IMPORTANT!
Please read carefully!

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS SEAL BEACH MUTUAL NINE February 8, 2021

The Regular Monthly Meeting of the Board of Directors of Seal Beach Mutual Nine was called to order by President Mayer at 9:02 a.m. on Monday, February 8, 2021, via Zoom Video and Conference call.

SHAREHOLDER(S') COMMENTS

No shareholder made a comment.

ROLL CALL

Present:	President Mayer, Vice-President Walz, Secretary Dodero, Chief Financial Officer McFadden, Directors Turner, Michlin and Vanderschaff **(arrived at 9:11 a.m.)**
GRF Representative:	Mr. Dodero
Guests:	Fourteen Mutual Nine Shareholders
Staff:	Mr. Rodriguez, Building Inspector Ms. Barua, Portfolio Specialist Ms. Givehand, Recording Secretary

President Mayer welcomed the shareholders and staff to the meeting.

MINUTES

The regular meeting minutes of the January 11, 2021 were approved by general consent of the Board as read with corrections.

BUILDING INSPECTOR'S REPORT

Inspector Rodriguez presented his report (attached).

Following a discussion and upon a MOTION duly made by President Mayer and seconded by Vice President Walz it was

> RESOLVED to approve the proposal from Contractor John Mamcusio for patio at unit 220G for wall and pergola according to the policy. The screen and screen door not approved at this time. Work to be done at the shareholder's expense.

The MOTION passed.

Following a discussion and upon a MOTION duly made by President Mayer and seconded by Vice President Walz it was

> RESOLVED to approve the Nemeth Family to install carpet in the master bedroom in 230E. Permit to be pulled and approved by GRF Building Inspector. Work to be done at the shareholder's expense.

The MOTION passed unanimously.

Following questions, Mr. Rodriguez left the meeting at 9:12 a.m.

GRF REPRESENTATIVE

GRF Representative Dodero present his report. (attached)

Following questions, Mr. Dodero left the meeting at 9:20 a.m.

UNFINISHED BUSINESS

Following a discussion and upon a MOTION duly made by President Mayer and seconded by Director Vanderschaaf it was

> RESOLVED to ratify amended Policy 09-7493-01 Awnings the 28-day posting period has been met.

The MOTION passed.

Following a discussion and upon a MOTION duly made by President Mayer and seconded by Vice President Walz it was

> RESOLVED to approve the contract with J&J Landscaping to clean gutters on all 32 buildings at a cost not to exceed $2,304.00. Funds to come from Infrastructure Reserves and authorize the President to sign the contract.

The MOTION passed unanimously.

NEW BUSINESS

Following a discussion and upon a MOTION duly made by CFO Mc Fadden and seconded by Director Turner it was

> RESOLVED that the Board authorizes the following transfers of funds, per detailed and dated resolution, by consent calendar

Transfer/ Invoice Date	Amount	Originating/Destination Accounts or Payee
01/05/2021	$87,451.17	US Bank Checking to GRF – US Bank Checking
01/05/2021	$169,109.25	ACH – Direct Debit from multiple shareholders to US Bank Checking
01/06/2021	$60,828.14	US Bank Checking to US bank Impound
01/22/2021	$47,426.41	US Bank Checking to US Bank Restricted Money Mkt.

The MOTION passed.

Following a discussion and upon a MOTION duly made by CFO Mc Fadden and seconded by Director Turner it was

> RESOLVED to acknowledge that, per the requirements of Civil Code Section 5500(a)-(f), a review has been completed of the Mutual's 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, income and expense statement for the Mutual's operating and reserve accounts, the check registers, the monthly general ledger and delinquent assessment receivable reports, for the month of January 2021.

The MOTION passed unanimously.

Following a discussion and upon a MOTION duly made by President Mayer and seconded by Vice President Walz, it was

> RESOLVED to approve the emergency action taken by the Mutual Nine Board of Directors to service two trees due to head winds at a cost not to exceed $475.00 per tree for a cost not to exceed $950.00. Funds to come from Tree Reserves.

The MOTION passed unanimously.

