

A G E N D A
REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL SEVEN
Wednesday, August 16, 2017
1:00 p.m.

1. SHAREHOLDER(S)' COMMENTS
2. CALL TO ORDER / PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. INTRODUCTION OF GUESTS AND STAFF:
 - Ms. Rapp, GRF Representative
 - Ms. Hopkins, Mutual Administration Director
 - Mr. Hawke, Security Services Manager
 - Mr. Hurtado, Building Inspector
 - Mrs. Aquino, Recording Secretary

GUEST SPEAKER – Mr. Hawke, Security Services Manager

5. APPROVAL OF MINUTES: **Regular Meeting of July 19, 2017**
6. CORRESPONDENCE Ms. Rettela
7. BUILDING INSPECTOR'S REPORT (page 2) Mr. Hurtado
8. ROOFING PROJECT UPDATE
9. ASPHALT CARPORTS 181, 182, 85, 86, 87, 88, 89
10. CHIEF FINANCIAL OFFICER'S REPORT Mrs. Fellows
 - a. Reserve Study
11. UNFINISHED BUSINESS
 - a. Ratify amended/posted Policy 7557.07 – Caregivers (pages 3-4)
 - b. Ratify adopted/posted Policy 7591.07 – Unmanned Aerial Flight Vehicles (Drones) (page 5)
 - c. Ratify amended/posted Policy 7502.07 – Carport Regulations (pages 6-12)
 - d. Ratify adopted/posted Policy 7584.07 – Mutual and Street Parking (pages 13-14)
 - e. Ratify amended/posted Policy 7506.07 – Sidewalk Traffic Restrictions (pages 15-16)
 - f. Emergency Information / Schedule Special Meeting – radios Mrs. Rogers
12. NEW BUSINESS –
 - a. Posting Procedures
 - b. Notice of Violation Letter Procedures
 - c. Mr. C's Towing Agreement 2017/2018 (pages 19-22)
 - d. Landscaping, tree trimming and planting trees
 - e. Request for additional shrubbery by 145– L

(STAFF BREAK (TIME TO BE DETERMINED BY PRESIDENT))

13. MUTUAL ADMINISTRATION DIRECTOR'S REPORT Ms. Hopkins
14. GRF REPRESENTATIVE'S COMMENTS Ms. Rapp
15. DIRECTOR(S)' COMMENTS
16. SHAREHOLDER(S)' COMMENTS
17. ANNOUNCEMENTS
18. ADJOURNMENT
19. EXECUTIVE SESSION – (member issues)

STAFF WILL LEAVE THE MEETING BY 4:10 P.M.
NEXT MEETING: WEDNESDAY, SEPTEMBER 20, 2017, at 1:00 p.m.

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (07) SEVEN

INSPECTOR: George Hurtado

MUTUAL BOARD MEETING DATE: August 16, 2017

PERMIT ACTIVITY							
UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	PERMIT ISSUE	COMP. DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR / COMMENTS
165L	remodel	yes	04/14/17	09/14/17	no		Kang Construction
166K	entry door, washer/dryer, cabs	yes	04/07/17	09/15/17	no		ACR Construction
153E	heat pump	yes	06/12/17	10/03/17	no		Greenwood
145F	remodel	yes	05/08/17	10/05/17	no		Kress
165F	countertop, shower	yes	06/19/17	10/15/17	no		Los Al Builders
162E	livingroom flooring	yes	07/07/17	08/17/17	no		Kary's Carpet
145J	windows, entry door, slider	yes	06/28/17	08/14/17	no		Bodies
145J	countertops, entrydoor	yes	06/28/17	08/10/17	no		Swenman
165H	solatube	yes	07/14/17	08/25/17	no		Brighter Concepts
166D	ADA shower	yes	07/27/17	09/11/17	no		NuKote
150E	heat pump	yes	07/12/17	08/22/17	no		Alpine

ESCROW ACTIVITY							
UNIT #	NMI	PLI	NBO	FI	FCOEI	ROF	DOCUMENTS/COMMENTS
155C			08/04/17	08/08/17			
172B			08/04/17				
174D			07/20/17	07/24/17	08/03/17		
162A			07/20/17	07/20/17	08/01/17		

NMI = New Member Inspection PLI = Pre-Listing Inspection NBO = New Buyer Orientation
 FI = Final Inspection FCOEI = Final COE Inspection ROF = Release of Funds

CONTRACTS	
CONTRACTOR	PROJECT
Fenn	termites and pests
Total Landscape	gardening
Empire Pipe	sewer cleaning
Innovative Cleaning Services	laundry rooms / partitions
So Cal Fire Protection	fire extinguishers
Jordan Roofing	Roofs (163,164,165)
MJ Jurado	Paving / Slurry / Concrete

