

OLD BUSINESS (continued) –

- c. Solar Project – Report from Solar Energy Committee and recommendations
- d. Report on cost/practicality modifying laundry room dryers to 30 minutes
- e. Discuss replacing all dryers with coin operated dryers

NEW BUSINESS –

- a. Discuss/vote on offer to remove leaves from rain gutters on two-story buildings
- b. Discuss/amend Policy 7508.15 – Patio/Carport/Estate Sales and Policy 7508 – Patio/Estate Sales – Request Permission For Estate Sale (**pages 7-13**)
- c. Discuss/vote on new emergency radios
- d. Rescind Policy 7760 – Property Tax Postponement (**page 14**)
- e. Motion to continue to receive copy of monthly Mutuals' minutes
- f. Motion to reschedule February 20, 2017, Regular Board Meeting due to holiday

SHAREHOLDER(S)' COMMENTS – On any topic related to Mutual Fifteen business

ADJOURNMENT

EXECUTIVE SESSION (legal, member issues, if required)

NEXT MEETING: February ?, 2017, at 1:00 p.m.

cd:1/10/17

INSPECTOR MUTUAL REPORT

MUTUAL: (15) FIFTEEN

INSPECTOR: Jerry Antisdell

MUTUAL BOARD MEETING DATE: January 16, 2017

PERMIT ACTIVITY							
UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	PERMIT ISSUE	COMP DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR / COMMENTS
1-C	KITCHEN COUNTER TOPS	BOTH	10/26/16	02/30/17	NO		MAMUSCIA
2-A	REMODEL	BOTH	05/15/16	12/15/16	NO	NONE	KRESS
2-A	REMODEL	BOTH	05/15/16	12/15/16	YES	10/06/16 FOOTING	KRESS
3-J	SHOWER CUT	BOTH	08/22/16	09/22/16	NO	NONE	NU-KOTE
3-Q	KITCHEN REMODEL	BOTH	10/01/16	01/31/17	NO	NONE	LOS AL BLDRS
3-Q	KITCHEN/REMODEL	BOTH	10/01/16	01/31/17	NO	11/08/16 PLUMB/ELEC/FRAM	LOS AL BLDRS
3-Q	KITCHEN/REMODEL	BOTH	10/01/16	01/13/17	NO	11/15/16 DRYWALL	LOS AL BLDRS
3-Q	KITCHEN/REMODEL	BOTH	10/01/16	01/13/17	NO	01/05/17 FINAL	LOS AL BLDRS
5-A	ROOM ADDITION	BOTH	07/20/16	10/15/16	NO	NONE	KBI CONSTRUCTION
5-A	ROOM ADDITION	BOTH	07/20/16	10/15/16	NO	09/20/16 FOOTINGS	KBI CONSTRUCTION
5-A	ROOM ADDITION	BOTH	07/02/16	10/15/16	YES	12/16/16 FRAM/SHEAR/ELEC	KBI CONSTRUCTION
9-H	WINDOWS	BOTH	11/17/16	12/30/16	NO	FRAMING/ELECT 12/13/16	LOS AL BLDRS
14-C	COUNTER TOPS/ LIGHTS	BOTH	09/12/16	10/10/16	YES	11/21/16 FINAL	BERGKVIST
15-H	KITCHEN/HEAT PUMP	BOTH	06/30/16	09/24/16	NO	NONE	LOS AL BLDRS
15-H	KITCHEN/HEAT PUMP	BOTH	06/30/16	09/24/16	NO	07/26/16 UNDERGROND PLUMB	LOS AL BLDRS
15-H	KITCHEN/HEAT PUMP	BOTH	06/30/16	09/24/16	NO	08/15/16 FRAM/ELEC/PLUMB	LOS AL BLDRS
15-H	BLOCK WALL	BOTH	06/30/16	09/24/16	YES	09/26/16 WALL FOOTINGS	LOS AL BLDRS
15-H	BLOCK WALL	BOTH	06/30/16	09/24/16	YES	10/06/16 REBAR	LOS AL BLDRS
17-K	HEATING/AIR/HEAT PUMP	BOTH	11/14/16	02/14/17	NO	NONE	GREENWOOD
18-B	SHOWER	BOTH	10/06/16	11/10/16	NO	NONE	LOS AL BLDRS
18-B	SHOWER	BOTH	10/06/16	11/10/16	NO	11/02/16 PLUMBING	LOS AL BLDRS
18-B	SHOWER	BOTH	10/06/16	11/10/16	NO	11/4/2016 HOT MOP SHOWER	LOS AL BLDRS
18-B	SHOWER	BOTH	10/06/16	11/10/16	NO	11/07/16 LATHING	LOS AL BLDRS
18-B	SHOWER	BOTH	10/06/16	11/10/16	YES	FINAL	LOS AL BLDRS
24-B	HEATING/AIR/HEAT PUMP	BOTH	10/26/16	11/26/16	NO	NONE	ALPINE
31-D	ROOM ADDITION	BOTH	11/01/16	12/06/17	NO	NONE	CGR
32-M	WINDOWS	BOTH	06/27/16	07/08/16	NO	NONE	BODIES GLASS
40-B	KITCHEN REMODEL	BOTH	01/30/17	02/28/17	NO	NONE	BERGKVIST
43-B	HEATING/AIR/HEAT PUMP	BOTH	11/28/16	12/28/16	NO	FINAL	ALPINE
43-H	PATIO/BLOCK WALL	BOTH	08/29/16	10/03/16	NO	NONE	BERGKVIST
43-H	PATIO/BLOCK WALL	BOTH	08/29/16	10/03/16	NO	09/12/16 FRAM/PLUMB/ELECT	BERGKVIST
43-H	PATIO/BLOCK WALL	BOTH	08/29/16	10/03/16	YES	09/19/16 FOOTING	BERGKVIST
46-B	BATH REMODEL	BOTH	11/10/16	12/30/16	NO	NONE	A.C.R. CONSTRUCTION
47-G	KITCHEN REMODEL	BOTH	01/05/17	03/20/17	NO	NONE	A.C.R. CONSTRUCTION