Following a discussion and upon a MOTION duly made by President Mayer and seconded by CFO Mc Fadden, it was

> RESOLVED to approve the transfer of funds from Infrastructure Reserves to Tree Reserves of $2,500.00 for the expenditure of landscaping Foxburg Street.

The MOTION passed unanimously.

Following a discussion and upon a MOTION duly made by President Mayer and seconded by Director Vanderschaaf it was

> RESOLVED to authorize Physical Property to go out for bid to trim 23 trees, to remove overgrown trees at: 210L, 225 back wall and 2 bottle bush trees at 208B and 208F.

The MOTION passed unanimously.

Following a discussion and upon a MOTION duly made by President Mayer and seconded by Director Vanderschaaf, it was

> RESOLVED to approve a resolution to request GRF to assume full responsibility for maintenance and repair of all sewer lines excluding mutual laterals.

The MOTION passed unanimously.

SECRETARY/CORRESPONDENCE

Secretary Gruber received no correspondence.

CHIEF FINANCIAL OFFICER'S REPORT

Chief Financial Officer McFadden submitted the financial recap. (attached)

PORTFOLIO SPECIALIST

Portfolio Specialist Barua presented the Mutual Administration Directors report. (attached)

ANNOUNCEMENTS

a. NEXT REGULAR MEETING: Monday, March 8, 2021 a.m. via., Zoom Video and Conference call.

COMMITTEE REPORTS

Director Michilin provided an update from the Landscape Committee.

Vice President Walz provided an update from the Physical Property Committee.

Vice President Walz provided an update from the Sewer Committee.

DIRECTORS' COMMENTS

President Mayer mentioned the carport inspections will begin in March.

SHAREHOLDER COMMENTS

Several shareholders made comments.

ADJOURNMENT

There being no further business to conduct, President Mayer adjourned the meeting at 10:12 a.m. and announced there would be an Executive Session following the meeting to discuss member issues.

EXECUTIVE SESSION SUMMARY

The Board met in Executive Session on January 11, 2021 10:45 a.m. and took the following actions:
The Board approved the executive session minutes of January 11, 2021.

1. Legal Matters
    a. No Legal matters were discussed.
2. Contracts
    a. One contract was discussed.
3. Assessments / Delinquencies
    a. Two letters were drafted.
    b. Five file to monitor
4. Disciplinary Hearings
    a. No Disciplinary Hearings was discussed.

The Executive Session was adjourned at 11:07 a.m.

Attest: Diane Gruber, Secretary
SEAL BEACH MUTUAL NINE
kg:02/08/2021
Attachments

Mutual Corporation No. Nine

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: CABINET AVAILABILITY (NEW BUSINESS, ITEM I)
DATE: FEBRUARY 16, 2021
CC: FILE

Laundry	monthly	yearly
C-208	$18.60	$223.20
C-220	$ 9.63	$115.56
C-225	$11.63	$139.56
C-115	$37.97	$455.64
C-115A	$ 9.30	$111.60

1009 Seal Beach Mutual No. Nine
Financial Statement Recap
01/31/2021

P.O. Box 2069
Seal Beach CA 90740

Jan Actual	Jan Budget		2021 Y-T-D Actual	2021 Y-T-D Budget
101,326	101,326	Carrying Charges	101,326	101,326
54,954	54,954	Reserve Funding	54,954	54,954
156,280	**156,280**	**Total Regular Assessments**	**156,280**	**156,280**
1,082	526	Service Income	1,082	526
43	335	Financial Income	43	335
7,762	7,964	Other Income	7,762	7,964
8,887	**8,825**	**Total Other Income**	**8,887**	**8,825**
165,168	**165,105**	**Total Mutual Income**	**165,168**	**165,105**
63,379	63,379	GRF Trust Maintenance Fee	63,379	63,379
10,646	11,670	Utilities	10,646	11,670
(1,311)	3,025	Professional Fees	(1,311)	3,025
14,457	21,431	Outside Services	14,457	21,431
12,118	10,645	Taxes & Insurance	12,118	10,645
54,954	54,954	Contributions to Reserves	54,954	54,954
154,242	**165,104**	**Total Expenses Before Off-Budget**	**154,242**	**165,104**
10,925	**1**	**Excess Inc/(Exp) Before Off-Budget**	**10,925**	**1**
8,638	0	Depreciation Expense	8,638	0
2,287	**1**	**Excess Inc/(Exp) After Off-Budget**	**2,287**	**1**
		Restricted Reserves		
1,866	0	Appliance Reserve Equity	55,241	0
3,425	0	Painting Reserve	80,694	0
4,583	0	Contingency Operating Equity	51,324	0
15,423	0	Roofing Reserve	1,105,553	0
28,579	0	Infrastructure Reserve	470,471	0
53,876	**0**	**Total Restricted Reserves**	**1,763,284**	**0**

