A G E N D A
REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL FIFTEEN
December 19, 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 12/16/2022, 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 12/16/2022, 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. Antisdel, Building Inspector
   Ms. Barua, Portfolio Specialist
   Ms. Duarte, Assistant Portfolio Specialist

6. APPROVAL OF MINUTES
   a. **Regular Board Meeting Minutes of November 21, 2022**

7. BUILDING INSPECTOR'S REPORT Mr. Antisdel
   Permit Activity, Escrow Activity, Contracts & Projects; Shareholder and Mutual Requests **(pp.3-5)**
   a. Discuss and vote to approve Arrow Lift proposal for 5 lift pumps **(pp.6-7)**
   b. Update on moving lift

8. GRF REPRESENTATIVE Mr. Friedman

9. CONSENT CALENDAR
   a. Discuss and vote to authorize transfer of funds for mutual fifteen **(p.8)**

10. **UNFINISHED BUSINESS**
    a. Discuss and vote to ratify amended Rules & Regulations Section 2.17 – Electrical **(pp.9-10)**

11. **NEW BUSINESS**
    a. Approval of Monthly Finances **(p.11)**
    b. Discuss and vote for town hall in January 2023 **(p.12)**
    c. Discuss amendments to Rules and Regulations for Extending Shareholder's Exterior Area into Existing Garden Area **(pp.13-16)**

STAFF BREAK BY 3:00 p.m.

12.	SECRETARY / CORRESPONDENCE	John Fuhrer
13.	CHIEF FINANCIAL OFFICERS REPORT	Barbara Keenoy
14.	PORTFOLIO SPECIALIST	Ripa Barua
15.	ANNOUNCEMENTS	

    a. **NEXT MONTHLY BOARD MEETING: Friday, January 20, 2023, 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 Antisdel**

REPORT: DECEMBER19TH 2022

PERMIT ACTIVITY

UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	START DATE	COMP. DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR / COMMENTS
2-D	REMODEL	BOTH	08/29/22	11/03/22	YES	10/26/22 UNDER GROUND PLU	ROBERTS CONSTRUCTION
3-A	HEAT PUMP	BOTH	10/13/22	01/13/23	NO	NONE	GREENWOOD
4-C	KITCHEN COUNTER TOPS	BOTH	10/15/22	12/31/22	NO	12/09/22 FINAL	BERKVIST
5-G	HEAT PUMP	BOTH	10/20/22	01/28/23	NO	NONE	GREENWOOD
5-M	FLOORING	GRF	12/02/22	12/16/22	NO	NONE	CARROLLS PAINT AND FLOORS
5-P	HEAT PUMP	BOTH	10/31/22	01/31/23	NO	NONE	GREENWOOD
8-E	WASHER/DRYER	BOTH	10/10/22	12/16/22	NO	NONE	WEST COAST REMODELING
8-E	LIGHTS AND SWITCHES	BOTH	11/04/22	12/16/22	NO	NONE	WEST COAST REMODELING
8-H	PATIO SLAB/ BLOCK WALL	BOTH	10/03/22	12/30/22	NO	NONE	GODMAN CONSTRUCTION
10-B	WASHER/DRYER	BOTH	02/13/23	03/31/23	NO	NONE	BERGKVIST
10-B	HEAT PUMP	BOTH	11/29/22	03/01/23	NO	NONE	GREENWOOD
16-N	HEAT PUMP	BOTH	10/24/22	01/24/23	NO	12/09/22 FINAL	GREENWOOD
17-G	NEW SHOWER	BOTH	10/31/22	11/04/22	NO	NONE	AMERICAN VISION
22-F	SHOWER CUT DOWN	BOTH	11/16/22	12/16/22	NO	NONE	NUKOTE
23-F	REMOVE WALL A/C	GRF	11/01/22	01/30/22	NO	NONE	CJ CONSTRUCTION
29-B	CLOSET SHELFS/POLES	GRF	10/25/22	12/20/22	NO	11/23/22 FINAL	LOS AL BLDRS
28-F	CABINET AT PATIO	BOTH	09/15/22	12/31/22	NO	NONE	MAMUSCIA
34-P	FLOORING	BOTH	09/09/22	02/28/23	NO	12/09/22 FINAL	TOP DOWN ROOFING RENOVAT
34-P	FLOORING	GRF	11/20/22	12/30/22	NO	NONE	KARYS CARPET
37-B	HEAT PUMP	BOTH	11/07/22	02/07/23	NO	NONE	GREENWOOD
37-G	KITCHEN LIGHTS	BOTH	01/06/23	03/18/23	NO	NONE	LOS AL BLDRS
37-K	FOORING	GRF	11/15/22	12/30/22	NO	NONE	KARYS CARPET
41-M	SKYLIGHTS	BOTH	11/28/22	02/28/23	NO	NONE	SO CAL UPGRADES
43-E	KITCHEN REMODEL	BOTH	10/24/22	12/07/22	YES	NONE	OGAN CONSTRUCTION
47-C	AWNING	GRF	01/29/23	01/30/23	NO	NONE	AAA AWNINGS
48-C	REMODEL BATH/KITCHEN	BOTH	10/10/22	12/16/22	YES	NONE	MARCO 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	05/17/22	3/10/2023
3-F		07/11/22	08/12/22	08/19/22	09/02/22	09/16/22	9/2/2023
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	05/23/22	4/18/2023
8-E		08/04/22	08/31/22	08/31/22	09/15/22	09/27/22	9/15/2023
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	08/17/22	08/25/22	09/12/22	09/19/22	9/12/2023
10-D		04/27/20	VIDEO	07/01/20	07/16/20	08/17/20	7/16/2021
10-F		10/07/22	11/04/22	11/04/22	11/08/22	12/09/22	11/8/2023
10-J		05/04/22	08/03/22	08/03/22	08/17/22	09/28/22	08/17/2023
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

