

A G E N D A
REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL ELEVEN
August 16, 2018
Meeting begins at 1:30 p.m.
Clubhouse Three Room 9

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

Ms. Heinrichs, GRF Representative
Ms. Hopkins, Mutual Administration Director
Mr. Harper, Building Inspector
Mrs. Aquino, Recording Secretary

5. APPROVAL OF MINUTES:
Regular Meeting Minutes of June 21, 2018
Special Meeting Minutes of June 5, 2018 (p.3-4)
Special Meeting Minutes of August 7, 2018 (p. 5)
6. BUILDING INSPECTOR'S REPORT Mr. Harper
Permit Activity; Escrow Activity; Contracts & Projects; Shareholder and Mutual Requests (p. 6-7)
7. GRF REPRESENTATIVE Ms. Heinrichs
8. **UNFINISHED BUSINESS**
 - a. Discuss and vote to ratify adopted/posted Policy 7549.11 – Lockout Procedures (p. 8-10)
9. **NEW BUSINESS**
 - a. Discuss and vote to accept the resignation of Director Newport (p. 11)
 - b. Appointment of a new Mutual Eleven Director (p. 12)
 - c. Discuss and vote on a procedure for processing Patio Plans
 - d. Discuss and vote to approve/deny establishing a Petty Cash Fund (p. 13)
 - e. Discuss/vote to adopt Policy 7490.pb.11 - Performance Bond (p. 14-15)
 - f. Discuss and vote to adopt Policy 7541 – Co-Occupants, Qualified Permanent Residents and Health Care Providers (p. 16-30)
 - g. Discuss and vote to approve/deny Mr. C's towing agreement for 2018-2019 (p. 31)

STAFF BREAK BY 3:00 p.m.

10. SECRETARY / CORRESPONDENCE Mrs. Hemry
11. CHIEF FINANCIAL OFFICERS REPORT Mrs. Basner

12. MUTUAL ADMINISTRATION DIRECTOR Ms. Hopkins
13. ANNOUNCEMENTS
 - a. **NEXT MEETING: September 20, 2018, at 1:30 p.m. in Clubhouse 3 Room 9**
14. COMMITTEE REPORTS
15. DIRECTORS' COMMENTS
16. SHAREHOLDER(S)' COMMENTS (2-3 MINUTES)
17. ADJOURNMENT
18. EXECUTIVE SESSION

STAFF WILL LEAVE THE MEETING BY 4:10 p.m.

**MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL ELEVEN
June 5, 2018.**

A Special Meeting of the Board of Directors of Seal Beach Mutual Eleven was called to order by President Davies at 9:30 a.m. on Tuesday, June 5, 2018, in Physical Properties Conference Room.

Those members present were: President Davies, Vice President Greer, Secretary Hemry, CFO Basner, and Directors Newport and Toney.

The purpose of the meeting was to confirm the Regular Board Meeting date, time, and location and vote to adopt Policy 7549 – Lockout Procedures.

Following a discussion, it was a consensus of the Board to discuss adopting Policy 7549 – Lockout Procedures further at the next Regular Board meeting.

Following a discussion, and upon a MOTION duly made by President Davies and seconded by Secretary Hemry, it was

WHEREAS, The Board recognizes the right of all Members of the Board to attend all regular meetings; and

WHEREAS, The Board recognizes the right of all shareholders of the Mutual to attend all regular meetings; and

WHEREAS, The Mutual's By-laws require that the Board set the time of its regular meetings at its first Organizational meeting, and set the day of such meeting by resolutions; and

WHEREAS, The Board attempts to address the regular meeting day and time at its Organizational meeting on May 24, 2018; and

WHEREAS, The agenda item, oral motion, and attempted "resolution" to change the regular day at time of the regular meeting to the third Monday of each month at 9:00 a.m. appear to have been incorrect; and

WHEREAS, The minutes of the May 24, 2018, meeting have not been approved or adopted by the Board; and

WHEREAS, the Board wishes to maintain the original schedule for its meeting (third Thursday of each month at 1:30 p.m.).

