IMPORTANT!
Please read carefully!

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS SEAL BEACH MUTUAL NINE March 14, 2022

The Regular Monthly Meeting of the Board of Directors of Seal Beach Mutual Nine was called to order by President Mayer at 9:00 a.m. on Monday, March 14, 2022, via Zoom Video/Conference Call and Conference Rm A.

SHAREHOLDER(S') COMMENTS

Several shareholders made comments.

ROLL CALL

Present:	President Mayer, Vice-President Walz, Secretary Gruber **(via zoom),** Chief Financial Officer McFadden, Directors Turner, McKinney and Von Seggern.
GRF Representative:	Mr. Dodero
Guests:	Eleven Mutual Nine Shareholders **(via zoom)** Four Mutual Nine Shareholders **(in-person)**
Staff:	Mr. Rodriguez, Building Inspector **(via zoom and entered at 9:01 a.m.)** Ms. Miller, Director of Finance **(via zoom)** Mr. Rocha, Security Services Director Ms. Hopkins, Mutual Administration Director **(via zoom) (entered at 9:02 a.m.)** Ms. Barua, Portfolio Specialist Ms. Vasquez, Recording Secretary Ms. Duarte, Recording Secretary

President Mayer welcomed the shareholders and staff to the meeting.

MINUTES

The Regular Monthly Meeting Minutes of February 14, 2022 were approved by general consent of the board to stand as read.

GUEST SPEAKER

Director of Finance Miller presented the 2021 drafted audited financial statements.

Following a discussion and upon a MOTION duly made by Chief Financial Officer McFadden and seconded by Director Turner, it was

RESOLVED to accept that the Board of Directors of Seal Beach Mutual Nine, upon a presentation of the Financial Statements as of December 31, 2021, for the year then ended, and the 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. Miller left the meeting at 9:27 a.m.

BUILDING INSPECTOR'S REPORT

Building Inspector Rodriguez presented his report (attached).

Following questions, Mr. Rodriguez left the meeting at 9:29 a.m.

GUEST SPEAKER

Security Services Director Rocha presented rules regarding Coroner Seals.

Following questions, Mr. Rocha left the meeting at 9:44 a.m.

GRF REPRESENTATIVE

GRF Representative Dodero presented his report (attached).

Following questions, Mr. Dodero left the meeting at 9:56 a.m.

UNFINISHED BUSINESS

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

RESOLVED to ratify proposed policy change by amending Policy 7405.09 – Flooring and Floor Covering Permits; the 28-day posting requirement has been met.

The MOTION passed unanimously.

NEW BUSINESS

Following a discussion and upon a MOTION duly made by Chief Financial Officer McFadden 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
01/31/2022	$12,011.00	Invoice # 114-117 Check # 11399 – Four Stars Landscape
02/07/2022	$97,572.63	US Bank Checking to GRF-US Bank Checking
02/07/2022	$181,205.35	ACH-Direct Debit from Multiple Shareholders to US Bank Checking
02/09/2022	$19,120.00	Invoice # 127 &128 Check # 11404 – Four Stars Landscape
02/15/2022	$53,073.17	US Bank Checking to US Bank Restricted Money Market
02/15/2022	$25,788.66	US Bank Checking Restricted Money Market to US Bank Non-Restricted Money Market
03/07/2022	$179,901.62	ACH-Direct Debit from Multiple Shareholders to US Bank Checking
03/07/2022	$97,833.52	US Bank Checking to GRF – US Bank Checking
03/08/2022	$64,019.41	US Bank Checking to US Bank Impound (Property Taxes)

The MOTION passed unanimously.

Following a discussion and upon a MOTION duly made by Chief Financial Officer McFadden 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 February 2022.

The MOTION passed unanimously.

Following a discussion and upon a MOTION duly made by Chief Financial Officer McFadden, and seconded by Director Turner, it was

> RESOLVED to approve the Reserve Study for the year of 2023 from Association Reserves, at a cost not to exceed $950. Funds to come from the Operating Budget and authorize the President to sign any necessary documentation.