INSPECTOR MUTUAL REPORT

MUTUAL: (15) FIFTEEN **INSPECTOR: Jerry Antisdel**

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	08/12/22	08/12/22	08/26/22	09/13/22	8/26/2023
14-R		09/12/18					
18-C		08/25/22	10/10/22	10/11/22	10/25/22	11/22/22	10/25/2023
19-B		02/18/22	04/19/22	04/19/22	05/02/22	05/31/22	5/2/2023
21-L		09/14/22					
22-A		01/14/22	02/17/22	02/24/22	03/10/22	05/19/22	3/10/2023
23-P		08/18/22					
24-D		05/17/22	06/16/22	06/23/22	07/08/22	07/21/22	7/8/2023
24-M		11/10/22					
29-E		05/05/22	07/06/22	07/06/22	07/20/22	08/15/22	7/20/2023
29-J		06/29/22	09/07/22	09/08/22	09/22/22	10/03/22	9/22/2023
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					
32-Q		04/20/22	05/03/22	05/04/22	05/17/22	08/25/22	5/17/2023
33-F		11/10/22					
34-B		09/23/22					
34-D		11/07/22					
34-K		06/23/22	07/21/22	07/22/22	08/05/22	09/26/22	8/5/2023
34-N		02/11/22	03/07/22	03/08/22	03/22/22	04/19/22	3/22/2023
37-F		09/22/22					
37-K		08/16/22					
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	06/28/22	5/17/2023
39-A		06/17/22	07/13/22	07/13/22	07/27/22	08/15/22	7/27/2023
41-L		07/08/22					
42-L	NEW RESIDENT	07/29/22					
42-R		07/20/22	10/05/22	10/18/22	11/01/22	11/03/22	11/1/2023
43-E		06/21/22	08/31/22	09/02/22	09/19/22	09/20/22	9/19/2023
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	08/01/22	08/25/22	09/09/22	09/20/22	9/9/2023
46-M		09/11/20					

SHADED ARES 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 PUMPS FOR LIFTS

UPDATE ON MOVING LIFT MEETING WITH ROBERT FROM ARROW LIFTS TO LOOK AT A LIFT TO BE MOVED AND A COST

ANGUIANO LAWN CARE TO CLEAN TWO STORY GUTTERS DONE

MJ JURADO FOR PREVENATIVE MAINTENANCE ON CONCRETE REPAIRS AT STAIRS STARTING SOON

62 CALLS 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

INSPECTOR MUTUAL REPORT

MUTUAL: (15) FIFTEEN **INSPECTOR: Jerry Antisdel**

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
AUGUST 16TH 2022 LIFT37 ROLLER AND BATTERY $843.00
SEPTEMBER 26TH 2022 LIFT 13 N BATTERIES $300.00 6 AMP FUSE $39.04
NOVEMBER 17TH 2022 LIFT 46-Q POWER BOARD AND TRAVEL CABLE $3,884.66
DECEMBER 6 TH 2022 LIFT 11-Q BREAK SHOES $313.80
DECEMBER 8TH 2022 LIFT 46-L BATTERY AND COMPLIANCE $308.36
DECEMBER12TH 2022 LIFT 10 J REPLACED SHOE GUIDE $150.00

