

A G E N D A
REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL FIFTEEN
FEBRUARY 22, 2022
Meeting begins at 9:00 a.m.
Conference Room B
And via Zoom Video and Call Conference Meeting

TO ATTEND VIA ZOOM: The Shareholder will be provided with instructions on how to access the call via telephone or via video upon the Shareholder contacting GRF Mutual Administration at mutualsecretaries@lwsb.com or (562) 431-6586 ext. 313 and requesting the call-in or log-in information by no later than 3:30 p.m., on 2/18/2022, the business day before the date of the meeting.

TO MAKE COMMENTS DURING MEETING: In order to make a comment during the open Shareholder forum, the Shareholder must submit their name, Unit number, and telephone number, via e-mail at mutualsecretaries@lwsb.com, by no later than 3:30 p.m., on 2/18/2022, the business day before the date of the meeting. If you do not have access to an email, please call (562) 431-6586 ext. 313 and let us know that you wish to make a comment during the open shareholder forum.

1. CALL TO ORDER
2. BOARD ROOM DECORUM/ PLEDGE OF ALLEGIANCE
3. SHAREHOLDER COMMENTS (2-3 minutes per shareholder. Agenda items only)
4. ROLL CALL
5. INTRODUCTION OF GRF REPRESENTATIVE, STAFF, AND GUEST(S):

Mr. Friedman, GRF Representative
Mr. Antisdell, Building Inspector
Ms. Barua, Portfolio Specialist
Mr. Monroy, Recording Secretary
6. APPROVAL OF MINUTES
 - a. **Regular Board Meeting Minutes of January 18, 2022**
7. BUILDING INSPECTOR'S REPORT Mr. Antisdell
Permit Activity, Escrow Activity, Contracts & Projects; Shareholder and Mutual Requests (pp.3-4)
 - a. Discuss and vote on stairway repairs (p.5)
8. GRF REPRESENTATIVE Mr. Friedman
9. DIRECTOR UPDATES
10. CONSENT CALENDAR
 - a. Discuss and vote to authorize transfers of funds for Mutual Fifteen (p.6)

11. **NEW BUSINESS**

- a. Approval of Monthly Finances (p.7)
- b. Discuss Policy 30-593-1 Member Rules of Conduct (pp.8-9)

STAFF BREAK BY 3:00 p.m.

- 12. SECRETARY / CORRESPONDENCE Bruce Bowles
- 13. CHIEF FINANCIAL OFFICERS REPORT Barbara Keenoy
- 14. PORTFOLIO SPECIALIST Ripa Barua
- 15. ANNOUNCEMENTS

NEXT MONTHLY BOARD MEETING: Monday, March 21, 2022, at 9:00 a.m. in Administration Building Conference Room A and via Zoom Video and Call Conference Meeting

- 16. COMMITTEE REPORTS
- 17. DIRECTORS' COMMENTS
- 18. SHAREHOLDER COMMENTS (2-3 MINUTES, IF TIME PERMITS)
- 19. ADJOURNMENT
- 20. EXECUTIVE SESSION

STAFF WILL LEAVE THE MEETING BY 4:00 p.m.