ALL SHADED AREAS HAVE BEEN SIGNED OFF

INSPECTOR MUTUAL REPORT

MUTUAL: (15) FIFTEEN

INSPECTOR: Jerry Antidel

MUTUAL BOARD MEETING DATE: **January 16, 2017**

ESCROW ACTIVITY

UNIT #	NMI	PLI	NBO	FI	FCOEI	ROF	DOCUMENTS/COMMENTS
1-H		01/16/15					
3-B		09/30/16					
7-D		08/01/16					
15-B		12/16/15	03/03/16	03/10/16	03/22/16		
17-E		09/30/16					
22-D		04/01/16					
23-L		10/08/14					
23-R		09/21/16					
27-F		10/21/16	11/16/16	11/18/16	12/05/16		
28-D		12/13/16					
29-F		10/21/16					
29-M		08/25/16					
30-A		09/16/16					
32-D		09/21/16					
32-N		06/30/16					
33-A		11/02/16					
41-A		12/11/15					
41-R		11/01/16					
42-K		05/20/14					
44-G		09/16/16					
46-K		11/14/16					

ALL SHADED AREAS HAVE BEEN SIGNED OFF

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

CONTRACTS

PROJECTS	PROJECT
JOHNS LANDSCAPE CLEAN AND SERVICE GUTTERS ON 21 TWO STORY BLDG. NOT TO EXCEED \$5000.00	
COST OF 52 MAYTAG DRYERS WITH COIN SLOTS \$ 42,219.00 COST TO INSTALL AND HAUL AWAY 52 DRYERS \$ 2,000.00	
ALL SHADED AREAS HAVE BEEN SIGNED OFF	
SURVEY CONCRETE FOR 12 MORE BUILDINGS	CALLS ON LIFTS
	7
CALLS AND VISITS TO UNITS	
23	

MUTUAL OPERATIONS**PHYSICAL PROPERTY****DRAFT POLICY WITH AMENDMENTS****Garden Areas, Trees, Shrubs - Mutual Fifteen**

WHEREAS, plant growth originating in the areas around an apartment extending not more than 60 inches from the building foundation and patio walls is the responsibility of the Mutual, and

WHEREAS, at such times it is necessary to paint and/or make repairs to the exterior portions of the buildings of this Mutual,

NOW, THEREFORE BE IT RESOLVED, that upon the transfer of the share of stock for such apartment, any garden area extending beyond the 60-inch limit will be brought back to the 60-inch limit at the transferor's expense, and

BE IT FURTHER RESOLVED, that all vines, plants and bushes must be free standing or supported by trellises which are anchored in the ground, with all bushes planted at least 18 inches from buildings or walls, and climbing bushes and vines shall be kept away from building and wall surfaces with a height not to exceed 8 feet, and

~~BE IT FURTHER RESOLVED, that residents shall obtain the Mutual's approval prior to planting any trees, understanding that all trees must be planted at least 8 feet from a building, wall or walkway, and~~

BE IT FURTHER RESOLVED, that Mutual gardeners will trim back plants and trees which overhang the grass or walkway areas and interfere with mowing and edging, and will ensure that all plants are trimmed at least 12 inches from buildings and walls and 6 inches from the ground and that all handrails and supporting structures around stairways and handicapped lifts are free of plant branches and vines.