Mutual Corporation No. Fifteen

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE ARROW LIFT PROPOSAL FOR 5 PUMP MOTORS FOR LIFTS (BUILDING INSPECTOR'S REPORT, ITEM A)
DATE: DECEMBER 19, 2022
CC: MUTUAL FILE

I move to approve Arrow Lift proposal for (5) motor pumps for lifts, at a cost not to exceed $16,018.90. Funds to come from Infrastructure Reserves and authorize the President to sign any necessary documentation.

November 15, 2022,

Proposal #20221115KA3

PROPOSAL (Stock for Parts Closet)

Arrow Lift will provide the following stock for the Closet Located @ Leisure World.

Section I. Recommended Parts for Shelf

SCOPE OF WORK. The Scope of Work to be completed is as follows:

- **Pumps for lift (5)**

Total Cost..... **$16,018.90** _____

(Initial to Accept)

_____ _____

Owner's Agent Approval Arrow Lift Approval

_____ _____

Date Date

TERMS & CONDITIONS

- Will need payment in full to add to stock.
- Price only includes part/shipping separate of labor to install.

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: DECEMBER 19, 2022
CC: MUTUAL FILE

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

Transfer/ Invoice Date	*Amount*	*Originating/Destination Accounts or Payee*
10/22/2022	$16,829.00	Invoice# MO11215 Check# 12268 Payee: Anguiano Lawn Care
11/17/2022	$10,795.52	Invoice# multiple Check# 12276 Payee: Orange County Tax Collection
11/17/2022	$681,716.44	Invoice# multiple Check# 12305 Payee: Orange County Tax Collection
11/21/2022	$51,744.50	Transfer from US Bank Checking to US Bank Restricted Money Mkt.
11/30/2022	$20,000.00	Transfer from US Bank Non-Restricted Money Mkt. to US Bank Checking
12/01/2022	$15,000.00	Invoice# sale of 10F Check# 060465 Payee: Trans-National Escrow
12/05/2022	$113,521.54	Transfer from US Bank Checking to GRF-US Bank Checking
12/05/2022	$289,913.56	Transfer from ACH- Direct Debit from multiple shareholders to US Bank Checking
12/06/2022	$118,210.92	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: DISCUSS AND VOTE TO RATIFY AMENDED RULES & REGULATIONS SECTION 2.17 – ELECTRICAL (UNFINISHED BUSINESS, ITEM A)
DATE: DECEMBER 19, 2022
CC: MUTUAL FILE

I move to ratify proposed rule change by amending Section 2.17 - Electrical of the Rules and Regulations; the 28-day posting requirement has been met.

[PROPOSED] OPERATING RULE CHANGE
ELECTRICAL

The Board of Directors of Seal Beach Mutual No. Fifteen hereby proposes to amend the *Rules and Regulations* ("Rules") of Seal Beach Mutual No. Fifteen as follows:

Article II, Section 2.17 of the Rules is hereby deleted in its entirety and replaced with the following:

Section 2.17 – Electrical.

A Shareholder shall be required to upgrade the electrical panels when a Shareholder undertakes a remodel that costs $5,000.00 or more which also requires work to be done on the electrical panel, if the panel has not been upgraded from the original ZESCO panel. The upgrade shall be done at the Shareholder's expense.

Additionally, any electrical changes that increase the load on the electrical panel or number of circuits on the existing electrical panel will require upgrading the service panel at the Shareholders' expense.

All new panel shall only be 125-amp Square D Q0124L125PG24 or equant and with 100-amp main shut off. No sub panels are allowed. All electrical boxes in the common walls shall be metal, not plastic. All remodels shall require high efficiency lighting such as LED, Gu24, or fluorescent tube. No screw in bulbs shall be permitted.