INSPECTOR MUTUAL REPORT

MUTUAL: (15) FIFTEEN

INSPECTOR: Jerry Antisdal

REPORT: FEBRUARY 22/2022

PERMIT ACTIVITY							
UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	START DATE	COMP. DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR / COMMENTS
5-C	KITCHEN LIGHTS	BOTH	11/10/21	01/30/22	NO	01/24/22 FINAL	LOS AL BLDRS
6-D	HEAT PUMP CHANGE OUT	BOTH	01/06/21	04/06/22	NO	02/15/22 FINAL	GREENWOOD
7-K	SHOWER CUT DOWN	GRF	01/31/22	03/01/22	NO	NONE	NUKOTE
11-G	REMODEL & PATIO	BOTH	11/02/21	12/31/21	YES	FOOTING/FRAM/PLUM/ELEC	KONRAD CONSTRUCTION
11-G	REMODEL & PATIO	BOTH	11/02/21	12/31/21	YES	02/10/22 FINAL	KONRAD CONSTRUCTION
13-L	KITCHEN REMODEL	BOTH	12/20/21	06/15/22	NO	NONE	ACE MAINTENANCE
13-Q	FLOORING	GRF	12/07/21	02/15/22	NO	NONE	LW DECOR
14-K	KITCHEN REMODEL	BOTH	11/18/21	03/31/22	NO	NONE	LOS AL BLDRS
17-H	WASHER/DRYER	BOTH	11/20/21	03/30/22	NO	NONE	LOS AL BLDRS
19-G	PATIO BLOCK WALL	BOTH	10/01/21	01/31/22	NO	10/13/21 FOOTING	MAMUSCIA
19-G	WASHER/DRYER	BOTH	10/01/21	01/31/22	YES	NONE	MAMUSCIA
23-A	SHOWER CUT DOWN	GRF	03/14/22	04/14/22	NO	NONE	NUKOTE
27-F	KITCHEN REMODEL	BOTH	10/20/21	01/30/22	YES	11/9/21ROUGH WIRE/INSULA	MAMUSCIA
28-C	REMODEL	BOTH	07/06/21	12/30/21	YES	09/08/21 FOOTINGS	MP CONSTRUCTION
28-C	REMODEL	BOTH	07/06/21	12/30/21	YES	09/01/21 GROUND PLUMBING	MP CONSTRUCTION
28-C	REMODEL	BOTH	07/06/21	12/30/21	YES	10/25/21 INSULATION	MP CONSTRUCTION
28-C	REMODEL	BOTH	07/06/21	12/30/21	YES	11/02/21 DRYWALL	MP CONSTRUCTION
28-C	REMODEL	BOTH	07/06/22	12/30/21	YES	02/11/22 FINAL	MP CONSTRUCTION
33-G	BLOCK WALL PATIO	BOTH	02/15/22	04/30/22	NO	NONE	MAMUSCIA
34-B	REMODEL	BOTH	01/15/22	04/15/22	NO	NONE	GRECO DESIGN
37-J	KITCHEN REMODEL	BOTH	02/07/22	06/17/22	NO	NONE	CAL CUSTOM INTERIORS
39-A	KITCHEN REMODEL	BOTH	12/31/21	04/30/22	YES	01/25/22 ELECTRICAL	MAMUSCIA
39-A	HEAT PUMP	BOTH	01/21/22	02/21/22	NO	NONE	ALPINE
41-C	REMODEL	BOTH	10/27/21	03/26/22	YES	11/9/21 GROUND PLUM/ROUGH	MARCO CONSTRUCTION
41-C	FLOORING	GRF	01/01/22	02/01/22	NO	02/09/22 FINAL	KARYS CARPET
41-C	HEAT PUMP	BOTH	12/02/21	03/02/22	NO	NONE	GREENWOOD
41-C	ROOM ADDITION	BOTH	01/18/22	05/27/22	YES	NONE	MARCO CONSTRUCTION
41-K	KITCHEN COUNTER TOPS	BOTH	10/30/21	12/30/21	YES	NONE	MAMUSCIA CONSTRUCTION
42-F	PATIO REMODEL	GRF	11/30/21	01/30/22	YES	NONE	MAMUSCIA
42-H	SHOWER CUT DOWN	BOTH	02/24/21	03/24/22	NO	NONE	NOKOTE
42-Q	REMODEL	BOTH	10/01/21	04/22/22	NO	NONE	ALPHA MASTER BUILDERS
42-Q	HEAT PUMP	BOTH	01/30/22	04/30/22	NO	NONE	GREENWOOD
42-R	KITCHEN REMODEL	BOTH	12/01/21	03/30/22	NO	NONE	MAMUSCIA
44-G	PATIO ROOF	BOTH	03/21/22	05/06/22	NO	NONE	BERKVIST
46-E	FLOWER BED/FENCE	GRF	12/02/21	02/28/22	NO	NONE	ANGUIANO LAWN SERVICE
47-B	FLOORING	GRF	12/23/21	02/28/22	NO	01/25/22 FINAL	B&B CARPET
48-B	CARPOT CABINET	GRF	02/02/22	04/04/22	NO	NONE	MARCO CONSTRUCTION
ALL SHADED AREAS HAVE BEEN SIGNED OFF							

ESCROW ACTIVITY							
UNIT	PLI	NBO	FI	FCOEI	ROF		WARRANTY EXPIRES
1-C	08/12/20						
2-D	02/08/22						
3-N	08/21/21	01/12/22	01/12/22	01/26/22	02/15/22		1/26/2023
7-Q	01/20/22						
10-C	09/17/21						

INSPECTOR MUTUAL REPORT

MUTUAL: (15) FIFTEEN

INSPECTOR: **Jerry Antisdal**

10-D		10/11/21	02/10/22	02/10/22	02/24/22	
14-G		12/03/20				
22-A		01/14/22				
29-J		09/09/20				
30-C		02/08/22				
30-D		11/17/21				
37-Q		01/19/22				
40-B		06/06/19				
46-M		09/11/20				
47-B		01/26/22				

