

**A G E N D A**  
**REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS**  
**SEAL BEACH MUTUAL SIXTEEN**  
**May 1, 2018**  
**Meeting begins 9:30 a.m.**  
**Administration Building Conference Room A**

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. Fekjar, GRF Representative  
Ms. Hopkins, Mutual Administration Director  
Mr. Antisdell, Building Inspector  
Ms. Pellegrini, Recording Secretary
5. APPROVAL OF MINUTES:  
**Regular Meeting Minutes of March 6, 2018**
6. BUILDING INSPECTOR'S REPORT Mr. Antisdell  
Permit Activity; Escrow Activity; Contracts & Projects; Shareholder and Mutual Requests (**handout**)
7. GRF REPRESENTATIVE Ms. Fekjar
8. **UNFINISHED BUSINESS**
  - a. Ratify Phone Pole to cancel April 3, 2018, Mutual 16 Regular Meeting (p. 3)
  - b. Discuss Mutual 15 and Mutual 16 merger
9. **NEW BUSINESS**
  - a. Discuss upcoming Fire Inspection
  - b. Bulk Cable Service Agreement - Superwire (p. 5-6)
  - c. Emergency Information Council (p. 7)
  - d. Approval of the Standard Hourly Retainer Agreement (p. 9)
  - e. Approval of the Joint Representation of Mutual 15 and Mutual 16 and Attorney fees and cost (p. 11)

**STAFF SECRETARY BREAK 11:00 a.m.**

10. SECRETARY / CORRESPONDENCE Ms. Clawson
11. CHIEF FINANCIAL OFFICERS REPORT Mr. Grenrock
  - a. Allocation of the 2017 GRF Excess Income (p. 13)
12. MUTUAL ADMINISTRATION DIRECTOR Ms. Hopkins
13. ANNOUNCEMENTS
14. COMMITTEE REPORTS
15. DIRECTORS' COMMENTS
  - a. President's Report Mr. Grenrock
  - b. Vice President / Grounds Report Ms. Merrifield
16. SHAREHOLDER(S)' COMMENTS (2-3 MINUTES)
17. ADJOURNMENT
18. EXECUTIVE SESSION

**STAFF SECRETARY WILL LEAVE THE MEETING BY 12:10 p.m.**

**NEXT MEETING: ANNUAL SHAREHOLDERS MEETING  
WEDNESDAY, MAY 23, 2018 AT 2:00 P.M. ADMINISTRATION BUILDING  
CONFERENCE ROOM A**

**NEXT REGULAR BOARD MEETING TUESDAY, June 5, 2018, in the  
Administration Building, Conference Room A, at 9:30 a.m.**

# *Mutual Corporation No. Sixteen*

---

## MEMO

---

**TO:** MUTUAL BOARD OF DIRECTORS  
**FROM:** MUTUAL ADMINISTRATION  
**SUBJECT:** RATIFY PHONE POLL TO CANCEL APRIL 3, 2018, MUTUAL 16 REGULAR MEETING (UNFINISHED BUSINESS ITEM A)  
**DATE:** MAY 1, 2018  
**CC:** MUTUAL FILE

---

*I move to ratify the phone poll performed on March 25, 2018, to cancel the April 3, 2018, regular monthly Board meeting due to the lack of official Mutual business.*

**THIS PAGE LEFT  
INTENTIONALLY  
BLANK**

# Mutual Corporation No. Sixteen

---

## MEMO

---

**TO:** MUTUAL BOARD OF DIRECTORS  
**FROM:** MUTUAL ADMINISTRATION  
**SUBJECT:** BULK CABLE SERVICE AGREEMENT – SUPERWIRE (NEW BUSINESS ITEM B)  
**DATE:** MAY 1, 2018  
**CC:** MUTUAL FILE

---

At the April 5, 2018, Presidents Council, Executive Director Randy Ankeny, discussed the Bulk Cable Service Agreement with Superwire. Mr. Ankeny has respectfully requested that each Mutual Board authorize GRF to seek and negotiate as directed and on behalf of the combined Mutuals a new bulk cable agreement. Of note: such action by the Mutuals require unanimous consent, as preliminary research on cable providers, note exclusive rights.

Please be advised, on February 18, 2019, the agreement between GRF and Superwire will terminate and action is requested by each Mutual Board as follows.

**Resolution to authorize GRF to negotiate a mutually beneficial bulk cable service agreement:**

**WHEREAS**, GOLDEN RAIN FOUNDATION (hereinafter "GRF") through its volunteer Board of Directors, is responsible for management, control and administration of a residential common interest development (the "Project"), under the Declaration of Trust ("Trust"), which grants the Foundation the authority to manage and govern trust property and community facilities, all within what is known as Seal Beach Leisure World, consisting of sixteen (16) Mutuals (hereinafter the "Mutuals");

**WHEREAS**, notwithstanding the foregoing, GRF is not a housing provider, and neither owns or operates any housing for the residents in the Project;

**WHEREAS**, each Mutual in Seal Beach Leisure World, is its own fully-functioning association with its own Occupancy Agreements, Bylaws, Rules, Resolutions and Policies. Mutual Boards direct GRF to take action on their behalf pursuant to the Management Agreements between GRF and each Mutual, and pursuant to applicable law;