INSPECTORS REPORT 2020

MUTUAL: NO. 9 **INSPECTOR:** Victor Rodriguez

MUTUAL BOARD MEETING DATE: FEBRUARY 8TH, 2021

PERMIT ACTIVITY

UNIT/BLDG	DESCRIPTION OF WORK	GRF/CITY PERMITS	PERMIT ISSUE	COMP DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR / COMMENTS
206F	REPLACE ENTRY DOOR	GRF	12/16/20	03/10/21	NO		RYDEN CONSTRUCTION
212I	VERIFY ELECTRICAL, CEILING FANS,TV OUTLETS	GRF	01/05/21	01/20/21	NO	FINAL 1/15/21	OGAN CONSTRUCTION
215D	SHOWER CUTDOWN	BOTH	01/14/21	03/16/21	NO		NUKOTE
215K	CABINETS,OUTLETS,RECESSED LIGHTS,CEILING FAN	BOTH	01/25/21	03/31/21	NO		LW DÉCOR
217A	CARPORT CABINET	GRF	01/05/21	01/31/21	NO	FINAL 1/15/21	IMAGINATION UNLIMITED
217F	PATIO 120SQ.FT. AND 34FTX30" WALL	GRF	11/09/20	02/05/21	NO	FINAL 1/25/21	JOHN M. BERGKVIST
218K	HEAT PUMP/ CONCRETE BASE	BOTH	12/04/20	03/09/21	NO		GREENWOOD
222K	SHOWER CUTDOWN	BOTH	12/03/20	01/09/21	NO	FINAL 1/05/21	NUKOTE
233F	Install GFCI FOR AWNING	BOTH	01/26/21	03/01/21	NO		OGAN CONSTRUCTION
234i	STOVE TOP CABINET,WASHER AND DRYER & ELECTRICAL PANEL	BOTH	01/20/21	04/30/21	NO		BA CONSTRUCTION
235J	FLOORING	GRF	01/11/21	03/14/21	NO		FAMILY FLOORS
235J	SHOWER CUTDOWN	GRF	12/17/20	12/29/20	NO	FINAL 1/25/21	CAL BATH
235J	HEAT PUMP	BOTH	09/18/20	12/30/20	NO	FINAL 1/25/21	GREEN WOOD
235J	SLING DOOR AND WINDOWS	BOTH	12/10/20	02/22/21	NO		SEAPORT WINDOWS & DOOR
235L	CENTRAL HEATING A/C	BOTH	12/28/20	04/04/21	NO		GREEN WOOD
	blue color indicates roofs that have been completed and to let contractors know that only Roofing Standards can penetrate the roof on any project						

ESCROW ACTIVITY

UNIT #	DOCUMENTS/COMMENTS	PLI	NBO	FI	FCOEI	ROF	NMI
207D		02/12/20					
211B		09/15/20					
212 H		06/12/19	11/05/20				
213A		12/15/20	12/29/20	01/05/21			
221J		01/20/21					
222I		08/04/20					
223G		02/05/20					
225G		10/30/20					
226L		02/26/20	12/07/20	12/10/20			
228K		12/15/20					
234H		11/17/20	01/20/21	01/28/21			
235A		08/13/20					
237F		02/06/20					

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

CONTRACTS

PINNACLE	JULY 1ST 2018-JUNE 30TH 2021
FENN BAIT STATION	JULY 1ST 2020- JUNE 30TH 2023
EMPIRE PIPE CLEANING	YEARLY
FENN PEST CONTROL	JUN 1,2020- MAY 31,2023