NOW THEREFORE:

IT IS HEREBY RESOLVED, That the Regular Meetings of the

Board shall be held on the third Thursday of each month, at 1:30 p.m., in the Clubhouse (or other location where necessary).

BE IT FURTHER RESOLVED, That any attempt prior change to this schedule by this Board hereby voided, and that the minutes of May 24, 2018, meeting will be amended to reflect this action.

The MOTION passed.

President Davies adjourned the meeting at 10:35 a.m.

Attest

Brenda Henry, Secretary

SEAL BEACH MUTUAL ELEVEN

jp:06/08/18

DRAFT

**MINUTES OF THE SPECIAL (AGENDA) MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL ELEVEN**

August 7, 2018

A Special Meeting of the Board of Directors of Seal Beach Mutual Eleven was called to order by President Davies at 2:00 p.m. on Tuesday, August 7, 2018, in the Physical Property Department Conference Room 2nd floor.

Those members present were: President Davies, Vice President Greer, Secretary Hemry, CFO Basner, and Director Toney. Also present were two Mutual Eleven Shareholders

The purpose of the meeting was to discuss items for the August 16, 2018, Board Meeting agenda.

President Davies adjourned the meeting at 3:50 p.m.

Attest Brenda Hemry, Secretary
SEAL BEACH MUTUAL ELEVEN
ka: 08/10/18

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: **11**

INSPECTOR: **Mark Harper**

MUTUAL BOARD MEETING DATE: **August 16, 2018**

Print Date: 8/8/2018

PERMIT ACTIVITY

UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	START DATE	COMP. DATE	CHANGE ORDER	INSPECTION	CONTRACTOR / COMMENTS
261-L	FLOORING	GRF	05/11/18	06/15/18	YES	06/14/18 FINAL	CORNERSTONE FLOORS
261-L	COUNTERS	GRF	05/11/18	06/15/18	YES	06/14/18 FINAL	CORNERSTONE FLOORS
261-L	CABINETS	BOTH	05/05/18	06/10/18	NO	06/14/18 FINAL	MP CONSTRUCTION
262-A	REMODEL	BOTH	01/30/18	09/30/18	YES	04/03/18 FOOTING	NATIONWIDE PAINTING CONCEPT
262-A	REMODEL	BOTH	01/30/18	09/30/18	YES	05/09/18 RELECT	NATIONWIDE PAINTING CONCEPT
262-A	REMODEL	BOTH	01/30/18	09/30/18	YES	05/09/18 SHEAR	NATIONWIDE PAINTING CONCEPT
262-A	REMODEL	BOTH	01/30/18	09/30/18	YES	05/15/18 INSUL	NATIONWIDE PAINTING CONCEPT
262-A	REMODEL	BOTH	01/30/18	09/30/18	YES	05/23/18 LATH	NATIONWIDE PAINTING CONCEPT
262-A	REMODEL	BOTH	01/30/18	09/30/18	YES	05/23/18 DWALL	NATIONWIDE PAINTING CONCEPT
262-A	REMODEL	BOTH	01/30/18	09/30/18	YES	05/30/18 SCRACH	NATIONWIDE PAINTING CONCEPT
262-A	REMODEL	BOTH	01/30/18	09/30/18	YES	06/26/18 F ELECT	NATIONWIDE PAINTING CONCEPT
262-A	REMODEL	BOTH	01/30/18	09/30/18	YES	06/26/18 FINAL	NATIONWIDE PAINTING CONCEPT
263-D	FLOORING	GRF	08/10/18	09/10/18	NO	NONE	KARYS CARPET
263G	FLAG POLE	GRF	06/18/18	07/20/18	NO	06/29/18 FINAL	MP CONSTRUCTION
264-A	FLOORING	GRF	05/30/18	06/30/18	NO	06/28/18 FINAL	KARYS CARPETS
266-A	HEAT PUMP	BOTH	08/09/18	11/09/18	NO	NONE	GREENWOOD
