

MUTUAL TWELVE

**BOARD OF DIRECTORS
MONTHLY REPORTS**

April 2023

1. **Policy 7501 Pet Ownership.** It has come to our attention that there may be a few pet owners who still have not registered or re-registered their pets with the Stock Transfer Office. Reregistration must be completed by December 31. If you have any questions call one of your Mutual Directors or visit Stock Transfer.

Please do so. You know who you are.

2. **Caregiver badges 12-7557-1 (IDs)** These are given to your Caregivers by Stock Transfer Office when you register them. They must also be re-registered every 6 months. They are supposed to wear their ID badges on the lanyard supplied **anytime** they are outside of your unit. That holds true even if they just take out the trash.

2.1. All Permitted Health Care Residents, whether working as a family member, as an individual, or through an agency, must apply and receive a Permitted Health Care Resident's pass and clear badge holder through the Golden Rain Foundation Stock Transfer Office. 2.1.1. The pass must be renewed every January and June. 2.1.2. The pass must always be worn in clear sight. 2.1.3. Passes or badge holders may not be transferred or lent to anyone.

3. **Trash Facilities.** Our green and white trash areas are for **basic** trash and recycles such as boxes etc. Many Share Holders are **still** taking mattresses and furniture to our trash areas and leaving them. These items create a hazard due to someone tripping or falling as well as an "eye sore." When this happens your mutual must call GRF Maintenance Service personnel to remove these heavy items at a cost of \$50.00 per hour X 2 people which is \$100.00 at a **minimum**. It is not fair for your "fellow" shareholders to absorb this additional cost because of your inconsideration. If you are caught leaving these items in our local trash areas, you will be billed for removal. Please be respectful of your neighbors and Mutual Board.

4. **Illegally Parked Vehicles in Carports and on Mutual streets.** There are some shareholders who have not legally registered their vehicles with both the **DMV** and **Leisure World Security**. You must do so for our insurance purposes. Vehicles without legal registration could be towed at the owner's expense. The policy, 12-7502-1, is attached to this report.

5. **T.V./Internet Service.** There has been much discussion and bantering around about service for your T.V. and Internet. Mutual 12 has signed a contract with "Interactive Services" (I.S.), to allow them to install their' equipment in Mutual 12 for their "bulk rate".

This does not mean you have to use them. You can use any service that is applicable within our mutual which includes Spectrum, Fios, Roku, etc. It is up to you as to which service provider you wish to use. I have included a “fact” sheet with this report. A copy of it is also hanging in each laundry room.

6. **New Laundry Machines**

As most of you know by now, we have a new laundry service, National Wash, has supplied us with new machines. You now must pay to do your laundry. It is 75 cents to wash and 75 cents to dry. This decision was not an easy one for your board.

Unfortunately, due to the higher costs of new washers and dryers and the maintenance costs to keep them running, the board had to make these decisions.

The directions to use these new machines are clearly labeled on each machine. Also, **YOU**...repeat...**YOU** can call National anytime you notice a non-working machine. You do not have to call your director. The number to call is labeled on each machine.

We thank you for your understanding.

Respectfully,

Rich Carson/President M-12

SEAL BEACH MUTUAL NO. TWELVE**Shareholder Regulations****Carport Regulations, Common Area Traffic, and Fines****1. CARPORT USE**

- 1.1. 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 1.3).
- 1.2. Current fire regulations prohibit the storage of fuel oil or any combustible material in anywhere in the carport areas.
- 1.3. One bicycle or tricycle per resident, a folding shopping cart, and a ladder or stepstool may be stored under the cabinets in the owner's assigned or rented space (chains and locks recommended). Nothing else may be stored anywhere on the floor or stoop of the carport space.
- 1.4. No second vehicle of any kind may be parked beside self-propelled land vehicles because that would infringe upon another occupant's vehicle space.
- 1.5. All vehicles, when parked in the carports, must be headed in and must not extend beyond the drip line of the carport roof. The area outside the drip line is a common walkway area and must be remain clear.
- 1.6. At each inspection of the carports by the staff of the Physical Property Department or Mutual 12 Physical Property committee member, notice will be given to each shareholder found in violation stating that the improperly stored items must be removed within ten (10) days or the items will be removed at the shareholder's expense.
- 1.7. Installation of a power outlet in the carport for charging small (non-highway) electric carts is no longer permitted. A registered, fee paying shareholder who already has a power outlet in their carport space can be "grandfathered in" only for charging one cart that shareholder already owns or a replacement cart that can be charged at the existing outlet. The outlet shall be removed at the end of that shareholder's occupancy. Other electric cart owners shall install a charging pad at their apartment as described in Rule 12-7507-1 Electric Cart Pad.
- 1.8. Any damages sustained to the carport are the responsibility of the shareholder.