Mutual 15 garden restrictions:**The following may not be planted in resident garden areas:**

- Any, and all, ivy
- Any mint
- Asparagus fern
- Baby tears
- Bamboo (heavenly bamboo, Nandina, is acceptable)
- Bougainvillea
- Cedar type bushes
- Plastic or artificial plants/flowers
- Spider wort family
- Trees of any type
- Vegetables
- Wisteria

(Additional Board amendments added 11/29/16 jl)

MUTUAL OPERATIONS

PHYSICAL PROPERTY

DRAFT POLICY WITH AMENDMENTS

Garden Areas, Trees, Shrubs - Mutual Fifteen

Potted plants must have a container saucer, root barrier or paver under each container.

Plants cannot be kept in nursery containers and must be repotted.

Residents should be mindful not to have excessive garden pots.

No vegetables in the ground; tomatoes must be planted in a pot.

No empty pots, pavers or unused gardening items can be stored in the gardens (i.e. bags of soil).

Shareholders are responsible for watering, fertilizing, pest control, planting and repotting any plants. Mutual contract gardeners should not be used for these tasks but can be hired by the hour. Contact the Landscape Director for details.

About every 4-6 weeks, the Mutual contract gardeners will trim bushes, rake/blow out the gardens, cultivate and weed.

If resident wants to maintain their own garden, they can obtain red flags from the Landscape Director, and place them in the flower bed area.

If residents weed their gardens, they must dispose of the debris – not wait for the gardener to throw away.

Residents shall not trim any Mutual tree or plant without first obtaining Landscape Director’s approval.

Residents cannot install any plants or trees in the common Mutual property or tree wells. The tree wells must be clear of all plants and objects.

New edging must have Board approval.

MUTUAL ADOPTION

AMENDMENT(S)

FIFTEEN: 18 Aug 97

date ratified

(Additional Board amendments added 11/29/16 jl)

MUTUAL OPERATIONS

PROPOSED DRAFT FOR BOARD REVIEW/COMPARISON

RESIDENT REGULATIONS

Patio/Carport/Estate Sales – Mutual Fifteen

An Estate sale may be held to clear entire unit of its contents. Permission for the sale may be requested by a shareholder, their designated heirs, or designated trustee. Permission for estate sales must be directed to, and granted by, the Mutual 15 Board President only. Estate sale to be held on Thursday and Friday of a chosen calendar week. Except in the case of bad weather, the estate sale may not be repeated.

Patio sales will no longer be permitted in Mutual 15, under any circumstances.

Carport Sales for individual or multiple shareholders will be permitted once a year only. Names of all shareholders participating in a given carport sale must be made clear and apparent at the time permission is requested. Permission for carport sales must be directed to, and granted by, the Mutual 15 Board President only. The sale may be postponed to another date in the event of bad weather.

MUTUAL ADOPTION

AMENDMENTS

FIFTEEN 07-16-90

06-17-96, 05-21-01, 11-18-10, *date*

(Draft created 1/11/17 jl)

MUTUAL OPERATIONS

RESIDENT REGULATIONS

Patio/Estate Sales – Mutual Fifteen

THAT NOTWITHSTANDING previous action by this Board, Mutual No. Fifteen will permit estate sales only.

Estate sales will be conducted in accordance with the "Request for Permission to Conduct Patio/Estate Sales" hereby adopted. Authorization to approve such sale(s) is given to the President of the Mutual Corporation or, in the absence of the President, any other officer so long as the President is notified of the sale.

Annual carport sales are permitted, also.

FURTHER, that Policy 7508, "Instructions for Requesting an Estate Sale" be adhered to.

MUTUAL ADOPTION

AMENDMENTS

FIFTEEN 07-16-90

06-17-96, 05-21-01, 11-18-10

(Nov 10)

MUTUAL OPERATIONS**SHAREHOLDER REGULATIONS****Patio/Estate Sales – All Mutuals Except Mutual Four, Nine, and Eleven**

The following instructions must be followed when requesting to conduct an Estate Sale:

1. Complete four (4) copies of the "Request for Permission to Conduct Estate Sale" (page 2 of this policy) and three copies of "Estate Sale Inventory" (pages 3 and 4 of this policy):
 - a) Give one copy of each form to Mutual President at time of approval.
 - b) Give one copy of "Request for Permission to Conduct Estate Sale" to the Golden Rain News, if advertising the sale in the News.
 - c) Give one copy of "Request for Permission to Conduct Estate Sale" to Security Dept.
 - d) Post copy of "Estate Sale Inventory" at place of sale.