The MOTION passed unanimously.

Following a discussion and upon a MOTION duly made by President Mayer and seconded by Chief Financial Officer McFadden, it was

> RESOLVED to authorize the transfer of $1000 from Operating funds to Capital Expenditure.

The MOTION passed unanimously.

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

> RESOLVED to approve the inclusion of the Mutual Nine's Newsletter regarding elections, with the Election Ballot mail out.

The MOTION passed unanimously.

Following a discussion and upon a MOTION duly made by President Mayer and seconded by Chief Financial Officer McFadden, it was

> RESOLVED to approve a luncheon for the election, at a cost not to exceed $1,500. Funds to come from Operating Budget and authorize the President to sign any necessary documentation.

The MOTION passed unanimously.

Following a discussion and upon a MOTION duly made by President Mayer and seconded by Chief Financial Officer McFadden, it was

> RESOLVED to authorize Mutual Nine's Secretary Gruber and a Mutual Nine Shareholder Paula McCown to inspect the corners around the grass area where the golf carts turn.

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 appoint Accurate Voting Services as Mutual Nine'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 Mayer and seconded by Director McKinney, it was

RESOLVED to cancel the Mutual Nine's Monthly Board Meeting on May 9, 2022, due to Annual Shareholder's Meeting.

The MOTION passed unanimously.

SECRETARY/CORRESPONDENCE

Secretary Gruber received no correspondence.

CHIEF FINANCIAL OFFICER'S REPORT

Chief Financial Officer McFadden provided an update and submitted the financial recap (attached).

PORTFOLIO SPECIALIST

Portfolio Specialist Report presented her report (attached).

ANNOUNCEMENTS

a. **NEXT REGULAR MEETING: Monday, April 11, 2022 at 9:00 a.m. via Zoom/Video Conference Call Meeting and Conference Rm A.**

COMMITTEE REPORTS

No committee reports presented.

SHAREHOLDER COMMENTS

One shareholder made a comment.

DIRECTORS' COMMENTS

Several directors made comments.

ADJOURNMENT

There being no further business to conduct, President Mayer adjourned the meeting at 10:25 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 March 14, 2022, at 10:40 a.m. and took the following

actions:

The Board approved the executive session minutes of February 14, 2022.

1. Legal Matters
    a. Two 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. Two files were closed.
4. Disciplinary Hearings
    a. Two disciplinary hearings were discussed.

The Executive Session was adjourned at 11:46 p.m.

DPGruber

Attest: Diane Gruber, Secretary
SEAL BEACH MUTUAL NINE
KV: 03/14/22 Attachments

MUTUAL NINE EMAIL BLAST

If you would like to receive via email the agendas, information, and events for Mutual nine, please submit your email address to President Mayer at this e mail address:
lwm9parcel45@gmail.com