SPECIAL PROJECTS

CONTRACTOR	DESCRIPTION OF WORK
MAMUSCIA CONSTRUCTION	PATIO

VISITS

UNITS	REASON
9-206h	CHECK OVEN
9-224D	CHECK OVEN
9-227i	CHECK PATIO
9-221F	CHECK SKYLIGHT
9-220G	CHECK PATIO
9-222A	CHECK SLOPE AT PATIO

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

January 26, 2021

BOARD NEWSLETTER

Approved Consent Agenda
MOVED and duly approved the Committee/Board meeting minutes for the month of December 2020: the minutes of the December 11, 2020 Recreation Committee Board meeting, the minutes of the December 21, 2020 Executive Committee Board meeting, the minutes of the GRF Board of Directors meeting, dated December 23, 2020, the minutes of the Special GRF Board of Directors meeting, dated December 30, 2020, the GRF Board Report, dated January 26, 2021, acceptance of the Financial Statements, December 2020, for Audit, and the Reserve Funds Investment Purchase.

General – Reopening – Amphitheater (for Religious Services)
MOVED to approve the reopening of the Trust Property amenity identified as Amphitheater (for religious purposes) under emergency action 70-1448-3D and provisions of prevalent Orange County Public Health and safety orders.

General Reopening – Mission Park (Bocce Ball and Multi-Use Courts)
MOVED to approve the reopening of Trust Property amenity identified as Mission Park, including the Bocce Ball and Multi-Use Courts, under emergency action 70-1448-3C, and provisions of prevalent Orange County Public Health and safety orders.

General Reopening – Golf Course
MOVED to approve the reopening of Trust Property amenity identified as Turtle Lake Golf Course under emergency action 70-1448-3T, and provisions of prevalent Orange County Public Health and safety orders.

General Reopening – Veterans' Plaza
MOVED to approve the reopening of Trust property commonly identified as Veterans' Plaza, under emergency action 70-1448-3P, and provisions of prevalent Orange County Public Health and safety orders.

General Non-budgeted Funding, Fire Protection Service for Trust Property
MOVED to terminate the contract with National Fire Protection for failure to provide services and award a three-year contract, for a total not to exceed $24,192, with All American Fire Systems, Operating funding, and authorize the President to sign the contract.

General Emergency Reserve Funding – Sewer Lift Station, Clubhouse Two
MOVED to ratify the emergency action and relative Reserve expenditures, in the amount of $25,547, for the replacement of critical components of the Sewer Lift Station at Clubhouse Two, per Pumpman proposal 18115R1, dated January 13, 2021.

General Non-budgeted Funding, COVID Vaccinations
MOVED to approve $50,000 of non-budget operational funding for the sole purpose to support actions of OC Heath and Optum to dispense the COVID-19 vaccine to community members on site.

Executive Committee Amend 30-5093-1, Member Rules of Conduct
MOVED to amend 30-5093-1, Member Rules of Conduct, clarifying prohibited behaviors, adding Member/Owner and Renter/Lessee wording, and adding wording applicable to GRF staff and GRF-contracted service providers while in the Mutuals.

Executive Committee Adopt 30-3182-1, Member/Owner (M/O) Responsibility for Renter/Lessee (R/L)
MOVED to adopt 30-3182-1, Member/Owner (M/O) Responsibility for Renter/Lessee (R/L).

Executive Committee Approve GRF Election Materials
MOVED to approve the 2021 election materials and the election process for the 2021 GRF Board of Directors election.

Executive Committee Award Election Provider Contract
MOVED to approve a three year contract with Accurate Voting Services, Inc. as Inspector of Elections under Civil Code §5110, in the amount of $121,552, per proposal dated January 14, 2021, and authorize the President to sign the agreement.

Recreation Committee Amend 70-1445-1, Mission Park
MOVED to amend 70-1445-1, Mission Park, adding renters/lessees as users of the multi-use facilities and indicating that 911, rather than GRF Security, be contacted in when persons are injured, as presented.

