipe down all the machines.

Portfolio Specialist Report

APRIL 2023

- Your vote will elect those responsible for fulfilling a fiduciary responsibility of upholding the rules and regulations of the community.
- Ballots will be mailing out soon, please get out and vote!





BYLAW AMENDMENTS BALLOT INFORMATION

FACT SHEET

1. The Bylaw Amendments ballot will be mailed on May 5, 2023.
2. Member participation is very important. 3,305 ballots must be returned and a majority must **vote YES** for the Bylaw Amendments to be passed.
3. One ballot per unit. One vote per unit.
4. Your completed ballot must be received prior to the Ballot Counting Meeting on June 6, 2023. You may mail your ballot or bring it to Clubhouse 4 prior to 10 a.m. on June 6. If you mail, please mail early to ensure it is received by Accurate Voting **prior to June 6.**

Reasons for proposed bylaw amendments:

- Amendment to Article III(9)(a) – Needed to clarify language to define how the current quorum of votes is calculated so that our election process continues to have a GRF Director elected only by their mutual's residents. If not amended, the current wording could be interpreted to allow **ALL** GRF members to vote and decide on the GRF Directors for every mutual.
- Amendments to Article III, VI, VIII and X – The current language, written in 1962, implies only men can be a GRF Director. Examples of language changes needed: "this office" replaces "his office"; "the member" replaces "him"; "that person's" replaces "his".

PLEASE VOTE YES
YOUR VOTE IS VERY IMPORTANT

BY-LAWS OF GOLDEN RAIN FOUNDATION

ARTICLE I.

General Purpose and Offices

No Changes

ARTICLE II.

Membership

No Changes

ARTICLE III.

Meetings of Members

Section 3. Notice of Meetings. Notice of meetings, annual or special, shall be given in writing not less than ten nor more than sixty days before the date of the meeting, to members entitled to vote thereat by the Secretary or the Assistant Secretary, or if there is no such officer, or in the case of ~~his~~ *that person's* neglect or refusal, by any Director or Member.

Such notices or any reports shall be given personally or by mail or other means of written communication and shall be sent to the member's address appearing on the books of the corporation or supplied by ~~him~~ *the Member* to the corporation for the purpose of notice, and in the absence of said address as herein provided, such notice shall be given as provided in Section 601 of the California Corporations Code.

If a member supplies no address, notice shall be deemed to have been given to ~~him~~ *the member* if mailed to the place where the principal executive Office of the corporation, in California, is situated, or published at least once in some newspaper of general circulation in the County of said principal office. **Section 9. Quorum**

- a. The presence in person ~~or by proxy or ballot~~ of 33 1/3% ~~(33.33%)~~ of the members of record in good standing at any meeting shall constitute a quorum for the transaction of business at said meeting ~~except for the election of directors whereby quorum is based on 33 1/3% (33.33%) of the members of record in good standing of the Mutual that is voting for their respective GRF director representative, not all GRF members.~~

Section 13. Inspectors of Election. In advance of any meeting of Members the Board of Directors may, if they so elect, appoint inspectors of election to act at such

meeting or any adjournments thereof. If inspectors of election be not so appointed, the ~~chair chairman~~ of any such meeting may, and on the request of any Member or his proxy shall, make such appointment at the meeting in which case the number of inspectors shall be either one or three as determined by a majority of the members represented at the meeting,

ARTICLE IV.

Officers

No Changes

ARTICLE V.

Board of Directors

No Changes

ARTICLE VI.

Election of Directors

No Changes

ARTICLE VII.

Duties of Officers

Section 2. Vice-President. It shall be the duty of the Vice-President to preside at meetings of the Corporation and Board of Directors in the absence of the President and to perform such other duties as ordinarily pertain to ~~this his~~ office.

Section 4. Treasurer. It shall be the duty of the Treasurer to account for all funds to the corporation at its annual meetings and at any other time upon demand by the Board of Directors, and to perform such other duties as pertain to such office. Upon ~~his~~ retirement from office, ~~he the Treasurer~~ shall turn over to ~~the Treasurer's his~~ successor or to the President all funds, books of accounts or any other Corporation property in his possession.

ARTICLE VIII.

Committees

The President shall appoint such standing or special committees as may be provided by resolution of the Board of Directors, or as ~~he the President~~ may deem necessary for the administration of the affairs of the Corporation, and to carry out the purposes of the Corporation, subject to the approval of the Board of Directors.

ARTICLE IX

Finance
No Changes

ARTICLE X.
Miscellaneous

Section 2. Inspection of Records. The books of account and minutes of proceedings of the members and directors shall be open to inspection upon the written demand of any member at all reasonable times during office hours, and for a purpose reasonably related to his-the person's interest as a member. Such demand shall be made in writing upon the President or Secretary of the Corporation.



6th Annual

LIFE OPTIONS

Expo

Presented by:

*The Golden Rain Foundation, Leisure World, Seal Beach
in partnership with Sunrise of Seal Beach Assisted Living.*



JUNE 2023

Come find opportunities to enhance your quality of life and gather information about the resources available.

Participating services will include Residential Care Facilities, HomeCare Agencies, Placement Specialists, Elder Care Agencies, County Organizations and more.

**COMING
THIS
SUMMER!**

Be Healthy · Enjoy Life · Plan for the Future