A G E N D A
REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL ELEVEN
September 17, 2020
Meeting begins at 1:30 p.m.
Zoom Video and Call Conference Meeting

TO ATTEND: 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.

TO PROVIDE COMMENTS DURING MEETING: In order to make a comment during the open Shareholder forum, the Shareholder must submit their information, including their name, Unit number, and telephone number, via e-mail at mutualsecretaries@lwsb.com, by no later than 3:00 p.m. on 09/16/2020, the business day before the date of the meeting.

1. CALL TO ORDER

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. Miller, Finance Director
   Ms. Hopkins, Mutual Administration Director
   Mr. Harper, Building Inspector
   Ms. Givehand, Recording Secretary

5. APPROVAL OF MINUTES:
   a. Regular Monthly Meeting Minutes of August 20, 2020

6. GUEST SPEAKER **Ms. Miller**
   a. Discuss and vote to approve the 2021 Operating Budget **(pp. 3-5)**

7. BUILDING INSPECTOR'S REPORT **Mr. Harper**
   Permit Activity; Escrow Activity; Contracts & Projects; Shareholder and Mutual Requests **(pp.6-9)**
   a. Discuss and vote to go out to bid for Sewer Inspection **(p.10)**
   b. Discuss Mutual Projects for 2021**(p.11)**
   c. Discuss Waivers for Fire/Safety/Health Inspection

8. GRF REPRESENTATIVE Ms. Heinrichs

9. CONSENT CALENDAR
   a. Discuss and vote to approve authorization of transfers of funds for Mutual Eleven **(p.13)**

(09/02/2020 rb/kg)

10. **UNFINISHED BUSINESS**
    a. Discuss and vote to sign Code of Ethics **(pp.13-15)**

11. **NEW BUSINESS**
    a. Approval of Mutual Monthly Finances **(p.16)**
    b. Discuss and vote to approve the Bulk Cable Agreement **(pp.17-20)**
    c. Discuss and vote to approve Patio Plan for 272K **(pp.21-23)**
    d. Discuss and vote to approve Mr. C's Towing Agreement **(pp.24-26)**
    e. Discussion on Golf Cart Pad at 274F
    f. Discussion to resume agenda preparation meeting.

STAFF BREAK BY 3:00 p.m.

12. SECRETARY / CORRESPONDENCE — Mrs. Martin-Juchna

13. CHIEF FINANCIAL OFFICER'S REPORT — Mrs. Basner

14. MUTUAL ADMINISTRATION DIRECTOR — Ms. Hopkins

15. ANNOUNCEMENTS

NEXT MEETING: October 15, 2020 at 1:30pm via Zoom Video and Call Conference Meeting

16. COMMITTEE REPORTS
    a. President's Report
    b. Landscape
    c. Bylaws
    d. Emergency Information

17. SHAREHOLDERS' COMMENTS **(2-3 minutes)**

18. ADJOURNMENT

19. EXECUTIVE SESSION

STAFF WILL LEAVE THE MEETIN.G BY 4:00 p.m

(09/02/2020 rb/kg)

Mutual Corporation No. Eleven

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE THE 2021 OPERATING BUDGET (GUEST SPEAKER – ITEM A)
DATE: SEPTEMBER 17, 2020
CC: MUTUAL FILE

I move to approve the 2021 Operating Budget for Mutual Eleven of $ 921,425, resulting in a regular monthly Mutual assessment of $ 246.11 per apartment per month, for an increase of $ 12.53 per month over the total Mutual operating costs of 2020, as presented, and to adopt this budget forthwith.