Mutuals Two and Seven (persons holding estate sales in Mutuals Two, Seven and Nine must also):

2. Provide one (1) copy of a sales contract or agreement to Mutual Rep. at time of approval.
3. Selling agent must show proof of Seal Beach Business License for person conducting sale (business license not required if person conducting sale is an immediate family member). Person conducting sale must be present at sale site at all times. Mutual Two: Outside merchandise is not permitted.
4. Provide either of the following:
 - a) Proof that a "Notice of Intention to Withdraw" form has been completed and submitted to the Stock Transfer Office.
 - b) For a deceased resident, a copy of a death certificate for a deceased resident or for a living resident, a document that certifies that living resident is in an assisted living facility and does not plan on returning to the unit.

Mutual One (persons holding estate and/or patio sales in Mutual One must also follow below rules):

1. A permit will be secured at least 72 hours prior to the sale and will be prominently posted on the premises during the sale (Request for Permission to Conduct Estate Sale).
2. Authorization to approve an estate and/or patio sale is given to the president of the Mutual corporation or, in the absence of the president, any other Mutual One officer as long as the president is notified of the sale. An officer may not approve his/her own estate and/or patio sale.

(May 16)

MUTUAL OPERATIONS**SHAREHOLDER REGULATIONS****Patio/Estate Sales – All Mutuals Except Mutual Four, Nine, and Eleven**

3. No more than one sale on the same premises in any calendar year.
4. No new merchandise acquired solely for the purpose of resale may be sold at the patio sale.
5. Sales may last no more than two consecutive days (Thursday and Friday only) between the hours of 9:00 a.m. and 3:00 p.m.
6. One sign advertising the sale is allowed on the shareholder premises only. All other signs, either on or off the premises is prohibited.
7. Definitions (Wikipedia):
 - a. Estate sale (liquidation): A sale to dispose of a substantial portion of the materials owned by a person who is recently deceased or who must dispose of his or her personal property to facilitate a move.
 - b. Patio sale: Sale of used goods by private individuals in which sellers are not required to obtain business licenses or collect sales tax but does require a permit.

MUTUAL ADOPTION AND AMENDMENTS:

ONE:	7-26-90, 05-24-01, 03-25-10, 09-29-14
TWO:	07-19-90, 05-18-00, 08-16-01, 02-18-10
THREE:	07-13-90, 11-08-91, 07-13-01, 03-12-10
FOUR:	08-06-90, 07-02-01, 03-10-10 (See Policy 7508.4 - Feb-2016)
FIVE:	07-08-91, 07-18-01, 02-17-10
SIX:	07-27-90, 07-23-96, 05-22-01, 02-23-10
SEVEN:	07-20-90, 07-20-01, 02-19-10
EIGHT:	07-23-90, 05-25-01, 03-22-10
NINE:	08-13-90, 07-09-01, 06-08-09, 02-08-10, (See Policy 7508.9-May 2016)
TEN:	07-25-90, 03-27-96, 06-27-01, 02-24-10
ELEVEN:	07-19-90, 07-19-01, 03-25-10 (See Policy 7508.11 –Jan-13)
TWELVE:	07-12-90, 07-12-01, 03-11-10
FOURTEEN:	07-27-90, 06-13-01, 05-24-10
FIFTEEN:	07-16-90, 06-17-96, 05-21-01, 11-18-10
SIXTEEN:	07-16-90, 06-18-01, 11-16-09
SEVENTEEN:	12-03-91 (no sales at all)

(May 16)

MUTUAL OPERATIONS

SHAREHOLDER REGULATIONS

Patio/Estate Sales – All Mutuals Except Mutual Four, Nine, and Eleven

REQUEST FOR PERMISSION TO CONDUCT AN ESTATE SALE

TO: BOARD OF DIRECTORS, SEAL BEACH MUTUAL _____

FROM: _____ (Person Conducting Sale)

SUBJECT: REQUEST TO HOLD AN ESTATE SALE

At Address _____ Apt. # _____

Date(s) _____ between 9 a.m. and 3 p.m.