2. CARPORT ASSIGNMENTS

- 2.1. Carport assignments are designated for use by shareholders in a specific unit and are controlled by the Mutual Corporation. A record of assignments is kept in the Stock Transfer Office of the Golden Rain Foundation.
 - 2.1.1. Any vehicle parked in a carport must bear a current vehicle decal issued by the Seal Beach Leisure World Security Department (except as stated in 2.2.1).
 - 2.1.2. No person shall park any vehicle in any carport not assigned to him/her without permission from the Mutual Board of Directors (procedure stated in 2.1.3) or a temporary visitor form on the dash

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(2.2.1).

2.1.3. Mutual 12 shareholders desiring to change carport assignments must obtain approval of the Mutual Board of Directors so that the change can be properly recorded in the Stock Transfer Office. 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. One party determining to withdraw from the agreement may do so as may the successor owner of that party's apartment. The Mutual Corporation retains, at all times, the authority to revoke and cancel this temporary change of carport assignment, at its discretion. The reassignment of carport spaces, herein provided, will automatically become null and void in the event of a sale of the stock representing either apartment, with absolutely no exceptions to the rules herein provided.

2.2. Carport space or storage space may only be rented to or used by a Mutual Twelve shareholder and a member in good standing of the Golden Rain Foundation. The Carport Usage/Rental Agreement form is available from M12 Directors or GRF Stock Transfer Department and requires the approval of a Mutual 12 Director.

2.2.1. A shareholder may allow temporary, short-term parking of a vehicle used by a houseguest in their assigned carport during and not to exceed the visitors permitted 60-day stay in one year. A form available from directors or Stock Transfer containing the beginning and ending dates the vehicle will be parked and the shareholder's name and unit number shall be placed on the driver's side of the vehicle's dashboard to be read outside the vehicle.

3. MUTUAL DRIVEWAY/ROADWAY RESTRICTION

3.1. The speed limit is 10 miles per hour. All vehicles must park with the flow of traffic. All vehicles may be parked for no more than 72 (seventy-two) hours in one location. Parking is limited to 30 minutes in green zones. 20 minutes in yellow zones and is prohibited in red zones.

3.2. Mutual Twelve shareholder RVs may park on driveways less than 48 hours for loading and unloading only. Visitor and vacation RVs may park on Trust streets as permitted in GRF's Security Rule 80-1937-1, not on Mutual Twelve driveways.

4. INOPERABLE OR LEAKING VEHICLES

4.1. No inoperable, wrecked, unlicensed, or leaking vehicles may be brought into or parked on Mutual Twelve property. Mutual 12 requests that GRF not allow such

SEAL BEACH MUTUAL NO. TWELVE**Shareholder Regulations****Carport Regulations, Common Area Traffic, and Fines**

vehicles to be parked within 10 feet of Mutual 12 property.

- 4.2.** Mutual 12 shareholders are responsible for prompt and thorough removal of any leak or spill that they or their visitors have caused.

5. TOWING VEHICLES

- 5.1.** Pursuant to Clause (1) of subparagraph (E) of paragraph (1) of subdivision (1) of Section 22658 of the California Vehicle Code:
- 5.1.1.** The Security Department is hereby authorized by the Board of Directors of Mutual Twelve to cause the REMOVAL AND TOWING OF A VEHICLE WHICH IS PARKED ON ANY MUTUAL TWELVE PROPERTY LOCATED WITHIN 15 FEET OF A FIRE HYDRANT OR IN A FIRE LANE, OR IN A MANNER WHICH INTERFERES WITH AN ENTRANCE OR EXIT FROM THE PRIVATE PROPERTY, so long as such towing conforms to the other provisions of said Section 22658.
- 5.1.2.** The Security Department is further authorized to cause the removal and towing of a vehicle that is in violation of Seal Beach Mutual No. Twelve policies on Mutual No. Twelve property when authorized by a majority vote in a Board meeting in compliance with CA Civil Code §4910-4925 of the Davis-Stirling Open Meeting Act and signed by the Mutual President and one other officer.
- 5.1.3.** Mutual Twelve relies on the assurance of the Golden Rain Foundation that appropriate signage is and will continue to be posted at all shareholder entrances to the Seal Beach Leisure World community and that all vehicle code reporting and notice requirements will be met.
- 5.1.4.** Any towing that results from this authorization will be at the vehicle owner's expense in conformity with the provisions of Section 22658.