Seal Beach Mutual Eleven

Project Listing for Budget Year

2021

Painting Reserve Projects

Description	Unit #	Unit Cost	Base Line Year	Base Line Cost	*Year Acqurd*	*Repl Year*	*Yrs. In Serv.*	*Useful Life*	*Years Left*	*Fnding Ratio*	*Required Balance*	*Est. Beg. Bal.*	*(Surplus)/ Deficit*	*Per Cent Funded*
Touch-Up Painting	1	5,150	2021	5,150		2021			0	100.0%	5,150	4,163	987	80.8%
Light Poles - Repair/Repaint	1	5,800	2021	5,800	2016	2021	5	5	0	100.0%	5,800	4,688	1,112	80.8%
Stucco - Repaint	1	100,000	2021	100,000	2011	2021	10	10	0	100.0%	100,000	80,833	19,167	80.8%
Wood Surfaces - Repaint	1	88,000	2021	88,000	2016	2021	5	5	0	100.0%	88,000	71,133	16,867	80.8%
Set aside for painting				198,950							198,950	160,818	38,133	80.8%

Roofing Reserve Projects

Description	Unit #	Unit Cost	Base Line Year	Base Line Cost	*Year Acqurd*	*Repl Year*	*Yrs. In Serv.*	*Useful Life*	*Years Left*	*Fnding Ratio*	*Required Balance*	*Est. Beg. Bal.*	*(Surplus)/ Deficit*	*Per Cent Funded*
Laundry Room Roofs - Replace	1	21,000	2021	21,000		2035			14	22.2%	4,667	2,312	2,355	49.5%
Carport Roofs - Repl (2026)	1	85,000	2021	85,000		2026			5	72.2%	61,389	30,412	30,977	49.5%
Carport Roofs - Repl (2027)	1	85,000	2021	85,000		2027			6	66.7%	56,667	28,073	28,594	49.5%
Carport Roofs - Repl (2028)	1	85,000	2021	85,000		2028			7	61.1%	51,944	25,733	26,211	49.5%
Residential Roofs - Repl (2021)	1	480,000	2021	480,000		2021			0	100.0%	480,000	237,790	242,210	49.5%
Residential Roofs - Repl (2022)	1	480,000	2021	480,000		2022			1	96.7%	464,000	229,864	234,136	49.5%
Residential Roofs - Repl (2023)	1	480,000	2021	480,000		2023			2	93.3%	448,000	221,937	226,063	49.5%
Residential Roofs - Repl (2024)	1	480,000	2021	480,000		2024			3	90.0%	432,000	214,011	217,989	49.5%
Residential Roofs - Repl (2025)	1	480,000	2021	480,000		2025			4	86.7%	416,000	206,085	209,915	49.5%
Gutters/Downspouts - Replace (2	1	36,500	2021	36,500		2021			0	100.0%	36,500	18,082	18,418	49.5%
Gutters/Downspouts - Replace (2	1	36,500	2021	36,500		2022			1	95.8%	34,979	17,329	17,650	49.5%
Gutters/Downspouts - Replace (2	1	36,500	2021	36,500		2023			2	91.7%	33,458	16,575	16,883	49.5%
Gutters/Downspouts - Replace (2	1	36,500	2021	36,500		2024			3	87.5%	31,938	15,822	16,116	49.5%
Gutters/Downspouts - Replace (2	1	36,500	2021	36,500		2025			4	83.3%	30,417	15,068	15,349	49.5%
Set aside for roofing				2,858,500							2,581,959	1,279,091	1,302,866	49.5%