SPECIAL PROJECTS	
CONTRACTOR	PROJECT
Jordan Roofing	roofing - buildings 163,164,165
MJ Jurado	carport paving repairs, slurry

APARTMENT VISITS

Various

MUTUAL OPERATIONS**RESIDENT REGULATIONS****AMENDED DRAFT****Caregivers- Mutual Seven Only****1. Licensing Requirements**

- a. In order to work as a caregiver in Mutual Seven, caregiver ~~must~~ **should** have a valid Seal Beach Business License or work for an agency with a valid Seal Beach Business License, per Seal Beach City Ordinance 1435. ~~A copy of the license must be in the possession of caregiver at all times.~~

Exemption: A family member (of a shareholder) who is acting in the capacity of a caregiver is exempt from possessing a business license, but must apply and receive a caregiver's pass and badge.

- b. A caregiver working in Mutual Seven must have a valid driver's license if driving a vehicle into Leisure World.

2. Pass and Badge Requirements

- a. All caregivers, whether working as a family member, as an individual, or through an agency, must apply and receive a caregiver's pass and clear badge holder through the Golden Rain Foundation Stock Transfer Office.
- 1) The pass must be renewed every six months.
 - 2) The pass must be worn in clear sight at all times.
 - 3) Passes or badge holders may not be transferred or lent to anyone.

3. Use of Laundry Facilities

- a. Part-time caregivers may use laundry facilities for shareholder's laundry only. Part-time caregivers who use Mutual laundry facilities for their personal or family use will be permanently barred from Leisure World.
- b. Caregivers who are 24-hour live-ins may use washers and dryers for their personal use, but may not use the washers and dryers for other family members or friends.
- c. Washers and dryers are to be cleaned after every use.
- d. Only two washers and dryers may be used at a time.
- e. Washed items are not allowed to be hung on patios.

MUTUAL OPERATIONS**RESIDENT REGULATIONS****AMENDED DRAFT****Caregivers- Mutual Seven Only**

f. ~~Part-time caregivers who use Mutual laundry facilities for their personal or family use will be permanently barred from Leisure World.~~

4. General Requirements

- a. **A Doctor's note stating that a full or part-time caregiver is needed. If fulltime 24/7 care is needed, that must be included in the Doctor's note. It must be an original, not a photocopy.**
- b. Caregiver must cease any noise that could be considered disruptive after 10 p.m., i.e., no loud televisions, radios, or talking, so as not to disturb the quiet enjoyment of neighbors.
- c. Caregivers are not allowed to bring family members or friends to the apartment.
- d. Caregivers are not allowed to bring pets into Leisure World.
- e. ~~Caregivers are not allowed to use community facilities, including laundry facilities, unless caregiver is a 24-hour live-in.~~

5. Parking Regulations

- a. If shareholder does not have a vehicle, caregiver may use the carport space for their own vehicle after obtaining a temporary parking pass through the Stock Transfer Office.
- b. The temporary parking pass must be clearly displayed on dashboard of caregiver's vehicle at all times.

MUTUAL ADOPTION:
SEVEN:

MUTUAL OPERATIONS**ADOPT DRAFT NEW****SHAREHOLDER REGULATIONS****Unmanned Aerial Flight Vehicles (Drones)–Mutual Seven**

Seal Beach Mutual Seven is a cooperative housing project consisting of 32 residential buildings, containing 384 units, and is the owner of all the community facilities within that Mutual area consisting of the residential buildings, laundry rooms, streets, common sidewalks, garden areas, carports, and ways of egress into said facilities.

To protect the safety and privacy of the shareholders of Mutual Seven, the recreational flight of drone aircraft is prohibited over all Mutual Seven property.

The only circumstances under which drone aircraft may operate in the air over Mutual Seven property:

1. In the event of an emergency declared by local, state or federal authority, or by an authorized officer of the Golden Rain Foundation, or the Executive Director of the GRF, or two Mutual Seven Directors. Proper documentation of the qualifications of those operating the drone and liability insurance will be required.
2. A commercial drone flight may be authorized by two Mutual Seven Directors, for purposes determined to be necessary and beneficial to Mutual Seven shareholders. Proper documentation of the qualifications of those operating the drone and liability insurance will be required.

Any violation of this resolution shall be considered a trespass, and the Leisure World Security staff will be called upon to bring such trespass to an end in a peaceful manner with or without the assistance of local law enforcement.

MUTUAL
SEVEN

ADOPTION

RESIDENT REGULATIONS

AMENDED DRAFT

Carport Regulations – Mutual Seven

A. Carport Use

1. Carports are for the use of Mutual Seven Shareholders and Registered Co-occupant. Use by anyone else is prohibited. Passenger vehicles are to be parked heading in, and shall be licensed and insured in compliance with California–Department of Motor Vehicles regulations. They shall also exhibit a current and valid Leisure World identification decal issued by the Golden Rain Foundation and have current DMV registration tags.

