

A G E N D A
REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL FIFTEEN
August 15, 2022
Meeting begins at 1:00 p.m.
Conference Room A
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 08/14/2022, 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 08/14/2022, 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
Ms. Sedgwick, Executive Director
Mr. Antisdell, Building Inspector
Mr. Monroy, Portfolio Specialist
Ms. Duarte, Recording Secretary
6. APPROVAL OF MINUTES
 - a. **Regular Board Meeting Minutes of July 18, 2022**
7. GUEST SPEAKER Ms. Sedgwick
 - a. Introduction to Mutual 15 Board of Directors
8. BUILDING INSPECTOR'S REPORT Mr. Antisdell

Permit Activity, Escrow Activity, Contracts & Projects; Shareholder and Mutual Requests (pp.3-4)

 - a. Discuss and vote to approve quarterly tree trimming by Anguiano Lawn Care (pp.5-7)
 - b. Discuss two-story building lighting options
 - c. Discuss stairwell options

- d. Update on lifts
- 9. GRF REPRESENTATIVE Mr. Friedman
- 10. CONSENT CALENDAR
 - a. Discuss and vote to authorize transfer of funds for mutual fifteen (p.8)
- 11. **NEW BUSINESS**
 - a. Approval of Monthly Finances (p.9)
 - b. Discuss and vote to approve Annual General Counsel Attorney Retainer Program (GCARP) (pp.10-11)
 - c. Discuss and vote to appoint Advisory Director for term 2022-2023 (p.12)
 - d. Discuss and vote to approve combing shareholder comments at the beginning of agenda (p.13)
 - e. Discuss Interact Solutions Cable
 - f. Discuss outsourcing Parking Patrol for Mutual 15 streets
 - g. Discuss collection of Shareholder's email addresses
 - h. Discuss Shareholder turf modification options
 - i. Discuss water restrictions

STAFF BREAK BY 3:00 p.m.

- 12. SECRETARY / CORRESPONDENCE John Fuhrer
- 13. CHIEF FINANCIAL OFFICERS REPORT Barbara Keenoy
- 14. PORTFOLIO SPECIALIST Josh Monroy
- 15. ANNOUNCEMENTS
 - a. **NEXT MONTHLY BOARD MEETING: Monday, September 19, 2022, at 1:00 p.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 Antisdell

REPORT: AUGUST 15TH 2022

PERMIT ACTIVITY							
UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	START DATE	COMP. DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR / COMMENTS
1-P	KITCHEN WINDOWS	BOTH	08/10/22	10/29/22	NO	NONE	LW DECOR
2-D	CARPORT CABINET	GRF	07/20/22	08/20/22	NO	08/05/22 FINAL	MJ JURADO
2-E	WINDOWS	BOTH	07/01/22	10/01/22	NO	NONE	LOS AL BUILDERS
3-P	CEILINGS	BOTH	05/23/22	08/23/22	NO	NONE	PIP PLUMBING CONSTRUCTION
7-Q	KITCHEN REMODEL	BOTH	06/06/22	08/12/22	NO	07/19/22 FINAL	BERGKVIST
7-Q	CEILINGS	GRF	08/15/22	09/30/22	NO	08/05/22 FINAL	BERGKVIST
15-C	CART PAD	GRF	07/28/22	09/19/22	NO	NONE	ANGUIANO LAWN CARE
19-D	SCREENROOM PATIO	GRF	07/24/22	09/30/22	NO	NONE	LOS AL BLDRS
23-A	WASHER/DRYER	BOTH	07/05/22	09/12/22	NO	06/29/22 PLUMBING	BERGKVIST
23-A	WASHER/DRYER	BOTH	07/05/22	09/12/22	NO	07/28/22 FINAL	BERGKVIST
23-J	KITCHEN REMODEL	BOTH	05/02/22	08/31/22	NO	NONE	LW DECOR
26-A	FLOORING	GRF	06/25/22	08/25/22	NO	NONE	MAMUSCIA
28-F	CABINET AT PATIO	BOTH	09/15/22	12/31/22	NO	NONE	MAMUSCIA
29-B	WASHER/DRYER	BOTH	06/16/22	09/20/22	NO	07/14/22 PLUM/ELEC/FRAMING	LOS AL BLDRS
29-D	WASHER/DRYER	BOTH	08/04/22	10/04/22	NO	NONE	LOS AL BLDRS
30-C	HEAT PUMP	BOTH	05/23/22	08/23/22	NO	NONE	GREENWOOD
30-C	WINDOW	BOTH	09/01/22	11/02/22	NO	NONE	LOS AL BLDRS
32-A	BATH TUB	BOTH	07/12/22	08/30/22	NO	07/27/22 FINAL	LUXURY BATH OF LA & OC
32-K	KITCHEN REMODEL	BOTH	06/18/22	08/18/22	NO	07/08/22 ROUGH ELEC	LOS AL BLDRS
44-C	KITCHEN REMODEL	BOTH	06/27/22	08/22/22	NO	NONE	OGAN CONSTRUCTION
ALL SHADED AREAS HAVE BEEN SIGNED OFF							