INSPECTORS REPORT 2022

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

MUTUAL BOARD MEETING DATE: March 14th, 2022

PERMIT ACTIVITY

UNIT/BLDG	DESCRIPTION OF WORK	GRF/CITY PERMITS	PERMIT ISSUE	COMP DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR / COMMENTS
206A	ADDITION REMODEL/ WASHER AND DRYER	GRF	12/15/21	08/01/22	NO		JC KRESS
209B	WINDOW TRIPLE GLASS	BOTH	01/12/22	04/30/22	NO		LW DÉCOR
209J	SHOWER CUTDOWN	BOTH	11/08/21	03/22/22	NO		NUKOTE
211E	FLOORING	GRF	02/24/22	03/30/22	NO		KARY'S CARPET
211D	HEAT PUMP	BOTH	03/01/22	06/02/22	NO		GREEN WOOD
211L	FLOORING	GRF	12/15/21	03/01/22	NO		KARY'S CARPET
211L	DRYWALL ON CEILING, LED LIGHTS AND FLARE SKYLIGHT	BOTH	01/11/22	04/30/22	NO		MAMUSCIA CONSTRUCTION
213C	CARTPAD	GRF	02/25/22	03/04/22	NO		FOUR STARS
213J	HEAT PUMP	BOTH	11/30/21	03/13/22	NO	FINAL 2/17/22	GREEN WOOD
215B	HEAT PUMP	BOTH	10/29/21	02/01/22	NO	WAITING OF CHANGE ORDER	GREEN WOOD
219H	HEAT PUMP	BOTH	03/03/22	06/14/22	NO		GREEN WOOD
221B	SHOWER CUTDOWN	BOTH	01/18/22	04/22/22	NO		NUKOTE
223I	CART PAD	GRF	12/17/21	01/14/22	NO	FINAL 2/14/22	FOUR STARS
225B	SHOWER CUTDOWN	GRF	10/25/21	02/10/22	NO	FINAL 2/14/22	NUKOTE
225E	SHOWER CUTDOWN	GRF	10/25/21	01/08/22	NO	FINAL 2/14/22	NUKOTE
226J	FLOORING	GRF	03/05/22	04/30/22	NO		KARY'S CARPET
230A	SHOWER CUTDOWN	BOTH	01/05/22	02/20/22	NO	FINAL 2/14/22	NUKOTE
232G	FLOORING	GRF	02/24/22	04/01/22	NO		KARY'S CARPET
236A	INSTALL IRRIGATION VALVE AND INSTALL DRIP SYSTEM	GRF	03/05/22	05/02/22	NO		ANGUIANO LAWN
236G	HEAT PUMP	BOTH	12/27/21	04/13/22	NO	FINAL 2/10/22	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
216H		12/21/21	02/25/22	02/25/22			
222I		08/04/20					
223G		02/05/20					
224D		02/10/22	03/07/22	03/08/22			
226H		08/11/21					
235E		11/18/21	03/03/22				

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

CONTRACTS

FOUR STARS	AUGUST 1ST 2021 - JULY 31ST 2024
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

VISITS

UNITS	REASON

1009 Seal Beach Mutual No. Nine
Financial Statement Recap
01/31/2022

P.O. Box 2069
Seal Beach CA 90740

Jan Actual	Jan Budget		2022 Y-T-D Actual	2022 Y-T-D Budget
104,910	104,909	Carrying Charges	104,910	104,909
57,684	57,684	Reserve Funding	57,684	57,684
162,593	**162,593**	**Total Regular Assessments**	**162,593**	**162,593**
483	584	Service Income	483	584
160	203	Financial Income	160	203
5,277	7,637	Other Income	5,277	7,637
5,920	**8,424**	**Total Other Income**	**5,920**	**8,424**
168,513	**171,017**	**Total Mutual Income**	**168,513**	**171,017**
66,060	66,060	GRF Trust Maintenance Fee	66,060	66,060
10,918	12,577	Utilities	10,918	12,577
422	1,943	Professional Fees	422	1,943
15,969	20,522	Outside Services	15,969	20,522
13,753	12,234	Taxes & Insurance	13,753	12,234
57,684	57,684	Contributions to Reserves	57,684	57,684
164,806	**171,020**	**Total Expenses Before Off-Budget**	**164,806**	**171,020**
3,707	**(3)**	**Excess Inc/(Exp) Before Off-Budget**	**3,707**	**(3)**
10,514	0	Depreciation Expense	10,514	0
(6,807)	**(3)**	**Excess Inc/(Exp) After Off-Budget**	**(6,807)**	**(3)**
		Restricted Reserves		
1,040	0	Appliance Reserve Equity	70,163	0
3,930	0	Painting Reserve	122,295	0
2,500	0	Contingency Operating Equity	134,699	0
20,564	0	Roofing Reserve	594,260	0
28,579	0	Infrastructure Reserve	961,704	0
56,613	**0**	**Total Restricted Reserves**	**1,883,120**	**0**