2. The rear of the vehicle registered to park in the carport space, or any vehicle parked there, must not extend beyond the drip line of the carport roof. The area outside the drip line is a common walkway area and must remain clear.

3. Carports are to be used for parking of self-propelled land vehicles in operating condition. Any stored items in the carports must be completely contained in the carport cabinets. except as stated in Section A, Paragraph 7.

4. ~~Current fire regulations~~ Mutual Seven prohibits the storage of fuel, oil or any combustible material in the carport areas. No Storage of propane tanks are allowed in the carports (see Policy 7427.207 – Barbecue Usage). Upon discovery of any combustible materials in the carport area the Mutual is authorized to have them removed immediately.

5. Carport space may not be rented to, used by, or exchanged with anyone who is not a verified Mutual Seven Shareholder/Resident. All rental or use agreements must be registered with Stock Transfer. However, the carport assignee may allow temporary short-term parking (30-day intervals) for a vehicle used by a houseguest with Mutual Board approval and all applicable permits.

6. Mechanical repairs of vehicles in carports are not permitted except for minor maintenance such as jumping of a battery, tire changing, checking oil or water, changing wiper blades or windshield repair. Adding or changing of oil or any engine fluids is not permitted. Painting of vehicles in mutual Seven carports is not permitted.

~~6—7.~~ A maximum of three of the following items are allowed in front of the car in the shareholder's assigned or rented space: two bicycles or tricycles, in operating condition, a grocery cart/hand cart, a ladder/step stool for access to storage and a non-propane barbeque. A kayak or two-wheeled bicycle may also be hung over a vehicle using bicycle hooks or an approved pulley system (at shareholder's risk). Any damage from this type of storage is the responsibility of the shareholder. Vehicles such as motorcycles, mopeds, gas or electric carts require separate parking accommodations. Bicycles and tricycles may not be parked between self-propelled land vehicles in adjacent carport spaces due to infringement. ~~Upon another occupant's vehicle space. A grocery cart/hand cart and a ladder or step stool for access to storage is allowed in front of the car.~~

RESIDENT REGULATIONS

AMENDED DRAFT

Carport Regulations – Mutual Seven

8. Washing vehicles in the carports is prohibited. Resident's Shareholders vehicles can be washed at the facility provided at Clubhouse Two.

9. The floor space may NOT be used as a storage area, whether free-standing or in any type of container. Boats or trailers of any size or kind may not be parked in the carport.

~~7~~ 10. Any damages sustained to the carport are the responsibility of the assigned shareholder. Shareholder is responsible for any damages incurred by renters.

11. At each inspection of the carports by the Mutual Board Representative, a notice will be given to any shareholder whose carport space is found in violation of this policy. Improperly stored material must be removed within ten (10) days or the material will be removed at the shareholder's expense.

12. Any vehicle that is not compliant with these rules may be towed at the owner's expense as specified in CVC 22658. See Mutual Towing Policy 7582.07.

B. Carport Maintenance

~~1. In accordance with Seal Beach Municipal Code 9.20.010, Any vehicle leaking oil, gasoline, engine fluids, anti-freeze, or any other hazardous material is prohibited from parking in a Mutual Seven carport or on a Mutual Seven street or driveway. To prevent contamination of city storm drains, leaking vehicles may be towed.~~

~~2. Carports Shareholders are responsible to maintain the carport shall be maintained by the shareholder by removing unsightly oil or emissions spots.~~

~~a. Shareholders must shall remove all oil spots upon discovery. of the oil spill. If shareholder fails to remove the spot, the shareholder shall be notified of the spill and be given five (5) business days to have it the spill cleaned up. If the shareholder does not remove the spot spill, the Mutual Corporation shall have it the spill removed at the expense of the shareholder. and billed to the unit.~~

~~b. Shareholders may request or use any professional oil removal group of their own. or may request that Mutual Seven commission the removal and authorize charging the fees to their unit at any time, with or without notification to remove. If the leak is not repaired, any future removals will be at the Shareholder's cost and may be without notice.~~

3. Any vehicle that is not compliant with these rules may be towed at the owner's expense. See Mutual 7 Towing Policy 7582.07.

RESIDENT REGULATIONS

AMENDED DRAFT

Carport Regulations – Mutual Seven

C. Carport Assignments

1. Carport assignments are controlled by the Mutual Corporation and a record of assignments is kept in the Stock Transfer Office of the Golden Rain Foundation.
2. Shareholders desiring to change carport assignments must obtain approval of the Mutual Board of Directors so that the change can be recorded in the Stock Transfer Office.
3. The request for carport re-assignment, if approved, is only temporary and is valid only so long as both participating parties agree to the temporary change. Either party may withdraw from the agreement at any time provided the Mutual Board of Directors is notified. The Mutual Corporation, at all times and at its discretion, retains the authority to revoke and cancel temporary change of carport assignments. The re-assignment of carport spaces, herein provided, will automatically become null and void in the event of a sale of the stock representing either unit, with absolutely no exceptions to the rules herein provided.