269-G	SLIDER, ELECTRICAL	BOTH	07/15/18	09/15/18	NO	NONE	LOS AL BUILDERS
274-A	BATHROOM REMODEL	BOTH	08/06/18	09/21/18	NO	NONE	BERGKVIST
276-E	HEAT PUMP	BOTH	08/13/18	11/13/18	NO	NONE	GREENWOOD
276-G	WINDOWS	BOTH	07/01/18	09/30/18	NO	NONE	MAMUSCIA CONSTRUCTION
278-H	PATIO TILE	GRF	06/18/18	07/30/18	NO	07/02/18 FINAL	NEWLIGHT TILE
278-K	KITCHEN FAN	GRF	07/04/18	08/04/18	NO	07/11/18 FINAL	BERGIN ELECTRIC
279-H	SKYLIGHT, ELECTRICAL	BOTH	06/30/18	08/30/18	YES	NONE	M&M CONSTRUCTION
281-G	PATIO PAVERS	GRF	07/16/18	08/31/18	NO	NONE	LOS AL BUILDERS
280-G	AWNINGS	BOTH	05/10/18	06/10/18	YES	06/14/18 FINAL	AAA AWNINGS
282-E	GARDENING	GRF	06/12/18	07/15/18	NO	07/06/18 FINAL	COASTLINE MASONRY
283-C	REMODEL	BOTH	05/20/18	07/30/18	NO	05/31/18 FRAME	M&M CONSTRUCTION
283-C	REMODEL	BOTH	05/20/18	07/30/18	NO	05/31/18 RELECT	M&M CONSTRUCTION
283-C	REMODEL	BOTH	05/20/18	07/30/18	NO	07/20/18 FINAL	M&M CONSTRUCTION
283-H	LANDSCAPE	GRF	06/15/18	07/20/18	YES	06/28/18 FINAL	COASTLINE MASONRY
284-A	SHOWER CUT DOWN	BOTH	06/01/18	07/01/18	NO	07/02/18 FINAL	NUKOTE
284-F	FLOORING	GRF	06/06/18	08/06/18	NO	06/19/18 FINAL	BIXBY PLAZA FLOORING
284-F	REMODEL	BOTH	05/17/18	06/29/18	YES	06/19/18 LATH	PEEK CONSTRUCTION
284-F	REMODEL	BOTH	05/17/18	06/29/18	YES	06/28/18 FINAL	PEEK CONSTRUCTION
284-G	REMODEL	BOTH	09/01/18	01/31/19	NO	NONE	BJ&CO
285-I	REMODEL	BOTH	02/19/18	10/10/18	YES	NONE	KC CONSTRUCTION
285-I	REMODEL	BOTH	02/19/18	10/10/18	YES	NONE	KC CONSTRUCTION
285-I	REMODEL	BOTH	02/19/18	10/10/18	YES	NONE	KC CONSTRUCTION
285-I	REMODEL	BOTH	02/19/18	10/10/18	YES	NONE	KC CONSTRUCTION
285-I	REMODEL	BOTH	02/19/18	10/10/18	YES	NONE	KC CONSTRUCTION
285-I	REMODEL	BOTH	02/19/18	10/10/18	YES	NONE	KC CONSTRUCTION
285-I	REMODEL	BOTH	02/19/18	10/10/18	YES	NONE	KC CONSTRUCTION
286-J	HEAT PUMP	BOTH	08/06/18	11/06/18	NO	NONE	GREENWOOD

Pending issue

Mutual Corporation No. Eleven

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO RATIFY ADOPTED/POSTED POLICY 7549.11 –
LOCKOUT PROCEDURES (UNFINISHED BUSINESS ITEM A)
DATE: AUGUST 16, 2018
CC: MUTUAL FILE

At the June 21, 2018 Board meeting, Policy 7549.11 – Lockout Procedures was adopted and the 30-day posting requirement has been met (attached).

I move to ratify adopted/posted Policy 7549.11 – Lockout Procedures.

MUTUAL OPERATIONS**ADOPT DRAFT**SHAREHOLDER REGULATIONSLockout Procedures

The following procedures will be in effect for units after the death of a shareholder/owner:

1. Death of Shareholder/Owner, with Surviving Shareholder/Owner Living in the Unit

If there is a surviving shareholder/owner living in the unit at the time of death of the other shareholder/owner, irrespective of whether the death occurred inside or outside of the unit, Security will deliver the Golden Rain Foundation Bereavement Work Book ("Bereavement Book") to the unit.