Seal Beach Mutual Eleven

Project Listing for Budget Year

2021

Infrastructure Reserve Projects

Description	Unit #	Unit Cost	Base Line Year	Base Line Cost	*Year Acqurd*	*Repl Year*	*Yrs. In Serv.*	*Useful Life*	*Years Left*	*Fnding Ratio*	*Required Balance*	*Est. Beg. Bal.*	*(Surplus)/ Deficit*	*Per Cent Funded*
Asphalt - Resurface	1	240,000	2021	240,000		2025			4	83.3%	200,000	200,000	0	100.0%
Asphalt - Repair/Seal	1	21,500	2021	21,500		2021			0	100.0%	21,500	21,500	0	100.0%
Concrete Carports - Repair	1	38,500	2021	38,500		2027			6	76.0%	29,260	29,260	0	100.0%
Plumbing (Sewer) - Repair	1	56,000	2021	56,000		2021			0	100.0%	56,000	56,000	0	100.0%
Pole Lights - Replace	1	9,500	2021	9,500		2021			0	100.0%	9,500	9,500	0	100.0%
Wall Lights - Replace	1	16,000	2021	16,000		2039			18	10.0%	1,600	1,600	0	100.0%
Bumper Rails - Repair/Replace	1	10,400	2021	10,400		2021			0	100.0%	10,400	10,400	0	100.0%
Meter Cabinet Doors - Replace	1	15,000	2021	15,000		2040			19	5.0%	750	750	0	100.0%
WH & Laundry Doors - Replace	1	6,200	2021	6,200		2025			4	80.0%	4,960	4,960	0	100.0%
Water Heaters - Replace	1	31,000	2021	31,000		2029			8	20.0%	6,200	6,200	0	100.0%
Wood Surfaces - Repair	1	43,000	2021	43,000		2030			9	10.0%	4,300	4,300	0	100.0%
Attic Screens - Replace	1	4,200	2021	4,200		2021			0	100.0%	4,200	4,200	0	100.0%
Bldg & Carport Signs - Replace	1	15,500	2021	15,500		2024			3	70.0%	10,850	10,850	0	100.0%
Storage Shed - Replace	1	7,100	2021	7,100		2027			6	70.0%	4,970	4,970	0	100.0%
Irrigation Controllers - Replace	1	15,000	2021	15,000		2021			0	100.0%	15,000	15,000	0	100.0%
(2026) Irrigation System Renova	1	17,500	2021	17,500		2026			5	16.7%	2,917	2,917	0	100.0%
(2027) Irrigation System Renova	1	17,500	2021	17,500		2027			6	14.3%	2,500	2,500	0	100.0%
(2028) Irrigation System Renova	1	17,500	2021	17,500		2028			7	12.5%	2,188	2,187	0	100.0%
Set aside for infrastucture				581,400							387,094	387,094	0	100.0%
Total requirement for replacement reserve				3,638,850							3,168,003	1,827,003	1,340,999	57.7%

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: 11 **INSPECTOR:** Mark Harper

MUTUAL BOARD MEETING DATE: October 15, 2020 **Print Date:** 10/7/2020

PERMIT ACTIVITY

UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	START DATE	COMP. DATE	CHANGE ORDER	INSPECTION	CONTRACTOR / COMMENTS
265-H	WINDOW AWNING	GRF	10/30/20	10/30/20	NO	10/30/20 NONE	AAA AWNINGS INC.
266-B	FLOORING	GRF	08/27/20	08/28/20	NO	09/01/20 FINAL	CARROLLS FLOORING
267-C	WALK IN CLOSET	BOTH	07/15/20	09/15/20	NO	09/15/20 NONE	J.C. KRESS CONSTRUCTION
267-C	FRAMING	BOTH	07/15/20	09/15/20	NO	07/26/20	J.C. KRESS CONSTRUCTION
267-C	DRYWALL NAILING	BOTH	07/15/20	09/15/20	NO	07/27/20	J.C. KRESS
267-F	HEATPUMP	BOTH	09/02/20	12/02/20	NO	NONE	GREENWOOD
268-H	PATIO TILE	GRF	06/11/20	07/30/20	NO	07/30/20 NONE	J.C.KRESS
269-C	REMODEL	BOTH	09/14/20	12/23/20	YES	09/02/20 FRAME	BERGKVIST
269-C	REMODEL	BOTH	09/14/20	12/23/20	YES	09/02/20 RWIRE	BERGKVIST
269-C	REMODEL	BOTH	09/14/20	12/23/20	YES	09/02/20 GPLUM	BERGKVIST
269-C	REMODEL	BOTH	09/14/20	12/23/20	YES	09/02/20 RPLUM	BERGKVIST
269-C	REMODEL	BOTH	09/14/20	12/23/20	YES	NONE	BERGKVIST
269-C	REMODEL	BOTH	09/14/20	12/23/20	YES	NONE	BERGKVIST
269-C	REMODEL	BOTH	09/14/20	12/23/20	YES	NONE	BERGKVIST
273-J	PATIO FLOORING	GRF	07/31/20	08/31/20	NO	08/17/20 FINAL	KARY'S CARPET
276-A	CLOSET/LIGHT	BOTH	03/01/20	08/20/20	NO	08/05/20 FINAL	LW DÉCOR, INC.