MUTUAL 9 NEWSLETTER

M9 ELECTION

Friday, May 27, 2022,
10 AM

Please vote or just sign envelope
Send in postage PAID (free) envelope
We need a quorum for each parcel 51%

Please note Accurate Voting counts the envelopes for the 51% before election takes place. If the 51% of the ballots are not received, the mutual will need to spend extra $$ for a second election. This will cost all of us in the mutual

Mail ballots no later than: May 16, 2022
OR
On election day before 10 AM, carry your ballot to clubhouse 4 and put in ballot box
OR
Give your sealed signed ballot to your director to put in ballot box

Bylaws passed in 2020 and Mutual 9 is fortunate to have delegate voting:

- You choose your director who lives in your parcel, who will represent you
- The board counts on these parcel directors to represent you
- This is important to you to know your Director!

Please vote, **sign** envelope and mail your postage paid envelope
we need to meet the 51% of each parcel to validate the election!

M9 Director attributes:

- Loyalty to the mutual and to GRF (property management)
- Integrity, honesty and strong ethics
- Respect alternative viewpoints
- Genuine Interest of the mutual and shareholders
- Active director doing their due diligence for the mutual and shareholders
- Willingness to do more
- Works within the policies and with other board members
- Does not have a conflict of interest

When you have voted and find these characteristics in your parcel director,

"**MUTUAL NINE WILL BE JUST FINE**"

Thank you for voting and sending in your ballot
Mutual 9 Board

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

s

February 22, 2022

GRF

BOARD NEWSLETTER

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

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

Capital Funds	**Fund Balance**	**Allocated Funds**	**Unallocated Funds**	**For details, see page**
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.

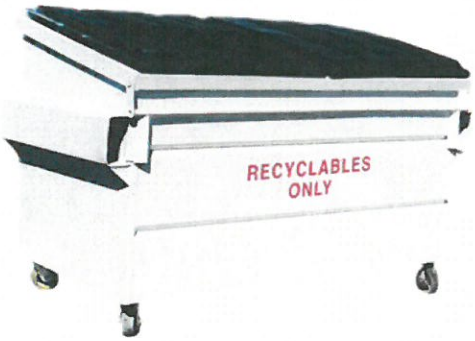
Mutual and GRF Elections will be beginning soon.

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.



RECYCLABLES

GLASS

- *Clear*
- *Brown*
- *Green*
- *Liquor*
- *Soft Drink*
- *Juice & Food Jars*

METAL

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

PLASTIC

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

PAPER

- *Newspaper*
- *Junk Mail & Magazines*
- *Envelopes & Paper*
- *Wrapping Paper (non-metallic)*
- *Cereal Boxes*
- *Egg Cartons*
- *Paper Shopping Bags*
- *Phone Books*
- *Cardboard Boxes (flattened)*
- *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
- **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: An assessment of $30 per item will be brought against an individual or Mutual for leaving these items in or around bin areas. If you are not sure or have questions regarding proper disposal of these items, please ask your Building Captain or Mutual Director for clarification.

AMEND

MUTUAL OPERATIONS

PHYSICAL PROPERTY

Flooring and Floor Covering Permits - Mutual Nine

RESOLVED, Effective immediately that Mutual Nine (9) requires a GRF Building Permit for all floor covering, including carpet, installed at shareholder expense. Both interior and patio/porch floor covering require a GRF Building Permit. All installed flooring must have attached to the permit the flooring manufacturer's specifications. **The contractor who installs new flooring and the toilet is removed for installation, the contractor must install a new wax seal when resetting the toilet. If a Mutual toilet is pulled/and or removed for whatever reason by either the Shareholder, or a person granted permission by the Shareholder, (this excludes Leisure World Maintenance) the Shareholder is then responsible to make sure it is reinstalled correctly. If the reinstallation of the toilet causes damage to that unit or surrounding units, the Shareholder is responsible. If the toilet leaks, the flush kit or wax ring dries out, the flooring drain flange or shut-off valve or toilet seat are damaged, or the toilet itself is scratched, chipped or cracked, then these issues are also the responsibility of the Shareholder, not the Mutual.**

Reasons for this requirement include:

- Assurance that no asbestos containing material is removed or comprised.