2. Death of Sole Owner

a. Unattended Death

If the death of the shareholder/owner is unattended – i.e., no individuals are present at the time of death - and the unit is sealed per law enforcement or coroner's order, then no one, including, without limitation, next of kin, trustees, nonresident co-owners, visitors/guests, or registered caregivers, may access the unit until otherwise directed by law enforcement or the coroner. In the event that any individual desires to enter the unit, the Mutual reserves the right to prevent such entry pending further authorization from law enforcement or the coroner. Security will place the Bereavement Book at the front of the unit, and reserve the right to place a knob lock on the door. If the door is unable accommodate a knob lock, a plywood sheet may be affixed over the door.

b. Attended Death

If the death of the shareholder/owner is attended, Security will complete a DOA Report, which will identify all individuals present at the time of death and will deliver the Bereavement Book to the unit. Security will instruct all individuals present, who identify themselves as the legal authority of the unit, to visit the Stock Transfer Office, as soon as reasonably possible, in order to present evidence of same. Security may also verify such legal authority. Notwithstanding the foregoing, Security will inform all persons present that no one may stay in the unit overnight without Mutual permission, unless they are a registered caregiver/permitted health care resident, qualifying resident, qualified permeant resident, or registered co-occupant. Visitors/guests may request, from the Mutual Board of Directors ("Board"), pursuant to Mutual Policy 7555, an emergency waiver to remain in the unit for a limited period of time.

If Security is unable to verify legal authority at the unit, all person's present will

MUTUAL OPERATIONS**ADOPT DRAFT****SHAREHOLDER REGULATIONS****Lockout Procedures**

be asked to leave the unit until legal authority is established at the Stock Transfer Office. From there, and until otherwise decided by the Stock Transfer Office, Security reserves the right to place a knob lock on, or affix a plywood sheet to, the door of the unit

3. Reporting of Death to Mutual Board

The Stock Transfer Office will report shareholder/owner deaths to the Mutual Board within two (2) business days, and will include the following information, without limitation:

- a. Name of decedent;
- b. Date and location of death;
- c. Identification of persons present at unit (if any);
- d. Name, relationship and contact information of surviving shareholder/owner (if any);
- e. Name, relationship and contact information of decedent's emergency contacts (if no surviving shareholder/owner is present at the unit);
- f. If legal authority has been established;
- g. If/how the unit was secured; and
- h. If there are any registered co-occupants, caregivers or pets at the unit.

MUTUAL ADOPTION

Mutual: date

Mutual Corporation No. Eleven

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO ACCEPT RESIGNATION OF MUTUAL ELEVEN
DIRECTOR NEWPORT (NEW BUSINESS ITEM A)
DATE: AUGUST 16, 2018
CC: MUTUAL FILE

On June 21, 2018, Director John Newport resigned from the Mutual Eleven Board of Directors.

I move to accept with regret the resignation of Director John Newport as of June 21, 2018.

Mutual Corporation No. Eleven

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: APPOINTMENT OF A NEW MUTUAL ELEVEN DIRECTOR
(NEW BUSINESS ITEM B)
DATE: AUGUST 16, 2018
CC: MUTUAL FILE

On August 16, 2018, the Mutual Board of Directors accepted the Resignation of John Newport, Mutual Eleven Director, and will appoint a new Mutual Eleven Director for the remaining 2018-2019 term of office.

I move to appoint _____ to the Mutual Eleven Board of Directors, for the remaining 2018–2019 term of office.

Mutual Corporation No. Eleven

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE/DENY ESTABLISHING A PETTY CASH
FUND (NEW BUSINESS ITEM D)
DATE: AUGUST 16, 2018
CC: MUTUAL FILE

I move to approve/deny that Mutual Eleven Board of Directors establish a Petty Cash fund in the amount not to exceed \$100.