Security, Bus & Traffic Committee Conceptual approval – Contracted/Off-site Bus Service
MOVED to conceptually approve contracted off-property bus service, one day per week, for seven (7) operational hours of service and authorize the Security Bus and Traffic Committee to fully develop the necessary agreements and to seek the Finance Committee's determination if sufficient non-budgeted operational funds would be available. The Security Bus and Traffic Committee shall return to the Board a formal request upon satisfying the following conditions:

Finance Committee determination on the availability of non-budget operational funding to support the proposed transportation service, with possible cost recovery options, public health and safety orders would allow for the full use of a sixteen-passenger bus, complete contract for the proposed service, and compliance to insurance provisions as approved by the carrier.

Recap of GRF Committees' Activity January 2021

January 4, 2021, Recreation Committee

- CONCURRED to request Kathy Thayer provide written AARP guidelines for volunteer tax preparation, for the GRF Board of Directors' review;
- CONCURRED to refer the Friends of the Library Outside Storage area to the Physical Property Department to assess any repair costs and/or cost of replacement;
- MOVED to refer the pool room total renovation to the Strategic Planning Ad hoc (SPAH) Committee, for review;
- MOVED to refer the Bocce Ball Court installation to the Strategic Planning Ad hoc (SPAH) Committee, for review;
- CONCURRED to review the Ice Machine for Clubhouse Four at the February Committee meeting**;**
- MOVED to establish a Mini-farm Subcommittee to be comprised of Recreation Committee members Phil Friedman, as Chair, Marsha Gerber, Irma Heinrichs, Leah Perrotti and staff members Terry DeLeon, Vanessa Morris, and Andrew Delaney;
- MOVED to establish an Entertainment Subcommittee to be comprised of Recreation Committee members Leah Perrotti, Kathy Rapp, and Linda Stone;
- MOVED recommend the GRF BOD amend 70-1447-1, Mission Park, as presented.

CANCELLED: January 6, 2020, Governing Documents Committee
CANCELLED: January 6, 2020, Physical Property Committee
CANCELLED: January 7, 2020, COVID-19 Ad hoc Committee

January 8, 2021, Executive Committee

- MOVED to accept the election provider bid packet, as presented;
- CONCURRED to review the GRF Election Materials at a work study meeting;
- MOVED to amend 30-5110-3, Executive Committee Charter;
- MOVED to review 30-5093-1, Member Rules of Conduct, at a work study meeting;
- MOVED to recommend the GRF BOD adopt 30-3812-1, Member/Owner (M/O) Responsibility for Renter/Lessee (R/L).

CANCELLED: January 11, 2021, Mutual Administration Committee

January 13, 2021, Security, Bus & Traffic Committee

- MOVED to recommend the GRF BOD conceptual approval, for one day per week contracted off-property transportation consisting of a Sixteen passenger shuttle for seven hours a day, from the GRF Amphitheater bus stop to the Long Beach Market Place (Trader Joes), at estimated cost of $29,660, Non-budgeted expense and forward to the Finance Committee for fee structure;
- CONCURRED to Committee to review all pending governing documents at a work study scheduled on February 3, 2021 at 1:00 p.m.

January 14, 2021, Communications/ITS Committee

- CONCURRED to review surveillance camera audit at the February or March Committee meeting;
- CONCURRED to request the IT Supervisor meeting with the Committee Chair prior to the February Committee meeting re: technical questions regarding Technavia;
- CONCURRED to increase the font size of Clubhouse Four dais survey and distribute to GRF BOD and recording secretaries for feedback;
- CONCURRED to review further options for the 2021 Community Guide cover.

January 15, 2021, Finance Committee

- MOVED to approve the emergency addition to the agenda under provisions of civil code, 4930(d): Emergency/Immediate Action 1, Reserve Funding – Replacement of Sewer Lift Station Core Components;
- MOVED to recommend the GRF BOD approve emergency Reserve funding, in the amount of $25,547, for the replacement of critical components of the sewer lift station at Clubhouse Two, per Pumpman proposal 18115R1, dated January 13, 2021. Action to be ratified at the January 26, 2021 GRF BOD meeting;
- MOVED to approve the emergency addition to the agenda under provisions of Civil code, 4930(d): Emergency/Immediate Action 2, Non-budgeted Funding – COVID-1 vaccine dispensing support;
- MOVED to recommend the GRF BOD approve non-budgeted funding, in the amount of $50,000, for the sole purpose to support actions required to dispense the COVID-19 vaccine to community members on site. Action to be ratified at the January 26, 2021 GRF BOD meeting;
- MOVED to recommend the GRF BOD accept for audit and forward to the GRF BOD the draft interim financial statements for the period ending December 31, 2020, as presented by the Director of Finance, and as reviewed by the Finance Committee;
- MOVED to recommend the GRF BOD authorize the purchase of brokered CDs, through Morgan Stanley, totaling $550,000 of reserve funds, with terms ranging from twelve to eighteen months,