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: 11 **INSPECTOR:** Mark Harper

MUTUAL BOARD MEETING DATE: October 15, 2020 **Print Date:** 10/7/2020

274-H	14' SOLA TUBE	BOTH	12/19/19	01/14/20	NO	01/14/20 NONE	SOLATUBE HOME
267-B	HEATPUMP	BOTH	09/14/20	10/14/20	NO	NONE	ALPINE
276-G	AWNING	GRF	08/30/20	11/30/20	NO	08/26/20 FINAL	AAA AWNINGS
276-I	SOLATUBE	BOTH	12/19/19	01/14/20	NO	NONE	SOLATUBE HOME
277-	AWNINGS	GRF	09/12/20	11/20/20	NO	NONE	AAA AWNINGS
277-H	CLOSET WORK	BOTH	03/01/20	08/20/20	NO	NONE	LW DÉCOR
277-H	SM. REMODEL	BOTH	06/29/20	11/02/20	NO	11/02/20 NONE	LOS AL BUILDERS
277-H	FOOTING	BOTH	06/29/20	11/02/20	NO	07/23/20	LOS AL BUILDERS
277-H	FRAMING	BOTH	06/29/20	11/02/20	NO	08/12/20	LOS AL BUILDERS
277-H	DRYWALL NAILING	BOTH	06/29/20	11/02/20	NO	08/17/20	LOS AL BUILDERS
277-D	ROUGH ELECTRICAL	BOTH	06/29/20	11/02/20	NO	08/12/20	LOS AL BUILDERS
276-G	LATHING	BOTH	06/29/20	11/02 20	NO	08/12/20	LOS AL BUILDERS
281-A	WASHER/DRYER	BOTH	08/10/20	09/11/20	NO	08/25/20 FINAL	BERGKVIST
281-H	HEATPUMP	BOTH	09/10/20	09/15/20	NO	NONE	YES CONTRACTOR
286-E	WASHER/DRYER	BOTH	09/07/20	09/15/20	NO	NONE	HADI

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: 11 **INSPECTOR:** Mark Harper

MUTUAL BOARD MEETING DATE: October 15, 2020 **Print Date:** 10/7/2020

Escrow Activity

	NMI	PLI	NBO	FI	FCOEI	COE DATE	ROF	
262-E		08/11/20						
262-I		06/04/20	09/11/20					
263-G		08/24/20						
265-L		01/29/20	05/01/20			02/12/20	02/24/20	
267-A		06/04/20						
269-C		06/12/20	07/24/20	07/27/20	08/07/20	08/10/20	08/26/20	
269-F		03/27/20	09/03/20					
273-J		08/06/20						
275-K		04/03/19	04/13/20	04/14/20				
277-A		06/23/20	07/17/20	07/23/20		08/06/20		
277-G		04/15/20				04/01/20	02/24/20	
278-C		06/04/20						
278-J		04/19/19						
278-K		08/04/20						
278-L		10/14/19	04/06/20	04/06/20				
280-J		06/22/18						
281-A		12/27/19	07/06/20	07/06/20				
285-I		08/26/20	02/21/20	02/25/20	03/06/20	03/10/20		

Contract Services	Project Discription
Fenn Termite + Pest Control	Termite And Pest Control Ex 07/14/2020
Roofing standards	Carport and Cleaning Services Ex 04/30/22
Totoal landscape Maintance	Landscaping Contract For Three Years Ex 12/30/21

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: 11 **INSPECTOR:** Mark Harper

MUTUAL BOARD MEETING DATE: October 15, 2020 **Print Date:** 10/7/2020

Site Visits		
267-A	8/20/2020	Denis Craig Permit
277-G	8/20/2020	Inspect Awnings
262-E	8/24/2020	Water Smell
278-D	9/8/2020	Termite Inspection
277-K	9/8/2020	Termite Inspection
284-J	9/9/2020	Landscape Inspection

Mutual Corporation No. Eleven

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO GO OUT TO BID FOR SEWER INSPECTION (BUILDING INSPECTORS REPORT, ITEM A)
DATE: SEPTEMBER 17, 2020
CC: MUTUAL FILE

I move to approve Mutual Elevens' GRF Inspector to go out to bid for Sewer Inspection.