Mutual Corporation No. Eleven

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSSAND VOTE TO ADOPT POLICY 7490.PB.11 – PAYMENT AND PERFORMANCE BOND (NEW BUSINESS ITEM E)
DATE: AUGUST 16, 2018
CC: MUTUAL FILE

At the August 16, 2018 Board Meeting, the Board of Directors will vote to adopt Policy 7490.11 – Performance Bond (attached).

I move to adopt Policy 7490.pb.11 – Payment and Performance Bond on a preliminary basis until the 30-day posting period is completed.

MUTUAL OPERATIONS

ADOPT DRAFT

PHYSICAL PROPERTY

Payment and Performance Bond – Mutual Eleven

RESOLVED, Performance Bond – permits for any construction work valued at more than \$10,000 performed in Mutual Eleven shall require a Performance Bond. The bond shall require sufficient funds in the event the work is not completed on time and according to approved plans and also to the satisfaction of Mutual Eleven for any reason. Exceptions are as follows:

1. The contractor is listed on the Physical Property list of approved contractors, and
2. The contractor has completed more than \$100,000 per year in contracts in Leisure World for the last three years.

DRAFT

MUTUAL

ADOPTION

ELEVEN:

(draft created on 08-01-18 ka)

Mutual Corporation No. Eleven

MEMO

TO: MUTUAL ELEVEN BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO ADOPT POLICY 7541- CO-OCCUPANTS, QUALIFIED PERMANENT RESIDENTS AND HEALTH CARE PROVIDERS
(NEW BUSINESS ITEM F)
DATE: AUGUST 16, 2018
CC: MUTUAL FILE

At the August 16, 2018 Board Meeting, the Board of Directors will vote to adopt Policy 7541 - Co-Occupants, Qualified Permanent Residents and Health Care Providers (attached).

I move to adopt Policy 7541 - Co-Occupants, Qualified Permanent Residents and Health Care Providers on a preliminary basis until the 30-day posting period is completed.

MUTUAL OPERATIONS**DRAFT****RESIDENT REGULATIONS****Co-Occupants, Qualified Permanent Residents and Health Care Providers**

The community facilities of the Golden Rain Foundation are maintained for the use of members of Leisure World Seal Beach with the following exceptions:

1. Co-Occupants

- a. Senior citizens, as defined in California Civil Code Section 51.3 (c)(1), who are not members but are approved by the Mutuels to reside with a stockholder, shall be entitled to use all of the community facilities upon payment of a fee equal to the Amenities Fee listed in Policy 5061-31. (Forms 9001 and 9002)
- b. In order to comply with section 51.3 of the California Civil Code, the following classes of citizens may reside in Leisure World Seal Beach.
 - i.) Is 55 years of age or older
 - ii.) Has completed the Co-Occupant Application
 - iii.) Has written authorization from the Mutual President, or any Mutual Officer so designated by the Mutual President, to reside in the dwelling unit.
 - iv.) Has paid the required Amenities Fee to the Golden Rain Foundation

2. Qualified Permanent Residents

- a. Persons who are not senior citizens as defined in California Civil Code Section 51.3(c)(1), who can present proof that they are eligible to be classified as Qualified Permanent Residents under California Civil Code Section 51.3(c)(2), shall be entitled to use all of the community facilities upon payment of a fee equal to the Amenities Fee listed in Policy 5061-31. (Forms 9003 and 9004)

3. Health Care Providers

- a. Permitted health care residents, as defined in California Civil Code Section 51.3(c)(6), shall be required to obtain Service Passes and are not entitled to use any of the community facilities. The administration shall furnish each Mutual a monthly report of those health care providers residing in the Mutual.

COMMUNITY OPERATIONS

USE OF COMMUNITY FACILITIES

Co-Occupants and Qualified Permanent Residents

The community facilities of the Golden Rain Foundation are maintained for the use of stockholder/members of Seal Beach Leisure World with the following exceptions:

1. Co-Occupants

Senior citizens, as defined in California Civil Code Section 51.3 (c)(1), who are not stockholders/members but are approved by the Mutuels to reside with a stockholder, shall be entitled to use all of the community facilities upon payment of a fee equal to the Amenities Fee listed in Policy 5061.