Proposed and Adopted: _____ 2022

DRAFT

Mutual Corporation No. Fifteen

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: APPROVAL OF MONTHLY FINANCES (NEW BUSINESS, ITEM A)
DATE: DECEMBER 19, 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 November 2022.

Mutual Corporation No. Fifteen

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE FOR TOWN HALL IN JANUARY 2023 (NEW BUSINESS, ITEM B)
DATE: DECEMBER 19, 2022
CC: MUTUAL FILE

I move to approve a town hall between buildings 16-31 on January___, 2023 at 12:00 p.m. – 3:00 p.m.

PROPOSED RULES AND REGULATIONS ADDENDUM FOR EXTENDING SHAREHOLDER'S EXTERIOR AREA INTO THE EXISTING GARDEN AREA

PATIO EXTENSIONS

- All construction work related to the extension of patios must be done by a California State licensed and insured contractor.
- Mutual building permits are required for any alterations to patios.
- Plans must be submitted to the board for approval ~~and also approved via initials on the plans by adjacent shareholder(s) and also by neighbors who view the patio from their units, as applicable.~~
- The building inspector will review the ongoing construction and inspect the work upon completion for compliance.
- Patios for any unit may be extended need minimum/maximum patio size – 12'? to within 24 inches (30 or 36 is also a consideration?) of existing sidewalks from the front of the unit or, for corner units, the extension may be at the front and the side. The qualifying planter area remaining outside the new patio wall(s) must be covered with decorative rock over weedblock fabric stapled to the ground, or with ornamental plants, not including any plants with spines, scales or thorns or any plants from the unapproved plant list. The plants must be maintained so as to not encroach on the sidewalk. No trees and limit plant height to? The remaining planter must have a sustainable feature to catch water runoff. This is required by the Metropolitan Water District of Orange County. This can be in the form of a rock catch basin as this is the only one that will work in a small area but if the planter area is larger than a berm or a swale is an option.
- ~~The patio area must be surrounded by a wall or fence between 18" and 42" constructed~~ If a wall is included in the plan it must be constructed using a material ~~approved by the board~~ as listed in the Rules and Regs. (Block, stucco, stone veneer, wood ?)
- A patio extension of pavers may extend to meet the existing sidewalk with no planter as long as there is no wall at the far edge of the patio and the pavers must be of a permeable (not on a solid surface) material.
- All existing and new planting areas will have a drip system and timer added by the shareholder's contractor and maintained by the shareholder.
- The planting areas will be maintained by the shareholder or person(s) hired by the shareholder.
- ~~If any trees are existing within this area the method of including the tree(s) in the design~~ or remove and relocate a tree elsewhere in the mutual ~~will be reviewed by the board. Root issues, tree health, aesthetics, tree border - to be evaluated by arborist/recommendation hire own or use ours when necessary at owner's expense.~~
- After the first patio extension is installed by a shareholder ~~all subsequent extensions must be of a compatible material~~ and the same size extension wherever possible.
- If the planting areas become unruly the shareholder will be charged for clean-up by the mutual at the current California State minimum hourly wage.
- Refer to existing R & R items 3.1.5-.7 regarding items that may be stored on the patio extension.

- No patio extension may be enclosed to create a room.
- ~~No patio extension may be fully covered by a patio roof. A partial cover may be considered.~~ ~~???~~
- If a patio was constructed at a distance greater than that allowed prior to the implementation of this addendum it will not be required to be returned to the requirements in place at the time of construction when the unit is sold.

ARTIFICIAL TURF (Section 4.23)

- Existing lawn areas may be removed from the distance of the existing planter area to the sidewalk at the front and side (for corner units) and replaced with artificial turf.
- Existing planter or patio size may be increased at the time the artificial turf is installed. (Edging?)
  Turf quality and height must be defined and it is to be installed per manufacturers' instructions. A drip system and timer must be installed for any remaining planting areas at this time by a California state licensed and insured landscape contractor. Define minimum size of remaining planter so turf cannot go all the way to the building? Shareholder will be responsible for maintenance of irrigation and planter area(s).
- The turf must be installed by a California State licensed and insured contractor.
- A drip system and timer must be installed for the existing planter area(s) and the planter area(s) must be maintained by the shareholder or person(s) hired by the shareholder.
- If any trees are existing within this area the method of including the tree(s) in the design or removing and relocating a tree(s) elsewhere in the mutual will be reviewed by the board. See patio extensions.
- If the planting areas become unruly the shareholder will be charged for clean-up by the mutual at the current California State minimum hourly wage.
- The artificial turf border that is adjacent to a neighboring landscaped area must be edged by a border of approved material.