Mutual	1	2	3	4	5	6	7	8	9	10	11	12	14	15	16	17
sewer line relining																
sewer line repair																
water re-pipe																
water heater replacements																
laundry machines																
re-roof																
dry rot / termite repairs																
exterior paint																
sidewalk / walkways																
carport asphalt / concrete																
street paving																
tree trimming																
tree planting																
tree removals																
landscape projects																
gutter clean																
lighting																
attic doors																
appliance replacement																
electrical doors																
bldg signs																
solar																
Other																

Mutual Corporation No. Eleven

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE AUTHORIZATION OF TRANSFERS OF FUNDS FOR MUTUAL ELEVEN (CONSENT CALENDAR, ITEM A)
DATE: SEPTEMBER 17, 2020
CC: MUTUAL FILE

I move that the Board authorizes the following transfers of funds, per detailed and dated resolutions, by consent calendar.

Transfer/ Invoice Date	Amount	Originating/Destination Accounts or Payee
08/19/2020	$33,950.00	US Bank Checking to US Bank Restricted Money Market

Mutual Corporation No. Eleven

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE TO SIGN THE MUTUAL CORPORATION NO. ELEVEN FOR THE 2020-2021 TERM (UNFINISHED BUSINESS, ITEM A)
DATE: SEPTEMBER 17, 2020
CC: FILE

I move to approve the signing of the Mutual Corporation No. Eleven for the 2020-2021 term.

Mutual Corporation No. Eleven

Board Member Code of Conduct – 2020-2021

The Board Member Code of Conduct has been adopted to guide individual board members in a direction that is best for the organization. Accordingly, individual board members should:

- Understand, power resides with the "Board" not individual board members
- Maintain the confidentiality of executive session information
- Put personal interests aside and advance the best interests of the association
- Respect, abide by, and carry out the decisions of the majority of the board
  - The expertise of individual board members will be used to enhance the board's understanding of issues but will not be substituted for the judgment of the board
- Treat fellow directors, homeowners, management and vendors with respect
- Become familiar with the governing documents
- Be fully prepared for board meetings
  - Engage in board discussions prepared and with an objective, open mind
  - Provide a monthly report to be incorporated with the minutes
  - Allow actions that are required by the governing documents or law
- Monitor appropriately by internal and external reports as well as observation to ensure policies are being met
- Subscribe to the Business Judgment Rule
  - Duties are performed in good faith
  - Duties are performed in a manner believed to be in the best interests of the association
  - Duties are performed with such care, including reasonable inquiry as an ordinary prudent person in a like position would use under similar circumstances
- Maintain current assessment payments and comply with the rules and regulations so as to remain in good standing
- Avoid any conflict of interest
  - If licensed and bidding on a job said board member shall recuse him or herself from discussions and decision

DRAFT

Additionally, the Board as an entity shall:

- Be as open as possible in the process of conducting its business
- Not allow any individual member, managing agent or vendor to be harassed by any individual member of the board or membership
- Allow no officer, individual or board committee to prevent the board from fulfilling its commitments
- Not allow any provision of law or the governing documents to be unfulfilled
- Present a united front for all Board decisions

Signature:_____ Date:_____

Print Name:_____

DRAFT

Mutual Corporation No. Eleven

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: APPROVAL OF MUTUAL MONTHLY FINANCES (NEW BUSINESS, ITEM A)
DATE: SEPTEMBER 17, 2020
CC: MUTUAL FILE

I move to approve that the review of the Mutuals' operating accounts, reserve accounts, current year's actual operating revenues and expenses compared to the current year's budget, the latest account statements prepared by financial institutions where the mutual has its operating and reserve accounts, and the income and expense statement for the mutual's operating and reserve accounts have been approved; and, further, that per Civil Code Section 5500(a)-(f), the check register, monthly general ledger, and delinquent assessment receivable reports have been reviewed for the months of August 2020.