D. Golf Carts – Electric/Gas

The following Guidelines have been developed in response to the use of electric ~~golf~~ carts in Mutual No. Seven. See Policy Policies 7506.07 – Sidewalk Traffic Restriction, 7507.07 Electric/Gas Cart, and 7507.07 Electric Cart Pad Mutual 7 only.

In addition, the following accommodation may be available in your carport.

~~1. To accommodate shareholders, permission must be obtained to have a charging pad installed adjacent to the apartment at the shareholder's expense. See Policy 7507.7, Electric Cart Pad.~~

1. An electrical outlet may be installed, by permit, in the carport for the purpose of charging an electric cart. Only two (2) electric outlets are allowed on one electric supply circuit. Electric circuits are only active at night when carport lights are on. The approved contractor will tap into the existing lighting circuit and install a box and a switch in the locker and an approved outlet box outside the locker. All materials will be painted to match the garage space.

2. Maintenance of the electrical circuit is allowed only by an approved contractor at the Shareholder's expense. responsibility

3. A flat, monthly charge of \$15 for electric usage will be paid by the shareholder to Golden Rain Foundation/Mutual Seven accounts. Shareholder will be billed on an annual basis for the electrical usage. Failure to comply with timely payments will result in the circuit being disconnected at the Shareholder's expense. Periodically, the Mutual will monitor the outlet use for any changes in the flat rate estimate.

RESIDENT REGULATIONS

AMENDED DRAFT

Carport Regulations – Mutual Seven

~~3. Maintenance of the electrical circuit is the shareholder's responsibility. Failure to comply with timely payments will result in the circuit being disconnected at the shareholder's expense.~~

~~4. Upon resale **At sale** or transfer of the share of stock, the electrical outlet will be removed by approved contractor at Shareholder's expense. it is the responsibility of the shareholder, at his or her expense, to remove the electrical circuit and return the carport to its original condition, if the new buyer does not want the circuit.~~

4. Regulations for electric carts:

~~a. Electric carts cannot be parked on a walkway while being charged.~~

~~b. Electric cords for charging cannot be placed across any walkway.~~

~~c. Electric carts cannot be parked in such a way as to interfere with the entry into or the exit from an apartment.~~

~~4. Gasoline powered golf carts may not be parked or stored on cart pads or walkways by resident/shareholders' units. See Policy 7506.7 – Sidewalk Traffic Restrictions.~~

5. The Mutual encourages all shareholders to park any and all vehicles in carports as much as possible, and obtain carport space and use for each vehicle they operate.

E. Secondary Carport Storage Cabinets

1. Shareholders are permitted to have a secondary carport storage cabinet installed beneath their existing cabinet with the approval of a Mutual Seven Director, approval of a Mutual Seven Inspector, and a permit from the GRF Physical Property Department before the cabinets are built and installed. Shareholder's vehicle and any future vehicles must fit within the carport drip line. Secondary carport storage cabinets are only to be constructed by a Mutual Seven approved contractor and after detailed plans have been presented to and approved by the Mutual Building Inspector, and the Board. Contractors must use block construction to prevent rodent habitation. If a storage cabinet is built without approval and/or permit, then the cabinet must be removed or brought into compliance at the shareholder's expense.

2. Shareholders must use a standard design approved by Mutual Seven.

3. The dimensions of the lower, secondary cabinet must conform to the dimensions of the upper cabinet. The lower cabinet doors must align with the doors of the upper cabinet. The depth of the lower, secondary storage cabinet must not exceed the depth of the concrete berm. Width must not exceed the width of the upper storage cabinet.

4. The exterior paint and hardware must match the existing upper cabinet.

RESIDENT REGULATIONS

AMENDED DRAFT

Carport Regulations – Mutual Seven

5. Shareholders are responsible for maintaining and repairing any damage to any of the carport cabinets.
6. ~~Secondary cabinets are a non-standard addition. If a subsequent owner does not want the cabinet, the seller must remove the secondary storage cabinet and restore the area to original condition, all at the seller's (shareholder's) expense.~~
7. No electricity will may ~~be installed inside secondary cabinets.~~