PLANTER EXTENSION

- The existing lawn area may be removed and replaced with ornamental plants extending from the existing planter area(s) to the sidewalk for both front and side if for a corner unit. Size?
- The plants may be a combination of in-ground plants and/or in containers placed on concrete slabs. No trees taller than 8 feet.
- The container styles and quantity must be approved by the board and all plants and/or containers must be watered by a timer and drip system installed by a California State licensed contractor and maintained by the shareholder. Limit the number of pots and not black plastic nursery containers.
- No plants may be planted within 4' of any existing or new tree perimeter.
- No plants with spines, thorns or scales may be allowed to grow within 30" of sidewalks.
- No plants will be allowed that are on the unapproved plant list.
- The planter area must have a border separating it from adjacent shareholders' outside areas.

- The plants must be maintained by the shareholder or a person(s) hired by the shareholder. The planting area must be covered by an approved mulch or d.g. (decomposed granite), or decorative rock over weedblock fabric stapled to the ground, from the approved materials list.
- If the planting areas become unruly the shareholder will be charged for clean-up by the mutual at the current California State minimum hourly wage.

LAWN WITH DRIP IRRIGATION

- Existing lawn areas may be retained if a below grade drip irrigation system is added by a California State licensed contractor and controlled by a timer added at the expense of the shareholder. The drip irrigation system must also include all existing planter areas.
- The lawn and planter areas must be maintained by the shareholder or person(s) hired by the shareholder. Who will cut the lawn?
- If the planting or lawn areas become unruly the shareholder will be charged for clean-up by the mutual at the current California State minimum hourly wage. Duplicate?

GOLF CART and SCOOTER PADS

Patio extension areas may include an electric golf cart or electric scooter pad in a former lawn area. The surface material must match the patio extension surface material and no small lawn areas can be left surrounding the golf cart pad.

Shareholder must obtain approval and follow established guidelines for the installation of a cart or scooter pad used for parking and recharging of carts or scooters. A Mutual permit must be obtained prior to the start of any construction.
Minimum width will be five (5) feet and maximum width of any pad will be _____~~feet.~~
Determined by existing area.

The entrance and egress to and from the pad shall consist of the same material as the pad or adjacent patio surface material and shall extend to the sidewalk, or this area can be of artificial turf extending from the sidewalk to the pad.

Materials allowed for the actual pad: concrete, decorative pavers or ~~decorative stone~~ or flagstone on concrete. Decorative pavers and stone must have a 3-inch buffer on each side incorporated into the maximum width of six (6) feet for the cart pad.

A cart pad is for parking and charging of electric golf carts or electric scooters. The area cannot be utilized for any use other than charging and parking a golf cart or scooter. The cart pad may not be used as an outdoor patio. ~~There will be no plants, furniture or decorations of any kind on the pad.~~ The exception would be if the cart pad is an extension of the garden/patio. If the plants on the cart pad fall within the garden area they will be acceptable, as long as they do not interfere with any space required for any golf cart or scooter using the pad. Notices of violations will be given for any infraction.
Before obtaining the permit, the shareholder will sign a recordable agreement agreeing to all the terms and conditions required to obtain said permit.

All costs related to this installation shall be borne by the Shareholder, including any modifications to the existing sprinkler system which work must be performed by the Mutual's contracted landscaper or other Mutual approved contractor prior to the construction of the pad. And approved and included in plan.

Section 3.2.1 - Dedicated 120-volt receptacle for charging golf carts and scooters.
All cart pad installations must be accompanied by a 120-volt charging receptacle no more than 2-3 feet from the cart pad.

Section 3.3 – Second Story unit Golf Cart Pads

A golf cart pad may be installed for a second story unit at either end of the building as space and aesthetics allow. A 120-volt receptacle must be installed from the shareholder's electrical panel in their unit to the pad, in compliance with existing codes. Each plan must be reviewed by the Board prior to the start of construction. Electrical panel upgrade?
Encroaching on lower unit planter area – check alternatives.