- No Mutual Property is damaged.

- Interior/Exterior Patio/Porch flooring is appropriate (for example, if tile on patio and interior of the unit it must have a nonskid rating (C.O.F. min. 6.0. wet and .65 dry)

- Shareholder understands what is and what is not allowed.

- Shareholder understands that Mutual Nine (9) is not responsible for damage to or failure of flooring purchased and installed at any time by a shareholder.

If damage occurs to a Unit's flooring, and the Shareholder believes that the Mutual may have an obligation regarding such damage, the following steps must be taken

1. The Shareholder must submit a written request to the Mutual for an evaluation of the flooring and damage at issue. The request must contain the date of the damage, the cause of such damage as understood by the Shareholder, the specific location of the damage, and any other relevant information. If photos or diagrams of the area are available, those should be included with the request.

2. Within [days] of receiving such request, GRF, Physical Property will send an Inspector/Contractor to determine the cause of the damage, square footage of the damaged area, type of flooring damaged, condition of flooring in general, and check for flooring or building permits issued for the unit. The Inspector/Contractor will then provide a scope of the

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work to repair along with an estimate for the costs. A copy of this information will be given to the Shareholder.

3. If the damage was caused by the Shareholder or his/her Contractor or guests due to repairs, remodeling, appliances or negligence, etc., the Shareholder will be responsible for the damage and repair costs, including for any damage to other units or Mutual property

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MUTUAL OPERATIONS

PHYSICAL PROPERTY

Flooring and Floor Covering Permits - Mutual Nine

4. If the damage was caused by Mutual owned components~~,~~ (roofing, plumbing, water heater, etc.), the Mutual will pay the square foot price of standard linoleum tile and labor for the flooring., ONLY in the rooms where the damage occurred., ONLY, for the original square footage per room as originally built (see square footage below and Floor plan attached). For Properly Permitted Expansions, the Mutual will pay the square foot price of standard building materials and labor only. The Price of Labor and the price of Standard material for replacement will be determined by the Board of Directors of Mutual Nine at the going rates at the time of damage.

5. The Estimate from Physical Property/Contractor report will then go to the NEXT meeting of the Board of Directors of the Mutual to be reviewed. Once the Board of Directors of the Mutual has made their determination the Shareholder will be sent a letter with the Boards decision.

6. The Mutual will not replace or pay the cost of upgraded and/or seamless flooring. All flooring replacements will have a transition/break between the rooms (see square footage below with room description and attached Floor Plan) that are replaced by the Mutual.

7. If the Shareholder prefers replacement of the flooring with the upgraded material, the Shareholder may contact their HO6 Insurance Company to file a claim. A copy of the estimate/claim from the Shareholders Insurance Company must be given to the Mutual. Shareholders without HO6 Insurance are in violation of their Occupancy Agreement.

ORIGINAL SQUARE FOOTAGE OF THE ROOMS (*See attached Floor Plan)

ONE BEDROOM UNIT	TWO BEDROOM UNIT
136 Sq. Ft. Kitchen	136 Sq. Ft. Kitchen 58 Sq. Ft. Hall
58 Sq. Ft. Hall	55 Sq. Ft. Bathroom
55 Sq. Ft. Bathroom	132 Sq. Ft. Bedroom
132 Sq. Ft. Bedroom	186 Sq. Ft. Living Room
183 Sq. Ft. Living Room	151 Sq. Ft. Den
138 Sq. Ft. Patio	341 Sq. Ft. Patio