Mutual Corporation No. Eleven

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE THE BULK CABLE AGREEMENT (NEW BUSINESS, ITEM B)
DATE: SEPTEMBER 17, 2020
CC: MUTUAL FILE

I move to approve the Bulk Cable Agreement and authorize the President to sign the agreement.

Golden Rain Foundation Golden Rain Foundation Leisure World, Seal Beach

MEMO

TO: MUTUAL BOARDS
FROM: RANDY ANKENY, EXECUTIVE DIRECTOR
SUBJECT: BULK CABLE AGREEMENT
DATE: SEPTEMBER 2, 2020
CC: FILE

After lengthy negotiations between Charter/Spectrum and Superwire, the existing bulk cable agreement will be terminating on June 30, 2021.

Per terms and conditions of the Management Agreements, GRF may not take any additional actions without the direction of the Mutuals. All Mutual Boards are requested to consider action allowing GRF to negotiate on behalf of all Mutuals a new Bulk cable agreement; due to the nature of a bulk cable agreement, such action by the Mutuals require **unanimous** consent.

I respectfully request that the attached resolution be placed on your next Mutual Board meeting agendas as this matter is time sensitive.

RESOLUTION OF THE BOARD OF DIRECTORS OF SEAL BEACH MUTUAL NO._____

GRANT OF AUTHORIZATION TO GOLDEN RAIN FOUNDATION TO NEGOTIATE AGREEMENT ON BEHALF OF SEAL BEACH MUTUAL NO. _____

WHEREAS, Seal Beach Mutual No. _____ ("Mutual) is a California corporation duly organized and existing under the laws of the State of California; and,

WHEREAS, the Board of Directors desires that the Mutual's Shareholder/Members have access to cable television, internet and other telecommunications services;

WHEREAS, the Board of Directors wishes to have Shareholder/Members of the Mutual have access to cable television, internet and other telecommunications services at the lowest possible prices;

WHEREAS, the Board of Directors believes that the best prices for the Mutual's Shareholder/Members for cable television, internet and other telecommunications services may only be obtained through an agreement with a telecommunications provider to provide services to all the Mutual's which comprise Leisure World, Seal Beach;

NOW, THEREFORE, BE IT RESOLVED, the Board of Directors hereby adopts the following resolution:

1. Golden Rain Foundation (GRF), the managing agent for the Mutual, shall be empowered and is hereby directed to negotiate, by and through its Board of Directors, on behalf of the Mutual and its Shareholder/Members to provide cable television, internet and any other telecommunication services to the Mutual's Shareholder/Members.

2. By adopting this resolution the Mutual __ Board of Directors authorizes and otherwise directs Golden Rain Foundation to proceed with negotiations through its Board of Directors

3. Upon completion of negotiations, GRF shall presents to the collective Mutuals a comprehensive report detailing the proposal of each respective service provider.

BE IT FURTHER RESOLVED, that the officers, directors and agents of this Association are authorized to carry out the purpose of this Resolution.