ESCROW ACTIVITY							
UNIT	PLI	NBO	FI	FCOEI	ROF	WARRANTY EXPIRES	
1-B	09/09/20	02/10/21	02/09/21	02/24/21	02/26/21		2/24/2022
1-P	04/07/22	04/20/22	05/04/22	05/18/22	06/28/22		5/18/2023
1-L	03/28/22	04/14/22	04/18/22	05/02/22	06/17/22		5/2/2023
2-D	02/08/22	02/23/22	02/24/22	03/10/22			3/10/2023
3-F	07/11/22						
3-N	08/21/21	01/12/22	01/12/22	01/26/22	02/15/22		1/26/2023
5-B	04/12/22	02/27/19	04/08/19	04/22/19	05/20/19		4/22/2023
7-Q	01/20/22	03/22/22	04/04/22	04/18/22			4/18/2023
8-H	12/17/21	03/10/22	03/10/22	03/24/22	04/22/22		3/24/2023
10-B	07/20/22						
10-D	04/27/20	VIDEO	07/01/20	07/16/20	08/17/20		7/16/2021
10-J	05/04/22						
10-N	NEW RESIDENT	07/29/22					
11-Q	03/03/22	04/28/22	04/28/22	05/12/22	06/03/22		5/12/2023
14-D	02/03/20	03/17/20	03/23/20	04/06/20	05/04/20		4/6/2021
14-F	05/10/22						
14-R	09/12/18						
11-Q	03/03/22	04/28/22	04/28/22	05/12/22			
19-B	02/18/22	04/19/22	04/19/22	05/02/22	05/31/22		5/2/2023
22-A	01/14/22	02/17/22	02/24/22	03/10/22	05/19/22		3/10/2023
24-D	05/17/22	06/16/22	06/23/22	07/08/22	07/21/22		7/8/2023
29-E	05/05/22						

INSPECTOR MUTUAL REPORT

MUTUAL: (15) FIFTEEN

INSPECTOR: **Jerry Antisdal**

29-J		06/29/22						
29-R		06/08/20	08/20/20	08/21/20	09/04/20	09/21/20	9/4/2021	
30-C		02/08/22	04/12/22	04/18/22	05/02/22	05/24/22	5/2/2023	
30-D		11/17/21	03/08/22	03/08/22	03/22/22	05/10/22	3/22/2023	
30-G		06/30/22						
40-B		11/14/19	11/14/19	11/20/19	12/05/19	12/19/20	12/5/2023	
32-Q		04/20/22	05/03/22	05/04/22	05/17/22	06/28/22	5/17/2023	
34-N		02/11/22	03/07/22	03/08/22	03/22/22	04/19/22	3/22/2023	
37-P		04/27/22	05/12/22	06/03/22	06/17/22	08/08/22	6/17/2023	
37-Q		01/19/22	05/03/22	05/04/22	05/17/22		5/17/2023	
39-A		06/17/22						
41-L		07/08/22						
42-L	NEW RESIDENT	07/29/22						
42-R		07/20/22						
46-G		08/10/21	11/05/21	11/05/21	11/19/21	11/29/21	11/19/2022	
40-D		03/31/22	04/27/22	04/27/22	05/11/22	05/23/22	5/11/2023	
40-H		04/29/22	05/10/22	05/10/22	05/26/22	06/07/22	5/26/2023	
47-C		07/25/22						
46-M		09/11/20						