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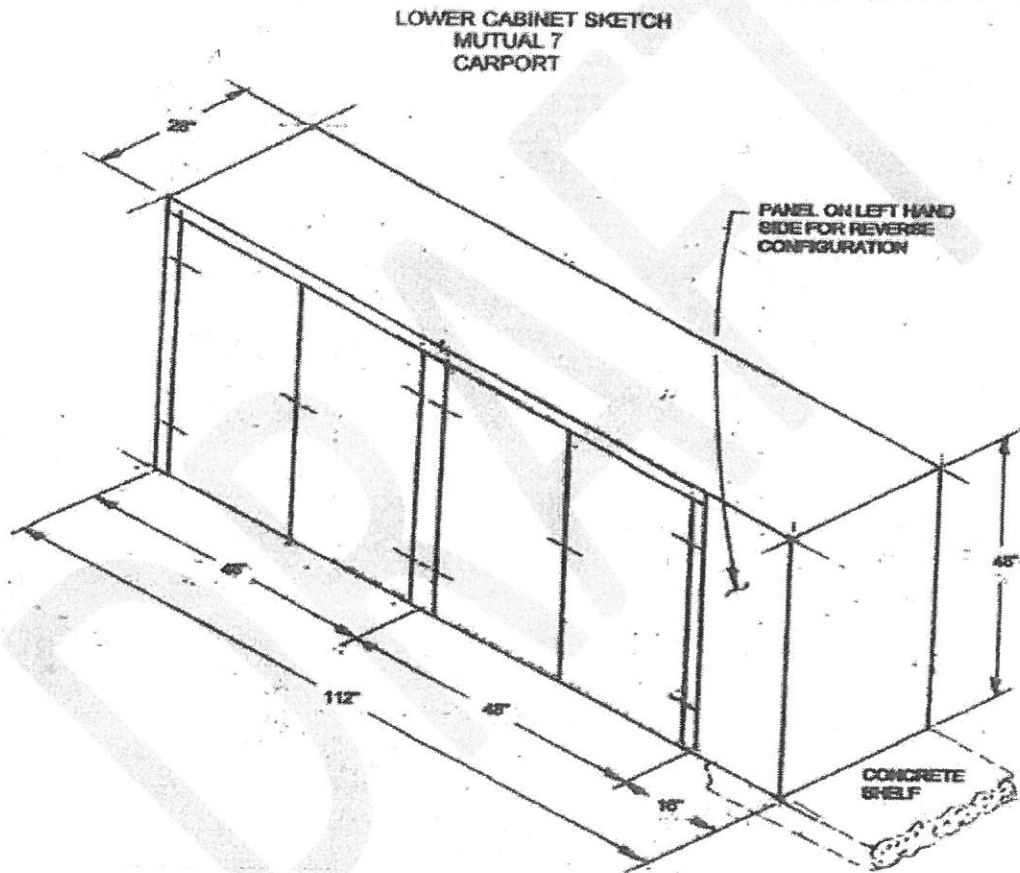
RESIDENT REGULATIONS

AMENDED DRAFT

Carport Regulations – Mutual Seven

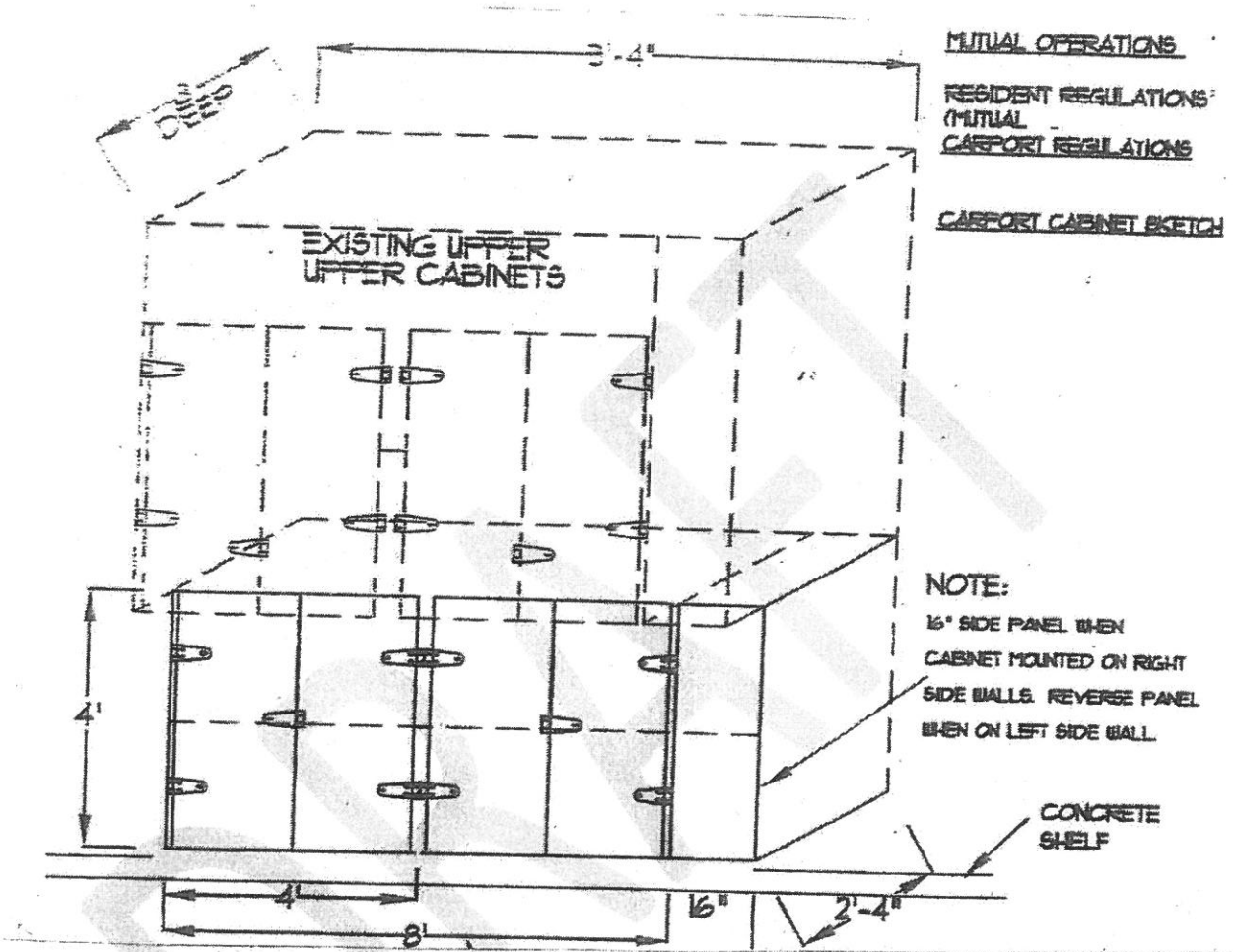
6. Secondary cabinets are a non-standard addition. If a subsequent owner does not want the cabinet, the seller must remove the secondary storage cabinet and restore the area to original condition, all at the seller's (shareholder's) expense.