**WHEREAS**, the Management Agreements between GRF and each Mutual state that GRF has the duty to "operate and maintain the Project according to the highest standards achievable consistent with the overall plan of the [Mutual] and the interests of the consenting parties...GRF shall be expected to perform such other acts and deeds as are reasonable, necessary and proper in the discharge of its duties under this Agreement." (Management Agreement, FOURTH, Section (m) (Mutuals 1-11; 14-15; 17); FOURTH (o) (Mutual 12); FOURTH (n) (Mutual 16));

**Resolution to authorize GRF to negotiate a mutually beneficial bulk cable service agreement (continued):**

**WHEREAS**, the Management Agreements between GRF and each Mutual state that GRF has a duty to "Take such action as may be necessary to comply promptly with any and all orders or requirements affecting the premises placed thereon by any federal, state, county, or municipal authority having jurisdiction thereover." (Management Agreement, FOURTH, Section (f) (Mutuals 1-11; 14-15; 17); FOURTH, Section (g) (Mutuals 12, 16));

**WHEREAS**, the agreement between GRF and Superwire Telecom, Inc, shall expire on February 18, 2019;

**WHEREAS**, negotiations for any bulk cable services will require the joint and unanimous consent of all Mutuals to authorize GRF to negotiate a bulk cable service agreement for a period not to exceed five (5) years;

**NOW, THEREFORE**, be resolved that the following Resolution is adopted by the Board of Directors:

The officers and staff of GRF are hereby authorized on behalf of the Mutual to negotiate a mutually beneficial bulk cable service agreement for a period not to exceed (5) years. Such authorization is contingent upon the collective approval of all Mutual Boards.

March 16, 2018

To All Mutual Boards of Directors,

It is understood that the Golden Rain Foundation and/or any Mutual Board of Directors do not have responsibility to provide supplies or emergency services to residents of Leisure World in the event of a disaster.

It is therefore important for every resident to become informed on what to do to be ready for such an occurrence and not expect that help will be available.

The Emergency Information Council (EIC) are members/residents of mutuals in Leisure World who meet and gather information on disaster preparedness to help spread the word and encourage everyone to be proactive in self-sufficiency.

The council is asking your support in this effort by requesting a representative from your mutual to attend the monthly EIC meetings. The benefit of participation would be the increased awareness of personal responsibility in this area and steps that can be taken by each of us to help ourselves.

Respectfully,

Kathy Almeida  
EIC Chairperson  
M1.kalmeida@yahoo.com

**THIS PAGE LEFT  
INTENTIONALLY  
BLANK**



# *Mutual Corporation No. Sixteen*

---

## MEMO

---

**TO:** MUTUAL BOARD OF DIRECTORS  
**FROM:** MUTUAL ADMINISTRATION  
**SUBJECT:** APPROVAL OF THE STANDARD HOURLY RETAINER AGREEMENT (NEW BUSINESS ITEM D)  
**DATE:** MAY 1, 2018  
**CC:** MUTUAL FILE

---

To allow Mutual 16 to move forward with the merger with Mutual 15.

***I move to engage in Option A Standard Hourly Retainer Agreement with Roseman & Associates, effective immediately, and to authorize the Mutual President to sign the necessary documentation.***

**THIS PAGE LEFT  
INTENTIONALLY  
BLANK**

# *Mutual Corporation No. Sixteen*

---

## MEMO

---

**TO:** MUTUAL BOARD OF DIRECTORS  
**FROM:** MUTUAL ADMINISTRATION  
**SUBJECT:** APPROVAL OF THE JOINT REPRESENTATION OF MUTUAL 15 AND  
MUTUAL 16 AND ATTORNEY FEES AND COST (NEW BUSINESS ITEM E)  
**DATE:** MAY 1, 2018  
**CC:** MUTUAL FILE

---

*I move to approve/deny Roseman Law, APC – Payment of Attorney’s Fees and Costs by Seal Beach Mutual No. fifteen (“Mutual 15”) in Connection with Joint Representation of Mutual 15 and Seal Beach Mutual No. Sixteen (“Mutual 16”), and authorize the President to sign the contract.*

**THIS PAGE LEFT  
INTENTIONALLY  
BLANK**

# *Mutual Corporation No. Sixteen*

---

## MEMO

---

**TO:** MUTUAL BOARD OF DIRECTORS  
**FROM:** MUTUAL ADMINISTRATION  
**SUBJECT:** ALLOCATION OF 2017 GRF EXCESS INCOME (CHIEF FINANCIAL OFFICERS REPORT ITEM A)  
**DATE:** MAY 1, 2018  
**CC:** MUTUAL FILE

---

On March 27, 2018, the Golden Rain Foundation passed a motion to distribute its 2017 excess income of to all the Mutual Corporations. The funds will be distributed based on a pro-rata basis and will be included in the monthly settlement amount on April 5, 2018.

***I move to accept the 2017 GRF excess income distribution of \$1,163 and to deposit the funds into the Infrastructure Reserve.***