2. Qualified Permanent Residents

Persons who are not senior citizens as defined in California Civil Code Section 51.3(c)(1), who can present proof that they are eligible to be classified as Qualified Permanent Residents under California Civil Code Section 51.3(c)(2), shall be entitled to use all of the community facilities upon payment of a fee equal to the Amenity Fee listed in Policy 5061.

3. Health Care Providers

Permitted health care residents, as defined in California Civil Code Section 51.3(c)(6), shall be required to obtain Service Passes and are not entitled to use any of the community facilities. The administration shall furnish each Mutual a monthly report of those health care providers residing in the Mutual.

Policy

Adopted: 31 Jan 95
Amended: 22 May 18

GOLDEN RAIN FOUNDATION
Seal Beach, California

(May 18)

Application & Approval Co-Occupant

The following signed documents pertain to an application by a Shareholder-Member to seek approval by the Mutual Board to include a Co-Occupant in the residency of their unit. Note: A Co-Occupant has no ownership rights in the Leisure World unit. Please fill out the following attached documents:

- Sign Cover Sheet Disclosure Pages 1-2
- Co-Occupant Application Form Pages 3-4
- Co-Occupant Agreement Pages 5-7

Shareholder-Member Name: _____

Shareholder-Member Name: _____

Co-Occupant's Name: _____

Amenities Fee \$3,054 and Setup Fee \$100.00 is paid: Receipt # _____

ID Card Received: _____ Date _____ Staff _____

Important! Please Sign: The Proposed Co-Occupant understands and agrees that the Shareholder-Members must be residing in the Unit full-time with the Co-Occupant and that the Co-Occupant has no rights of residency unless the Shareholder-Members are residing in the Unit full-time.

x _____ Date: _____
Co-Occupant Signature

x _____ Date: _____
Shareholder-Member Signature

x _____ Date: _____
Shareholder-Member Signature

Application & Approval
Co-Occupant

APPROVED BY SEAL BEACH MUTUAL NO _____

By: _____

Title: _____

Date: _____

RECEIVED BY GOLDEN RAIN FOUNDATION

By: _____

Title: _____

Date: _____

TERMS USED IN THIS FORM:

Shareholder – A person who owns one share of Mutual Corporation stock in Leisure World Seal Beach, Mutuals 1 to 16, and lives in the Mutual as a resident. This term does not apply to Mutual 17. This term was originally defined in the Mutual Bylaws. “ARTICLE X. FISCAL MANAGEMENT. Section 7. Miscellaneous. That in the By-Laws of this corporation, the term “member” and “Shareholder” are used interchangeably and shall have the same meaning and refer to those individuals owning the shares of stock of this corporation.”

Member – A person who is a member of the Golden Rain Foundation (GRF). Only resident Shareholders can become members of the GRF. Non-resident co-owners (NRCO) are NOT members of the GRF and cannot request co-occupant approval for the unit. This term is defined in the GRF-BYLAWS ARTICLE II. Membership, SECTION III.

Shareholder-Member – a person who is a Shareholder and a Member of the GRF.

Co-Occupant Application

Golden Rain Foundation

Mutual/Unit: _____

Stock Transfer Office

Confidential Information
Maintained In GRF Corporate File

Last Name	First Name	Middle Initial
Date of Birth	City and State of Birth	Male <input type="checkbox"/> Female <input type="checkbox"/> Other <input type="checkbox"/>
Married <input type="checkbox"/> Divorced <input type="checkbox"/> Single <input type="checkbox"/> Widow <input type="checkbox"/> Widower <input type="checkbox"/> Domestic Partner <input type="checkbox"/>		Retired: Yes <input type="checkbox"/> No <input type="checkbox"/>
	If not retired, Current Occupation	Relationship to Shareholder- Members

Home Phone ()	E-Mail Address
Cell Phone ()	

IMPORTANT: NEXT-OF-KIN OR EMERGENCY CONTACT INFORMATION		
Name	Address	Relationship
Home Phone ()	Work Phone ()	Cell Phone ()

PLEASE ATTACH A COPY OF GOVERNMENT ISSUED PHOTO ID FOR PROOF OF AGE

Co-Occupant Application

Does the Co-Occupant have an expectation of ownership interest in the Shareholder-Members' Unit? _____

If yes, please describe your inheritance interest and attach any legal documents which support your future right of inheritance such as a Certification of Trust, Court Order or other.