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 AND PROJECTS

FENN TERMITE AND PEST CONTROL CONTRACT GOOD UNTIL MAY 31 ST 2023

FENN BAIT CONTROL CONTRACT GOOD UNTIL JUNE 30TH 2023

EMPIRE PIPE CLEANING CONTRACT GOOD UNTIL DECEMBER 2022

ANGUIANO LAWN CARE CONTRACT GOOD UNTIL JUNE 30 2023

WASH MUTIFAMILY CONTRACT GOOD UNTIL MAY 11TH 2022

DISCUSS AND VOTE ON STAIRWAY REPAIRS

CALLS AND VISITS TO UNITS AND LIFTS

62 CALLS AND VISITS TO UNITS AND LIFTS

Mutual Corporation No. Fifteen

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE ON STAIRWAY REPAIRS (BUILDING INSPECTOR'S REPORT, ITEM A)
DATE: FEBRUARY 22, 2022
CC: MUTUAL FILE

I move to approve the proposal to move forward with engineer for stairway repairs, at a cost not to exceed \$2,000.00 maybe. Funds to come from _____ and authorize the President to sign any necessary documentation.

Mutual Corporation No. Fifteen

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO AUTHORIZE TRANSFERS OF FUNDS FOR MUTUAL FIFTEEN (CONSENT CALENDAR, ITEM A)
DATE: FEBRUARY 22, 2022
CC: MUTUAL FILE

I move that the Mutual Fifteen Board authorizes the following transfers of funds per detailed and dated resolutions.

<i>Transfer/ Invoice Date</i>	<i>Amount</i>	<i>Originating/Destination Accounts or Payee</i>
01/19/2022	\$51,744.50	Transfer from US Bank Checking to US Bank Restricted Money Mkt
02/02/2022	\$14,578.00	Invoice# Mutiple Check# 12058 Payee: Anguiano Lawn Care
02/07/2022	\$133,109.69	Transfer from US Bank Checking to GRF – US Bank Checking
02/07/2022	\$277,700.84	Transfer from ACH- Direct Debit from multiple shareholders to US Bank Checking
02/08/2022	\$111,541.79	Transfer from US Bank Checking to US Bank Impound (Property Taxes)

Mutual Corporation No. Fifteen

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: APPROVAL OF MONTHLY FINANCES (NEW BUSINESS, ITEM A)
DATE: FEBRUARY 22, 2022
CC: MUTUAL FILE

I move 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 January 2022.

Authorized Resident (AR) Rules of Conduct



1. PURPOSE

The purpose of the Authorized Resident (AR) Rules of Conduct is to protect Golden Rain Foundation (GRF), GRF staff, GRF contracted service providers and GRF residents.

The Rules of Conduct apply to GRF Members/Owners, Qualified Permanent Residents, Co-occupants, Renters/Lessees, caregivers, and visitors.

2. RULES OF CONDUCT

- 2.1** Shall apply on all property held in trust by GRF (Trust Property).
- 2.2** Shall apply on Mutual Property for behavior and actions toward GRF staff and GRF contracted serviced providers working in Mutuals.
- 2.3** GRF Members are responsible for the actions of all those associated with their property, including the following: Qualified Permanent Residents, Co-occupants, Renters/Lessees, Caregivers, and visitors.
- 2.4** Interactions with others must be respectful and non-abusive, both verbally and physically.

2.4.1 Behaviors such as the following are prohibited:

- 2.4.1.1** Verbal or physical violence, implied or actual (threats).
- 2.4.1.2** Personal insults and yelling.
- 2.4.1.3** Any form of discrimination.
- 2.4.1.4** Unwanted or offensive touching, filming, photography and recording.
- 2.4.1.5** Sexually suggestive language.
- 2.4.1.6** Directing objects or substances at another person with intent to harm or intimidate.
- 2.4.1.7** Disruptive behavior, personal attacks, or harassment during GRF meetings.
- 2.4.1.8** Creating a hostile work environment for GRF staff and GRF contracted service providers on Trust Property or while working in Mutuals.
- 2.4.1.9** Bodily odor or cleanliness that would be considered offensive and a health and safety hazard to others.
- 2.4.1.10** Willful damage to Trust Property.
- 2.4.1.11** Non-compliance with GRF Governing Documents.

(Aug 21)

GOLDEN RAIN FOUNDATION Seal Beach, California

Authorized Resident (AR) Rules of Conduct



3. NON-COMPLIANCE

- 3.1** Non-compliance will result in a penalty for each violation. See 30-5093-2 for schedule of fines and penalties.
- 3.2** To protect GRF, repeat offenders may be subject to legal action.
- 3.3** For offenses that are governed by City, State or Federal laws the appropriate authorities will be contacted.

4. NOTIFICATION OF VIOLATION AND RIGHT TO HEARING

See Procedure 30-5093-3 for Notification of Violation and Right to Hearing procedures.

Document History

Adopted:	26 Nov 19	Amended:	23 Dec 20	Amended:	26 Jan 21
Amended:	24 Aug 21	Comm. Name Chg.	24 Aug 21		

Keywords: Rules of Conduct Authorized Resident (AR)