6. SIDEWALK TRAFFIC

- 6.1.** Gasoline-powered vehicles are prohibited from using sidewalks in this Mutual. Exceptions shall be limited to the following:
- 6.1.1.** Emergency medical vehicles belonging to the Health Care Center.
- 6.1.2.** Service vehicles designated for sidewalk use belonging to the GRF.
- 6.1.3.** Service vehicles designated for sidewalk use belonging to contractors or vendors doing business with shareholders or the Mutual Twelve Corporation.
- 6.2.** Due to potential safety hazards, Mutual 12 shareholders and their visitors may not use roller skates, roller blades, or skateboards in Mutual 12.
- 6.3.** Except for employees working in Leisure World, visitors residing outside Leisure World may ride bicycles or tricycles on Mutual sidewalks or streets only if

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accompanied by a shareholder.

- 6.4. No vehicle may be parked on any Mutual 12 walkway. (Exceptions for vehicles listed in 6.1 when necessary.)
- 6.5. Mutual 12 shareholders parking their electric carts at their apartment must park on the charging pad. See Rule 12-7507-1 Electric Cart Pad.
- 6.6. Gasoline powered carts are prohibited to park on the apartment charging pad

7. GRF TRAFFIC AND PARKING RULES

GRF Security Rules 80-1930-1 and 80-1937-1 as they apply to Mutual 12 supplement and support Mutual 12 Rules 12-7502.12. The GRF Glossary term 'MEMBER/OWNER (M/O) refers to the member(s) of both GRF and Mutual 12 who name(s) are recorded on their Mutual 12 Stock Certificate.

- 7.1. On August 12, 2021 Mutual 12 Board voted to concur with GRF Security Traffic Rules 80-1930-1 when vehicles are on Mutual 12 Property. Compliance with these rules in Mutual 12 is mandatory.
- 7.2. Compliance with GRF Security Parking Rules 80-1937-1 on Mutual property overseen by the Mutual 12 Board is mandatory except as noted below. Neither GRF nor Mutual 12 is liable for damaged, lost or stolen property associated with the use of vehicles in Leisure world whether on Trust or Mutual property. These rules supplement but do not replace Mutual 12 parking rules. The following GRF Parking Rules are superseded and replaced by Mutual Rule 12- 7502-1.
 - 7.2.1. GRF Bicycle rules 4.3.5 does not apply. Mutual 12 bicycles may be parked overnight on the shareholder's carport stoop. (Mutual 12 Section 1.3).
 - 7.2.2. GRF RV rule 4.5 is supported by Mutual 12 for Mutual 12 shareholder. However, no visitor RV may be parked on Mutual 12 property at any time Mutual 12 Section 3.2).
 - 7.2.3. GRF Towing rule 7 does not apply in mutual 12. It is replaced in its entirety by Mutual 12 Section 5 Towing Vehicles.

8. SECONDARY CARPORT CABINET

- 8.1. See Rule 12-7435-1 Secondary Carport Cabinets

9. ENFORCEMENT

- 9.1. Remedies to cure violations of this rule will be determined by the Mutual 12 Board of Directors as permitted by the governing documents and applicable law and may include fines as per Section 10 below.

(Aug 2021)

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- 9.2. The Mutual 12 Board of Directors, Mutual Administration, Physical Property and Security will provide warnings, citations and follow through as needed and approved by the Mutual 12 Board.
- 9.3. Security may remove a parking decal from a Mutual 12 vehicle on Mutual 12 property when the shareholder is in violation of GRF Security Rules 80-1930-1 or 80-1937-1 but only after informing the shareholder and the Mutual 12 President in person, by phone, e-mail or certified letter and providing the shareholder, when possible, an opportunity to cure the violation.
- 9.4. To the extent of any conflict between GRF Security Rules 80-1930-1 or 80-1937-1 and this rule, Mutual 12 rule 12-7502-1 Carport Regulations and Common Area Traffic shall prevail on Mutual Twelve Corporation property.