7. No electricity will may be installed inside secondary cabinets



FRAME MATERIAL 2X4
FRONT AND SIDES $\frac{3}{4}$ " SANDED PLYWOOD
FLOOR $\frac{1}{2}$ " OR $\frac{3}{4}$ " SANDED PLYWOOD ON 2/4s OPTIONAL
FRONT EDGE OF FLOOR FINISHED WITH $\frac{3}{4}$ " PLYWOOD STRIP

Carpport Regulations – Mutual Seven



MUTUAL ADOPTION

AMENDMENTS

SEVEN: 07-03-72

10-15-90, 04-15-91, 09-21-91, 06-20-08, 06-18-10
11-16-11, -4-24-12, 02-28-13, 09-17-14,

(draft created 6-15-17 by SR)

SHAREHOLDER REGULATIONS

ADOPT DRAFT

Mutual and Street Parking –

1. Shareholders, caregivers, visitors, contractors, vendors, and delivery persons shall obey all traffic control devices including STOP signs, speed limits, and NO PARKING signs. Drivers shall be licensed by a State to operate the type of vehicle they are driving if a State would require a license to operate the vehicle on all public streets/highways. Vehicles shall have a current registration and license if the State would require a registration and license to operate the vehicle on all public streets/highways.

2. Immediate Towing: 22953 (b) CVC authorizes immediate towing when the vehicle is parked:

- a. In a fire lane.
- b. Within 15' on either side of a fire hydrant.
- c. In a handicapped parking space without proper plate or placard.
- d. In a manner which interferes with the entrance to or exit from Mutual 7.

See Towing Policy 7582.07

3. All shareholders, caregivers, visitors, contractors, vendors, and delivery persons **must** obey all curb markings. No double-parking is permitted. All visitor's vehicles must display GRF parking pass on the driver side dash face up at all times.

4. All accidents (including property damage) must be reported to Security and/or the Seal Beach Police.

5. Parking around the perimeter of the carports is for guest/contractor vehicles visiting or working for Mutual 7 shareholders. Contractors/vendors physically working in Mutual Seven may park from 8:00 a. m. to 5:00 p. m., Monday through Friday, with NO overnight or weekend parking (exceptions by Director approval only). Shareholder and guest vehicles may park in perimeter parking for a maximum of 72 hours as long as they fit into a clearly marked space.

6. Shareholders who regularly park on St. Andrews, Northwood, Southport Lane, Oakmont, Fairview and Kenwood should check newspaper for GRF Trust Street Sweeping Schedule.

7. No unlicensed person will be allowed to drive any motorized electric or gasoline powered vehicles within Mutual Seven.

8. Mutual 7 Shareholder's/Resident's recreational vehicles may park around the perimeter of the carports for a maximum of 72 hours for loading and unloading.