MUTUAL OPERATIONS

PHYSICAL PROPERTY

Flooring and Floor Covering Permits - Mutual Nine

1. Occupancy Agreement Article 11(a), sets forth the repair and maintenance obligations of the members with respect tot their units. Subsection (3)stated: "Any repairs or maintenance of improvement and component parts thereof that were added by member or previous member(s) (whether within the interior or exterior to the unit) and other added items within the interior surfaces of the perimeter walls, floors and ceiling of the dwelling unit"…

3. Mutual Policy 7505.09 states: "all additions or alterations to the apartment become Mutual Property when attached to the building, and under the resident permit for alterations or Additions, the shareholder agrees "…will not look to the Golden Rain Foundation or the Mutual Corporation for reimbursements for, or maintenance of , the additions or the alteration,…"

4. Mutual Policy 7701.9, states "Shareholders, whether residing in their unit or not, shall carry insurance to cover any damage to their unit for which they are responsible and to cover any damage to adjacent units for which they are responsible." Shareholders Responsibility for Flooring Upgrades or Changes.

5. For further Insurance information please look at Leisure World website under GRF Documents then the file for Master Insurance Policy.

Shareholder:

Signature:_____Apt# _____

Print Name: _____ Date: _____

Installer/Contractor:

Company Name:_____ License No. _____

Signature: _____ Date _____

Print Name: _____ Date: _____

MUTUAL	ADOPTION	AMENDMENTS
NINE:	06-12-17	10-08-18 02-14-22

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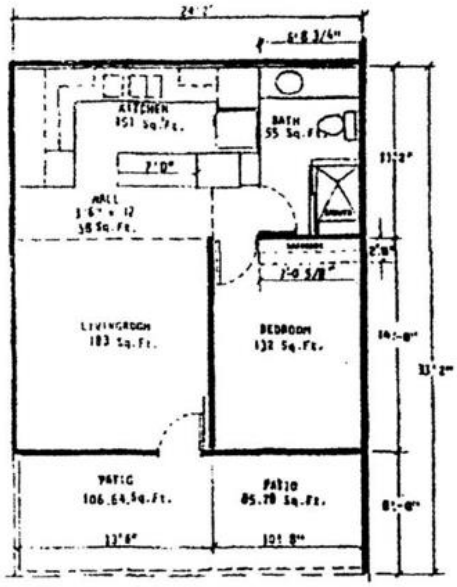
MUTUAL OPERATIONS

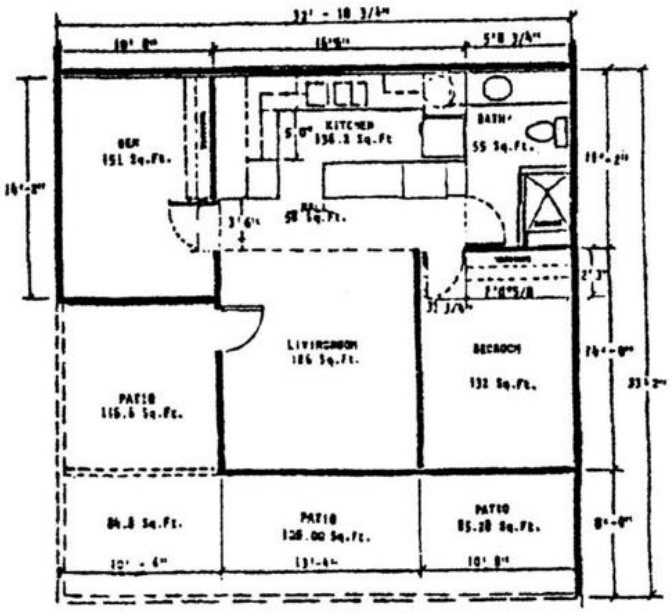
PHYSICAL PROPERTY

Flooring and Floor Covering Permits - Mutual Nine

BASIC ONE and TWO BEDROOMS



One Bedroom



Two Bedroom