10. FINE SCHEDULE

<u>Violation</u>	<u>Fine</u>
1. Assigned Parking Space or Restricted Parking Space.	25.00
2. Expired or Invalid State Vehicle Registration	50.00
3. Flat Tires	25.00
4. "For Sale" sign on Vehicle	25.00
5. Handicap Parking without Placard or Handicap I.D. Displayed	100.00*
6. Hazardous Materials Leaking	50.00
7. Limited Time Parking	25.00
8. Performing Maintenance or Repair	25.00
9. No Valid GRF Vehicle Decal or Parking Permit Displayed	25.00
10. Motor Vehicle Parked on Sidewalk or Grass	25.00
11. RED ZONE: Bus Stop	25.00
12. RED ZONE: Fire Hydrant	100.00
13. RV or VUFR - Generator Running 8pm – 8am	50.00
14. RV or VUFR - Jack Support: None or Inadequate	50.00

(Aug 2021)

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15. RV or VUFR Parked Over 48 Hours in Mutual	50.00
16. Two or more vehicles in one carport space	25.00
17. Washing any vehicle on Mutual Property (use GRF Car Wash areas)	25.00
18. Wrecked, Inoperable, Unlicensed, or Leaking vehicles on Mutual Property	50.00

- 10.1. Notice of parking violation may result in either a Fix-It citation or a Fine or the vehicle being towed. See table.
- 10.2. A Fix-It citation allows 30 days for resolving the problem. Submit written proof of correction to the Mutual Twelve Board.
- 10.3. Fines may be paid per instructions on the GRF COMMUNITY VIOLATION NOTICE.
- 10.4. To request a hearing for a GRF COMMUNITY VIOLATION NOTICE on Mutual Twelve property that includes a fine, contact Mutual Administration (562) 431-6586 Ext. 374. Hearings will be scheduled and conducted per rule 12-7585-1 Governing Documents Compliance, Corrective Measures and Fines.
- 10.5. Additional citations may be issued after each 24-hour period.
- 10.6. *Fine will be waived on first offense if placard and/or paperwork that was current at time of Citation is presented. Security Services Director has the right to waive the first offense fine if needed paperwork is presented.
- 10.7. After the fourth RV or VUFR violation all RV or VUFR parking privileges are suspended for twelve (12) months beginning with the date of the fourth infraction.
- 10.8. Fines will be processed by the Golden Rain Foundation with proceeds going to Mutual Twelve.
- 10.9. Any violation of Mutual Twelve Rule 12-7502-1 Carport Regulations and Common Area Traffic not covered by this rule will be handled by Mutual Twelve according to Rule 12-7585-1 Governing Document Compliance Corrective Measures and Fines with notification assistance from Mutual Administration. Resident shareholders, including Directors, may report violations to Security, Mutual Administration, or the Board.

Document History

Adopted: 12 Aug 2021 Amended:

Keywords: Mutual Twelve Carport Regulations Common Area Traffic

(Aug 2021)

Subject: Exciting News! New TV Video Service Now Available in Leisure World

Dear Shareholders,

Our Mutual has signed with Interact Solutions to implement a community-wide, fiber, high-speed network to provide Internet, TV Video, Voice, and IoT services. This will provide all shareholders with access to affordable and reliable services for years to come.

With the implementation of this new service, you can now enjoy 149+ channels, including Showtime, through the TV Service for just \$28.99 and up per month. Plus, there are no installation fees, and all services include onsite installation. Until Interact is able to install all their fiber optic and network equipment, they are providing their Video TV service over your existing Internet connection. If you don't have or want Internet, then you will have the opportunity to subscribe after their Internet Wi-Fi network is installed this summer.

We believe that this new service will provide you with an unparalleled entertainment experience. All TV Service includes DVR service, live pause, start-over, and 72-hour catch-up for all plans at no additional cost. Over 200,000 of video-on-demand content, including your favorite movies and TV shows is also included with all packages. You can also enjoy premium channel add-ons for Sports, HBO, Starz, and other services.