SEAL BEACH MUTUAL NO. _____

By: _____
Print Name
Its: President

Dated: _____

By: _____
Print Name
Its: Secretary

Dated: _____

Mutual Corporation No. Eleven

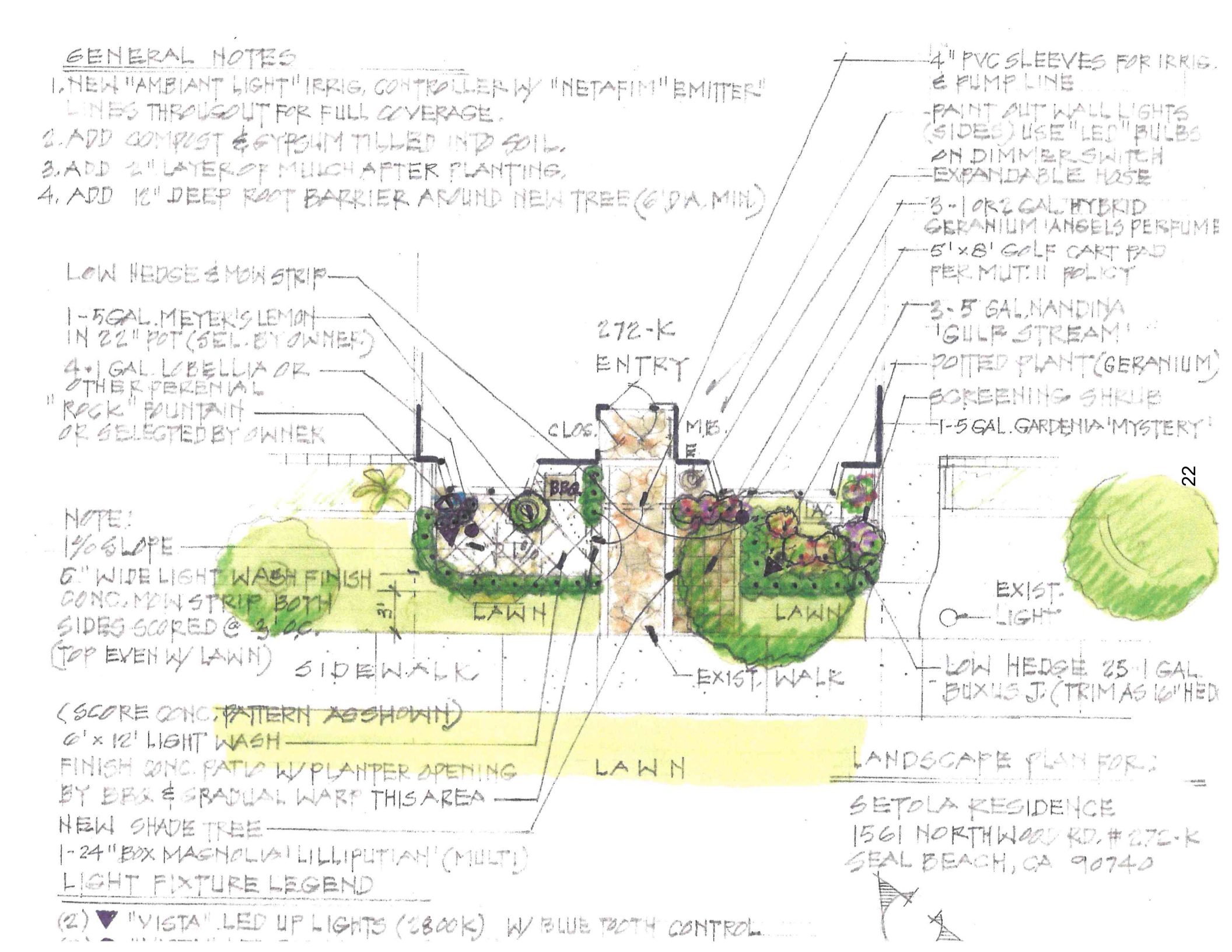
MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TP APPROVE PATIO PLAN FOR 272K (NEW BUSINESS, ITEM C)
DATE: SEPTEMBER 17, 2020
CC: MUTUAL FILE

I move to approve the patio plan for Unit 272K. Work to be done at the shareholder's expense.

GENERAL NOTES

1. NEW "AMBIANT LIGHT" IRRIG. CONTROLLER W/ "NETAFIM" EMITTER LINES THROUGOUT FOR FULL COVERAGE.
2. ADD COMPOST & GYPSUM TILLED INTO SOIL.
3. ADD 2" LAYER OF MULCH AFTER PLANTING.
4. ADD 12" DEEP ROOT BARRIER AROUND NEW TREE (6' DIA. MIN.)



LANDSCAPE PLAN FOR:

SETOLA RESIDENCE
1561 NORTHWOOD RD. # 272-K
SEAL BEACH, CA 90740

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Mutual Corporation No. Eleven

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE MR. C'S TOWING AGREEMENT FOR 2020-2021 (NEW BUSINESS, ITEM D)
DATE: SEPTEMBER 17, 2020
CC: MUTUAL FILE

I move to approve Mr. C's Towing Agreement for the towing of vehicles when there is a violation of Mutual Policy, effective 2020-2021, and authorize the President to sign the agreement.