SHAREHOLDER REGULATIONS

ADOPT DRAFT

Mutual and Street Parking –

9. Visitors driving a recreational vehicle must notify Security Department immediately upon entering the Community. Visitors may not park their RV's or motorhome around the perimeter of the carports. Visitors with a RV/motorhome must park on a Trust street or in a parking lot authorized by Security for that purpose. Trailers must remain attached to a motor vehicle at all times.

10. No hose or electric cord may be passed from any parked vehicle across any walkway or roadway at any time. Nothing may be discharged from any vehicle or recreational vehicle onto the ground or pavement or into any open container or storm drain.

11. Washing vehicles around the perimeter of the carports is prohibited. Shareholder's vehicles can be washed at the facility provided at Clubhouse Two.

12. Repair or painting of vehicles is prohibited on streets in Mutual Seven except for minor maintenance such as jumping of a battery, tire changing, checking oil or water, changing wiper blades or windshield repair. To reduce the likelihood of spills, adding or changing of oil or any engine fluids is not permitted.

13. To prevent fires and protect the storm drains, any vehicle found to be leaking gasoline or other hazardous fluids on any Mutual 7 streets, may be towed at owner's expense.

14. Shareholders or visitors desiring to use the parking facility west of Clubhouse Four must contact Security for parking authorization.

Electric and Gasoline Golf Cart regulations- see Policy 7507.07

MUTUAL
SEVEN

ADOPTION

MUTUAL OPERATIONS**AMENDED DRAFT****RESIDENT REGULATIONS****Sidewalk Traffic Restriction– Mutual Seven Only**

1. Shareholders are permitted to use bicycles, tricycles, electric golf carts and other motorized electric devices of less than 1,500 pounds on Mutual 7 sidewalks.

2. Motorcycles, gasoline powered golf carts and any other gasoline-powered vehicles are prohibited on sidewalks in this Mutual **Seven**. Exceptions shall be limited to the following:

- a. Emergency medical vehicles belonging to the Leisure World Health Care Center.
- b. Service vehicles designated for sidewalk use belonging to the Golden Rain Foundation.
- c. Service vehicles designated for sidewalk use belonging to contractors or vendors doing business with residents **shareholders** or corporations (such as newspaper carriers).

3. NO child under the age of 18 will be allowed to drive any motorized electric vehicle within Mutual Seven.

4. All electric carts (scooters, power chairs, two-seaters, and similar vehicles) driven by shareholders must not exceed a wheelbase of 68 inches and a width of 48 inches, or 8.5-inch-wide inflatable tires.

5. Anyone operating a power vehicle on Mutual sidewalks must stop for pedestrian traffic. **Pedestrians have the right-of-way.** Stopped vehicles are always to be as close as possible to the right side of the sidewalk.

6. Any vehicle issued a Vehicle Identification Number (VIN) by its manufacturer, or one that fulfills all of the requirements of the State of California that would allow the vehicle to be licensed for highway operation, is prohibited on sidewalks in Mutual Seven and must be parked in an authorized parking space.

7. Electric carts cannot be parked ~~on a walkway or breezeway and should not be parked~~ in such a way as to interfere with the entry into or the exit from the apartment.

8. Parking of electric carts for more than four (4) hours requires that they be parked in the carport, or the street or on a an approved parking pad at the apartment. that has been approved by the Mutual.

See Policy 7507.07 Electric Cart Pad.

MUTUAL OPERATIONS

AMENDED DRAFT

RESIDENT REGULATIONS

Sidewalk Traffic Restriction– Mutual Seven Only

9. Bicycles, tricycles, golf carts, other motorized devices of less than 1,500 pounds, and Maintenance service vehicles may be parked on the common sidewalk for short periods of time. They shall not be parked so that they deny emergency access. Any damage caused by the vehicles will be the responsibility of the person causing the damage or the host shareholder, sponsor/employer.

10. Electric cords for charging cannot be placed across any walkway.

~~10. If eligible, shareholder must obtain all approvals to install a cart pad from sidewalk to residence. Shareholder is responsible for all costs. See Policy 7507.7, Electric Cart Pad.~~

DRAFT

MUTUAL ADOPTION

SEVEN:

(draft created on 6-15-17 by SR)



PRIVATE PROPERTY TOW SERVICES AGREEMENT

AGREEMENT DATE:		EFFECTIVE DATE:	
CUSTOMER:	Mutual Seven Corporation		
PROPERTY:	Mutual Seven		
TYPE OF PROPERTY:	<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Retail
	<input type="checkbox"/> 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 Seven Corporation	Tow Company:	Mr. C's Towing
Signed:		Signed:	
Print Name:	Sue Rotter	Print Name:	
Title:	Mutual Seven Board President	Title:	
Date:		Date:	

Towing:

RESOLVED, To approve Mr. C's Towing for towing of vehicles when there is a violation of Mutual policy, and two signatures of Board members are required with at least one of the signatures being that of an officer on the Board, effective 2017-2018.