We hereby certify and declare under penalty of perjury, that the foregoing information is true and correct.

Date this _____ day of _____, 20____, at Seal Beach Leisure World.

Shareholder-Member Signature

date

Shareholder-Member Signature

date

Co-Occupant's Signature

date

Co-Occupant Agreement

Mutual & Unit: _____

This "**AGREEMENT**" made and entered into this ____ day of _____, 20____ by and between Seal Beach Mutual No. _____ (hereinafter referred to as the "**CORPORATION**", a Corporation having its principle office and place of business in Orange County, CA, and the Shareholder-Member: _____ Shareholder-Member: _____ and the Co-Occupant: _____.

WHEREAS, the corporation was formed for the purpose of acquiring, owning and operating a cooperative housing project to be located at Seal Beach Leisure World, Seal Beach, Orange County, California, with the intent that its stockholders (Shareholder-Members) shall have the right to occupy the dwelling units thereof under the terms and conditions set forth in the Occupancy Agreement; and

WHEREAS, the Shareholder-Members are the owner and holder of one share of common capital stock, Series_ of the Corporation and have a bona fide intention to reside in the project, and the Co-Occupant is qualified as a senior citizen pursuant to Civil Code 51.3 (C) (2).

NOW THEREFORE, in consideration of the Mutual, promises contained herein, the Corporation hereby consents to the Co-Occupant residing with the Shareholder-Members in Unit No. _____, Seal Beach Mutual No. _____, located at Leisure World.

ARTICLE 1. CHARGES

The Shareholder-Members hereby covenant and agrees to pay the Golden Rain Foundation an amount equal to the then current Amenities Fee payable in the same amount as is required of all Shareholder-Members at Leisure World.

ARTICLE 2. CARRYING CHARGES

The Co-Occupant acknowledges, covenants and agrees that in order to maintain residence with the Shareholder-Members that it is necessary that all monthly carrying charges as set forth in Article 1 of the Occupancy Agreement between the Corporation and the Shareholder-Members be paid.

ARTICLE 3. OCCUPANCY AGREEMENT

The Co-Occupant acknowledges reading the Occupancy Agreement existent between the Corporation and the Shareholder-Members and agrees to be bound by all of the terms and provisions therein contained as to residency, and the fact that said apartment is to be used for residential purposes only. The Co-Occupant agrees and acknowledges that

Co-Occupant Agreement

the Co-Occupant, in order to maintain residence, is jointly liable with the Shareholder-Members for all such charges related to the Seal Beach Mutual unit being occupied.

ARTICLE 4.

The Co-Occupant agrees that no right held by the Co-Occupant to reside with the Shareholder-Members may be assigned nor transferred to any other person and that no immediate or collateral family member in any relationship with the Co-Occupant will be allowed to reside with the Co-Occupant.

ARTICLE 5.

The Co-Occupant is entitled to use any and all of the facilities furnished and provided for Members of the Foundation at Leisure World and the Co-Occupant shall be entitled to enjoy said facilities together with the right of Occupancy with the Shareholder-Members.

ARTICLE 6.

The Co-Occupant covenants and agrees that he/she will comply with any and all pertinent corporate regulations, bylaws, and rules of the Corporation and Foundation related to occupancy, and will endeavor with the Shareholder-Members to cooperate with the other residents to bring about, for all residents of the Seal Beach Mutual in which the apartment is located, a high standard of home and community conditions. The Co-Occupant acknowledges, that by his/her acts and actions that if the occupancy is detrimental to the peace, quiet and enjoyment of the Seal Beach Leisure World community, that the same may result in the eviction of the Shareholder-Members and the Co-Occupant, and that there exists between the Shareholder-Members and the Corporation, a Landlord-Tenant relationship. The Co-Occupant acknowledges that he/she may be requested to leave the project or be evicted in the event said individual ceases to be qualified pursuant to the provisions of California Civil Code 51.3 (2) (B).