I am (check one): () Resident Shareholder (at above address) () Executor () Nonres.Co-Owner
() Other (please explain) _____

Upon approval, I agree to:

- a) See the Mutual Representative after completing this page and the inventory form.
- b) Provide an approved copy of this form to the Golden Rain News, if placing an ad with them.
- c) Provide nonresident shoppers' full names, vehicle make and license number along with an approved copy of this form, to the Security Department and to accept the responsibility, as my personal guests, anyone admitted to Leisure World for the purpose of attending the sale.
- d) Be responsible for damage or liability as a result of the sale activities.
- e) Minimize inconvenience or disturbances to neighboring residents.
- f) Complete the attached brief inventory of the "major" items to be sold.
- g) Provide a signed copy of the inventory to the Mutual Representative and post a copy of inventory at the sale site.

I am aware that the purpose of this sale is to assist in vacating an apartment and that NO merchandise or personal items may be added to the possessions of the owner/former owner or made a part of this sale. ***I understand that a representative of the Mutual may inspect the sale and that the sale can be stopped immediately if there is deviation from this agreement.*** I agree not to add or bring any goods or merchandise to this sale. I understand that I can be barred from holding any sales in Leisure World for a period of one year if I deviate from this agreement.

Date _____ Signature _____

+++++

Mutual Approval – To be completed by Mutual Director

Director's Name _____ () Approved () Disapproved

Date _____ Signature _____

cc: () Mutual () Responsible Party () Golden Rain News () Security Department

(May 16)

MUTUAL OPERATIONS

SHAREHOLDER REGULATIONS

Patio/Estate Sales – All Mutuals Except Mutual Four, Nine, and Eleven

Mutual _____ Apt. # _____

ESTATE SALE INVENTORY

Name _____ Address _____

Living Room Area:

Description (color, type of wood, size, make, etc.)

- # ___ Couch(es) / Sofa(s) _____
- # ___ Chair(s) _____
- # ___ Table(s) _____
- # ___ Cabinet(s) _____
- # ___ Lamp(s) _____
- # ___ Television(s) / Radio(s) _____
- # ___ Picture(s) / Mirror(s) _____
- # ___ Clock(s) _____
- # ___ Other _____
- # ___ Other _____

Bedroom(s): # of Bedrooms: Circle One: One Two

- # ___ Beds _____
- # ___ Dresser(s)/High-Boy(s) _____
- # ___ Bookcase(s)/Cabinet(s) _____
- # ___ Chair(s) _____
- # ___ Secretary / Desk(s) _____
- # ___ Nightstand(s) / Table(s) _____
- # ___ Lamp(s) _____
- # ___ Picture(s) / Mirror(s) _____
- # ___ Bed Linens _____
- # ___ Jewelry _____
- # ___ Other _____
- # ___ Other _____

MUTUAL OPERATIONS

SHAREHOLDER REGULATIONS

Patio/Estate Sales – All Mutuals Except Mutual Four, Nine, and Eleven

Mutual _____ Apt. # _____

Kitchen:

- # _____ Table with _____ Chairs _____
- # _____ Microwave or Toaster Oven _____
- # _____ Small Appliances, i.e. blender _____
- # _____ Dishes _____
- # _____ Flatware _____
- # _____ Pots and Pans _____
- # _____ Other _____
- # _____ Other _____

Bathroom:

- # _____ Linens _____
- # _____ Picture(s) / Mirror(s) _____
- # _____ Other _____
- # _____ Other _____

Miscellaneous:

Signed: _____ Date _____ Phone _____
 Owner/Executor Signature

(May 16)

MUTUAL OPERATIONS**RESCIND MUTUAL 15****ADMINISTRATIVE SERVICES****Property Tax Postponement**

WHEREAS, the State of California has authorized the property tax postponement privilege under Revenue and Taxation Code Section 20630 to be extended to FHA-insured cooperatives, and

WHEREAS, the form of the Recognition Agreement and Addendum to the Recognition Agreement proposed by the Controller of the State of California has been approved by the Department of Housing & Urban Development,

THEREFORE, BE IT RESOLVED, That this Corporation

1. Approves the form of the Recognition Agreement and Addendum to the Recognition Agreement as submitted by the Controller of the State of California, and
2. Authorizes the President or Vice President to execute the Recognition Agreement and Addendum to the Recognition Agreement for any stockholder of this Corporation who requests property tax postponement.

<u>MUTUAL</u>	<u>ADOPTION DATE</u>
One	28 Jun 79
Two	19 Sept 85
Three	
Four	05 Sept 79
Five	20 Jun 79
Six	27 Jul 79
Seven	15 Jun 79
Eight	25 Jun 79
Nine	
Ten	28 Jun 79
Eleven	26 Jun 79
Twelve	
Fourteen	
Fifteen	28 Jun 79
Sixteen	

(Sept 85)