Mr. C's Towing
 10821 Bloomfield Street
 Los Alamitos, CA 90720
 (562) 594-9521

PRIVATE PROPERTY TOW SERVICES AGREEMENT

Agreement Date:
 Effective Date:

_____ Mutual Seven Corporation (Customer)
 _____ Mutual Seven (Property)

TYPE OF PRIVATE PROPERTY (Check One)

Residential Commercial Retail HOA/Common Interest Development

This agreement by and between Mr. C's Towing and Customer named above shall serve as authorization to service 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 (I) (1) (E), for which this agreement may serve as the general authorization.

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

Mr. C's Towing 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.

Mr. C's Towing agrees that their employees will act and conduct themselves in a professional workmanlike 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 Seven Corporation	Mr. C's Towing
Signed: <i>Sue Rotter</i>	Signed: <i>[Signature]</i>
Print Name: Sue Rotter	Print Name: <i>Bob Dahlstrom</i>
Title: Mutual Seven Board President	Title: <i>Account Manager</i>
Date: <i>7/20/16</i>	Date: <i>9/30/16</i>

PRIVATE PROPERTY TOW SERVICES AGREEMENT

ACCOUNT INFORMATION FORM:

X Original Updated

Property/Complex Name: Mutual Seven Corporation			
Property Address: 13531 St. Andrews Drive			
City: Seal Beach, CA		Zip: 90740	
TG Map Grid:		Cross Streets:	
Mailing Address (if different than above): P.O. Box 2069 Seal Beach, CA 90740			
Property Management Company <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
If Yes, Name, Address & Phone: Golden Rain Foundation, P.O. Box 2069, Seal Beach, CA 90740			
Manager Name	Asst Manager Name	On-Site Contact Name	
Executive Director	Mutual Administration Manager	Security Chief	
Phone: 562-431-6586	Phone: 562-431-6586	Phone: 562-431-6586	
Fax:	Fax:	Fax:	
Email:	Email:	Email:	
Security Company <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
If Yes, Name, Address & Phone: Internal Department of Property Management Company (562) 431-6586 Ext# 377			
Persons Authorized To Sign for Vehicle Removals	1	Two Board Members	Title: President
	2	must be present	Title: Vice-President
	3		Title: CFO
	4		Title: Secretary
	5		Title: Director at Large

Please Check Appropriate Boxes:

<input checked="" type="checkbox"/> Fire Lane Removals	<input type="checkbox"/> Visitor Only Parking	<input checked="" type="checkbox"/> Posted "Tow-Away Zone"
<input checked="" type="checkbox"/> Ingress/Egress Interference	<input type="checkbox"/> Mgr Only Parking	<input checked="" type="checkbox"/> GRF Policy 1920
<input checked="" type="checkbox"/> Within 15' of Fire Hydrant	<input checked="" type="checkbox"/> Expired Tags	<input checked="" type="checkbox"/> 7502.7 Mutual Policy / GRF
<input type="checkbox"/> Parking Permits	<input checked="" type="checkbox"/> No Street Parking	
<input checked="" type="checkbox"/> Handicap Parking	<input type="checkbox"/> Tenants authorized to tow	
<input checked="" type="checkbox"/> Blocking Garages	<input type="checkbox"/> Time Limit Parking	<input type="checkbox"/>
<input checked="" type="checkbox"/> Blocking Dumpster	<input checked="" type="checkbox"/> Proof of residence required – Describe:	
<input type="checkbox"/> Double Parked		

Local Rate Jurisdiction:	
Tow Rate:	\$185
Storage Rate / Day:	\$55
Other:	Gate Fee: \$92.50 Drop Fee: \$60

NEW BUSINESS

Following a discussion, and upon a MOTION duly made by President Rotter and seconded by CFO Fellows, it was

RESOLVED, To approve Mr. C's Towing Agreement for Mutual Seven.

The MOTION passed.

Following a discussion regarding adopting Policy 7403.G – Skylights & Solar Tubes, it was decided by the Board that the topic be postponed for further research.

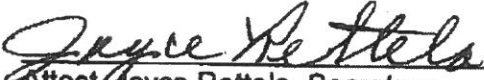
President Rotter called a break at 3:03 p.m. to 3:16 p.m.

Policy 7415.7 – Patio Regulations will be discussed next month.

Mutual Administration Manager McAuley arrived at 3:35 p.m.

ADJOURNMENT

President Rotter adjourned the meeting at 3:50 p.m. and announced there would be an Executive Session following to discuss member issues.


Attest, Joyce Rettela, Secretary
SEAL BEACH MUTUAL SEVEN
jl:08/12/16
Attachments

NEXT BOARD MEETING: AUGUST 17, 2016