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

- ANGUIANO LAWN CARE CONTRACT GOOD UNTIL JUNE 30TH 2023**
- FENN TERMITE AND PEST CONTROL CONTRACT GOOD UNTIL MAY 31 ST 2023**
- FENN BAIT CONTROL CONTRACT GOOD UNTIL MAY 31 ST 2023**
- EMPIRE PIPE CLEANING CONTRACT GOOD UNTIL DECEMBER 2022**
- WASH MUTIFAMILY CONTRACT GOOD UNTIL AUGUST 1 ST 2023**
- UPDATE ON BREEZEWAY LIGHTS**
- UPDATE ON STAIRWAY REPAIRS**
- UPDATE ON NEW LIFTS**
- 59CALLS AND VISITS TO UNITS AND LIFTS**
- JANUARY 31ST 2022 LIFT 41 REPLACED INTERLOCK \$996.00**
- FEBRUARY 28TH 2022 LIFT 10-J REPLACED PUMP AND MOTOR \$4,107.78**
- MARCH 10TH 2022 LIFT 34-L REPLACED LEFT SHOE \$149.30**
- MAY 18TH 2022 LIFT 34- Q REPLACED PUMP \$3,731.78**
- JUNE 7 TH 2022 LIFT 10-J REPLACED LEFT SHOE \$161.95**
- JULY 11TH 2022 LIFT 7 - Q SAFETY COMPLIANCE AND BATTERY REPLACEMENT \$530.36**

Mutual Corporation No. Fifteen

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE QUARTERLY TREE TRIMMING BY ANGUIANO LAWN CARE (BUILDING INSPECTOR'S REPORT, ITEM A)
DATE: AUGUST 15, 2022
CC: MUTUAL FILE

I move to approve the proposal from Anguiano Lawn Care for tree trimming schedule for the third quarter of 2022, at a cost not to exceed \$12,000.00. Funds to come from Landscaping Trees and authorize the President to sign any necessary documents.

PROPOSED MUTUAL 15 TREES TO BE TRIMMED/THINNED/REMOVED

July, August, September 2022

Add \$? per hour if the mutual wants the arborist to oversee the trimming
Includes Labor & Dump

July 7, 2022

<i>UNIT</i>	<i>TREE TYPE</i>	<i>COST</i>	<i>TOTAL</i>	<i>ACTION</i>
44 back Wall	PODOCARPUS (3) spray only	\$90.00	\$270.00	Treat 3 with Subdue fungicide
44/45	JUNIPER	\$400.00	\$400.00	TRIM/THIN
45E PLA	TIPUANA	\$400.00	\$400.00	TRIM/THIN
44D	RED CEDAR (2)	\$500.00	\$1,000.00	REMOVE - no stump grinding
22 LR "F"	SYCAMORE (4)	\$240.00	\$960.00	INJECTIONS + trim dead branches only
3H	PEAR TREE & CRAPE MYRTLE	\$700.00	\$700.00	
43D LR "M"	CARROTWOOD	\$300.00	\$300.00	TRIM & CLEAN
16C	CARROTWOOD & SYCAMORE	\$700.00	\$700.00	TRIM/THIN