PRIVATE PROPERTY TOW SERVICES AGREEMENT

AGREEMENT DATE:		**EFFECTIVE DATE:**		
CUSTOMER:	Mutual Eleven Corporation			
PROPERTY:	Mutual Eleven			
TYPE OF PROPERTY:	☐**Residential**	☐**Commercial**	☐**Retail**	☐**HOA**

This agreement by and between the Towing Company (named below) and Customer (named above) shall serve as authorization to serve the Property named above in accordance with the requirements of California Vehicle Code Section 22658 (CVC 22658) "Removal From Private Property" upon the specific written authorization of Customer, except for Section 22658(1)(1)(E), for which this agreement may serve as the general authorization.

The Towing Company agrees to respond to the Property within a reasonable period of time when requested by Customer for the purposes of removing any vehicle(s) that are not in compliance with the property or business regulations as determined by Customer and communicated to the Towing Company in the written authorization provided by Customer under CVC 22658(1).

The Towing Company will, as prescribed by law, promptly report all impounded vehicles to the appropriate law enforcement agency and will perform all operations within the guidelines set forth in CVC 22658.

The Towing Company agrees that their employees will act and conduct themselves in a professional, workman-like manner on and off the above Property. This agreement is for a period of one (1) year commencing on the Effective Date noted above and shall automatically renew annually, unless terminated in writing upon 30-days written notice by either party.

ACCEPTED

Customer:	Mutual Eleven Corporation	**Tow Company:**	Mr. C's Towing
Signed:		**Signed:**	
Print Name:	PATRICK HENEHAN	**Print Name:**	
Title:	Mutual Eleven Board President	**Title:**	
Date:		**Date:**	

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ACCOUNT INFORMATION

☐ Original ☐ Updated _____

Property/Complex Name:	
Property Address:	
City/Zip:	
Cross Streets:	
Mailing Address:	PO Box 2069, Seal Beach, CA 90740
Property Management Co.	☒ Yes ☐ No
If Yes, Name, Address & Phone:	Golden Rain Foundation, PO Box 2069, Seal Beach, CA 90740 (562) 431-6586, Ext. 377

MANAGER	**ASSISTANT MANAGER**	**ON-SITE CONTACT**
Executive Director	Mutual Administration Manager	Security Services Director
Phone: 562-431-6586	Phone: 562-431-6586	Phone: 562-594-4754
Fax: 714-851-1251	Fax: 714-851-1253	Fax: 562-431-8206

Security Company:	☒ Yes ☐ No
If Yes, Name, Address & Phone:	Internal Security Department of Property Management Company (562) 431-6586, Ext. 377

Persons Authorized to Sign for Vehicle Removals **(Two Board Members Must be Present)**	1.	Title: President
	2.	Title: Vice President
	3.	Title: CFO
	4.	Title: Secretary
	5.	Title: Director at Large

PLEASE CHECK APPROPRIATE BOXES

❒ Fire Lane Removals	❒ Visitor Only Parking	❒ Posted "Tow-Away Zone"
❒ Ingress/Egress Interference	❒ Manager Parking Only	❒ Parking Permits
❒ Within 15' of Fire Hydrant	❒ Expired Tags	❒ Handicap Parking
❒ No Street Parking	❒ Tenants authorized to tow	❒ Blocking Carports
❒ Time Limit Parking	❒ Blocking Dumpster	❒ Double Parked

❒ Violation of Mutual __Eleven___ Policies on Mutual Eleven Property, when directed by authorized Board Member

❒ Proof of residence required. Describe: Carport spaces assigned, and vehicle is to display decal of registration with Security. Non-resident parking by permission of Mutual __Eleven on a case-by-case basis.

Local Rate Jurisdiction:	
Tow Rate:	**$220.00**
Storage Rate/Day:	**$85.00**
Other / Weekend Drop Fee:	**Gate Fee: $110.00 Drop Fee: $108.00**

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