FURTHER: The Co-Occupant covenants and agrees that he/she has, pursuant to Civil Code, **NO RIGHT** to continue residence in the event of death, dissolution of marriage, upon hospitalization or other prolonged absence of the Shareholder-Members.

ARTICLE 7.

Co-Occupant understands that though they have an ID card for use of the community facilities, Co-Occupant may not attend monthly or Annual Mutual Shareholder-Member Meetings, or hold office, or participate in any governing process of the Mutual Corporation in which they reside or of the Golden Rain Foundation.

Co-Occupant Agreement

Shareholder-Member Signature

date

Shareholder-Member Signature

date

Co-Occupant's Signature

date

GOLDEN RAIN FOUNDATION
REQUEST FOR QUALIFIED PERMANENT RESIDENT APPLICATION

_____ **Date:** _____
Print Name of Shareholder-Member Signature of Shareholder-Member

Date _____ Interviewed by _____

SEAL BEACH MUTUAL NO. _____

APPROVED DISAPPROVED

By _____ Title _____ Date _____
(Authorized Signature)

RECEIVED BY GOLDEN RAIN FOUNDATION

By _____ Title _____ Date _____
(Authorized Signature)

QUALIFIED PERMANENT RESIDENT AGREEMENT

acknowledges that the Qualified Permanent Resident, in order to maintain residence, is jointly liable with the Shareholder-Members for all such charges related to the Seal Beach Mutual unit being occupied.

ARTICLE 3.

The Qualified Permanent Resident agrees that no right held by the Qualified Permanent Resident to reside with the Shareholder-Members may be assigned nor transferred to any other person and that no immediate or collateral family member in any relationship with the Qualified Permanent Resident will be allowed to reside with the Qualified Permanent Resident.

ARTICLE 4.

The Qualified Permanent Resident is entitled to use any and all of the facilities furnished and provided for Shareholder-Members of the Golden Rain Foundation at Leisure World and the Qualified Permanent Resident shall be entitled to enjoy said facilities together with the right of occupancy with the Shareholder-Members.

ARTICLE 5.

The Qualified Permanent Resident covenants and agrees that he/she will comply with any and all pertinent regulations, bylaws, and rules of Corporation and Foundation related to occupancy, and will endeavor with the Shareholder-Members to cooperate with the other residents to bring about, for all residents of the Seal Beach Mutual in which the unit is located, a high standard of home and community conditions. The Qualified Permanent Resident acknowledges, that by his/her act and actions that if the occupancy is detrimental to the peace, quiet and enjoyment of the Seal Beach Leisure World community, that the same may result in the eviction of the Member and the Qualified Permanent Resident, and that there exists between the Shareholder-Members and the Corporation a Landlord-Tenant relationship. The Qualified Permanent Resident acknowledges that he/she may be requested to leave the project or be evicted in the event said individual ceases to be a Qualified Permanent Resident pursuant to the provisions of California Civil Code §51.3.

QUALIFIED PERMANENT RESIDENT AGREEMENT

SEAL BEACH MUTUAL NO. _____ UNIT _____ SHAREHOLDER-MEMBER(S)

By: _____ Date: _____
(Authorized Signature)

By: _____ Date: _____
(Authorized Signature)

RECEIVED BY GOLDEN RAIN FOUNDATION

By: _____ Date: _____
(Authorized Signature)

QUALIFIED PERMANENT RESIDENT

By: _____ Date: _____
(Authorized Signature or Legal Guardian)

Mutual Corporation No. Eleven

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE/DENY MR. C'S TOWING AGREEMENT FOR 2018-2019 (NEW BUSINESS ITEM G)
DATE: AUGUST 16, 2018
CC: MUTUAL FILE

At the August 17, 2017 Board Meeting, the Mutual Board of Directors passed the following resolution: *RESOLVED, To have the President of Mutual Eleven sign Mr. C's Towing Agreement, effective 2017-2018.*

I move to approve/deny the Mr. C's Towing for the towing of vehicles when there is a violation of Mutual policy effective 2018-2019, and authorize the President to sign the agreement.