15 AND 16	MALELUCA	\$1,800.00	\$1,800.00	REMOVE and grind stump - no reseed
1	WEeping WILLOW	\$400.00	\$400.00	TRIM/THIN
9A	AUSTRALIAN WILLOW	\$240.00	\$240.00	TRIM/THIN
5H	H K ORCHID	\$100.00	\$100.00	REMOVE only - no grinding or reseed
5B	PEAR TREE	\$150.00	\$150.00	TRIM/THIN
5A	PEAR TREE	\$300.00	\$300.00	TRIM/THIN
10A	PEAR TREE	\$300.00	\$300.00	TRIM/THIN
3F	PEAR TREE	\$300.00	\$300.00	TRIM/THIN
6B	PEAR TREE	\$300.00	\$300.00	TRIM/THIN
44D	EUCALYPTUS	\$1,500.00	\$1,500.00	Cut down to 5' tall only with level stump
18 C	AUSTRALIAN WILLOW	\$240.00	\$240.00	
1	PEPPER TREE	\$200.00	\$200.00	Trim back from building roof
	GRAND TOTAL		<u>\$10,360.00</u>	

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: AUGUST 15, 2022
CC: MUTUAL FILE

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

<i>Transfer/ Invoice Date</i>	<i>Amount</i>	<i>Originating/Destination Accounts or Payee</i>
03/29/2022	\$25,997.18	Invoice# P-S107706 Check# 12175 Payee: Arrow Lift of CA
07/14/2022	\$17,749.00	Invoice# Multiple Check# 12166 Payee: Anguiano Lawn Care
07/19/2022	\$51,744.50	Transfer from US Bank Checking to US Bank Restricted Money Mkt.
07/21/2022	\$15,000.00	Invoice# Sale of 24D Check# 4124 Payor: Januszka Group
07/24/2022	\$16,829.00	Invoice# MO082215 Check# 12185 Payee: Anguiano Lawn Care
07/26/2022	\$23,788.06	Transfer from US Bank Restricted Money Mkt. to US Bank Non-Restricted Money Mkt.
08/05/2022	\$285,799.41	Transfer from ACH – Direct Debit from multiple shareholders to US Bank Checking
08/05/2022	\$159,673.10	Transfer from US Bank Checking to GRF – US Bank Checking
08/08/2022	\$115,431.42	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: AUGUST 15, 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 July 2022.

Mutual Corporation No. Fifteen

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE ANNUAL GENERAL COUNSEL
ATTORNEY RETAINER PROGRAM (NEW BUSINESS, ITEM B)
DATE: AUGUST 15, 2022
CC: MUTUAL FILE

I move to approve renewal of the annual General Counsel Attorney Retainer Program (GCARP) with Roseman Law, APC, effective immediately, at a cost not to exceed \$500.00 annually. Funds to come from Operations and authorize the President to sign the necessary documentation.

Roseman Law, APC

21650 Oxnard Street, Suite # 2000
Woodland Hills, CA 91367



INVOICE

Invoice # 127572
Date: 07/15/2022

Seal Beach Mutual No. Fifteen
c/o Jodi Hopkins
P.O. Box 3519
Seal Beach, CA 90740

sea082613.001 - Seal Beach Mutual No. Fifteen

Date	Description	Quantity	Rate	Total
07/15/2022	General Counsel - Annual Retainer	1.00	\$500.00	\$500.00
			Subtotal	\$500.00
			Total	\$500.00

Please make all amounts payable to: Roseman Law, APC. If you have any questions, or would like to pay via credit card or wire transfer, please contact Carmen Menendez at Menendez@Roseman.Law or call (818) 380-6700

Mutual Corporation No. Fifteen

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPOINT ADVISORY DIRECTOR FOR TERM 2022-2023 (NEW BUSINESS, ITEM C)
DATE: AUGUST 15, 2022
CC: MUTUAL FILE

I move to appoint Joyce Reed as Advisory Director to the Mutual Fifteen Board of Directors, for the remaining 2022-2023 term of office.

Mutual Corporation No. Fifteen

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE COMBING SHAREHOLDER COMMENTS
AT THE BEGINNING OF AGENDA (NEW BUSINESS, ITEM D)
DATE: AUGUST 15, 2022
CC: MUTUAL FILE

I move to approve to combine shareholder's comments at the beginning of the agenda.