at the prevailing interest rates at the time of purchase, and at the discretion of the financial advisors.

January 19, 2021, AB 3812 Ad hoc Committee

- CONCURRED to request the Stock Transfer Manager update the Renter/Lessee package with the Committee suggestions and send by email, the updated information to the GRF President and Committee Chair, including Mutual eight and Mutual Fourteen package, once completed;
- MOVED to recommend the GRF BOD adopt 50-1641-4A, Seal Beach Mutual Lease Agreement, as amended;
- MOVED to recommend the GRF BOD amend 30-1001-5, Glossary of Terms, as amended;
- MOVED to recommend the GRF BOD amend 50-3182-1, Member/Owner (M/O) Renter/Lessee (R/L) – Rules, as amended;
- MOVED to recommend the GRF BOD amend 50-3182-2, Member/Owner (M/O) and Renter/Lessee (R/L) – Fees, Fines and Deposits, as presented.
- MOVED to recommend the GRF BOD amend 70-1480-1, Arts and Crafts Festival, as amended;
- MOVED to recommend the GRF BOD amend 50-1641-4, Seal Beach Mutual Seventeen – Lease Agreement, as presented, as amended;

January 19, 2021, Website Redesign Ad hoc Committee

- CONCURRED to request the Chair, the Managing Editor and the IT Supervisor discuss Technavia issues prior to the next scheduled Committee meeting;
- CONCURRED to request the IT Supervisor discuss updating the Wikipedia verbiage for LWSB with the Executive Director.

Financial Recap – December 2020

As of the twelve-month period ended December 2020, the draft financial reports indicate that GRF is in a favorable financial position with a surplus of $553,267.

Major variances are:

Wages, Taxes & Benefits	1,508,959	Favorable: Wages $1.2M; P/R Taxes $106K; Workers' Comp $42K; Group Ins $160K; average FTE < budget by 34.0 due to furloughs and reorganization
Temporary Agency Fees	(869,778)	Unfavorable: Temporary help for key positions.
Utilities	111,357	Favorable: Electricity $95K; Gas $20K; Closed facilities due to COVID-19
Community Entertainment	307,624	Favorable: Cancelled events due to COVID-19
Publication Printing	71,259	Favorable: No anticipated price increase; Telephone Book, Annual Report, Spotlight publications not printed.
Rental Income	53,204	Favorable: Increase in unit sales
News Advertising	(217,422)	Unfavorable: Less demand for display ads
SRO Labor Cost Recovery	(359,304)	Unfavorable: Less billable hours due to assignment of GRF projects and less demand from Mutuals due to COVID-19.
Other Income	43,484	Favorable: GAF donation offset by unfavorable for guest passes, permits, parking rental, parking fines, show sponsorships

Reserve Funds	Fund Balance	Allocated For Current Projects	Allocated For Future Projects	For details, see page
Repairs & Replacements	$11,238,577	$1,006,025	$10,232,552	7

Capital Funds	Fund Balance	Allocated Funds	Unallocated Funds	For details, see page
Capital Improvements	$3,087,355	$834,736	$2,252,619	8

Total year-to-date approved unbudgeted operating expenses are $80,201.

PORTFOLIO SPECIALIST REPORT

February 2021

Election time is here!

If you wish to run for a Director's position on the Mutual Board and be included on the ballot for your Mutual election, please see the staff in the Stock Transfer Office in the Administration Building window on the first floor for a candidate's application form.

Please see the 2021 GRF & Mutual Election and Annual Meeting Schedule in LW Weekly.