Interact Solutions is committed to providing exceptional customer service to our Mutual. If you want more details or information on this new service, please don't hesitate to contact them at www.interactsolutions.net/LWSB or call 888-988-4123. Their call center is based in Florida and is ready to help with your queries.

I hope that you will take advantage of this exciting new service and enjoy the benefits of a high-speed internet connection and TV Video service. Interact is committed to providing you with the best services and is always looking for ways to improve your experience.

Sincerely,

[President's Name] [Mutual's Name]

A handwritten signature in black ink, appearing to be initials or a stylized name, followed by a long horizontal line extending to the right.

Welcome Spring

Mutual 12 Landscape Committee loves the beautiful flowers and plants Shareholders are planting. Please remember when you are planning your garden that we do not allow vegetables or fruits to be planted in the ground or in pots. They tend to draw rats, mice and racoons that nest and create problems for us.



THE CHOICE IS YOURS!

➤ **INTERACT SOLUTIONS:** Bulk TV Starting by April 1ST

Month to Month TV Video Service

Internet Connection Required

Free SHOWTIME with all packages

Basic Pack - 149 Channels - **\$28.99**

a. LW residents – 6 months for \$28.99

b. Need 4626 signups after 6 months for \$28.99

Other Customizable Packages Available

Website: www.interactsolutions.net

Phone: 888-988-4123

➤ **SPECTRUM:** Cable TV

You may continue with Spectrum.

Contact Spectrum for cost in APRIL

➤ **FRONTIER:** TV

You may continue with Frontier.

No new customers for TV service

➤ **DIRECTV & DISH:** Satellite TV

You may continue with DirecTV or Dish

INTERACT SOLUTIONS - Town Halls:

Clubhouse 3, 1:30p.m. – 4p.m. every Saturday in March and April. You are invited to learn about the product and sign up

Watch for Internet Packages starting at **\$37.99** in July.

Mutual 12 Board of Directors

Portfolio Specialist Report

APRIL 2023

- Your vote will elect those responsible for fulfilling a fiduciary responsibility of upholding the rules and regulations of the community.
- Ballots will be mailing out soon, please get out and vote!





BYLAW AMENDMENTS BALLOT INFORMATION

FACT SHEET

1. The Bylaw Amendments ballot will be mailed on May 5, 2023.
2. Member participation is very important. 3,305 ballots must be returned and a majority must **vote YES** for the Bylaw Amendments to be passed.
3. One ballot per unit. One vote per unit.
4. Your completed ballot must be received prior to the Ballot Counting Meeting on June 6, 2023. You may mail your ballot or bring it to Clubhouse 4 prior to 10 a.m. on June 6. If you mail, please mail early to ensure it is received by Accurate Voting **prior to June 6.**

Reasons for proposed bylaw amendments:

- Amendment to Article III(9)(a) – Needed to clarify language to define how the current quorum of votes is calculated so that our election process continues to have a GRF Director elected only by their mutual's residents. If not amended, the current wording could be interpreted to allow **ALL** GRF members to vote and decide on the GRF Directors for every mutual.
- Amendments to Article III, VI, VIII and X – The current language, written in 1962, implies only men can be a GRF Director. Examples of language changes needed: "this office" replaces "his office"; "the member" replaces "him"; "that person's" replaces "his".

PLEASE VOTE YES
YOUR VOTE IS VERY IMPORTANT

BY-LAWS OF GOLDEN RAIN FOUNDATION

ARTICLE I.

General Purpose and Offices

No Changes

ARTICLE II.

Membership

No Changes

ARTICLE III.

Meetings of Members

Section 3. Notice of Meetings. Notice of meetings, annual or special, shall be given in writing not less than ten nor more than sixty days before the date of the meeting, to members entitled to vote thereat by the Secretary or the Assistant Secretary, or if there is no such officer, or in the case of *his that person's* neglect or refusal, by any Director or Member.

Such notices or any reports shall be given personally or by mail or other means of written communication and shall be sent to the member's address appearing on the books of the corporation or supplied by *him the Member* to the corporation for the purpose of notice, and in the absence of said address as herein provided, such notice shall be given as provided in Section 601 of the California Corporations Code.

If a member supplies no address, notice shall be deemed to have been given to *him the member* if mailed to the place where the principal executive Office of the corporation, in California, is situated, or published at least once in some newspaper of general circulation in the County of said principal office. **Section 9. Quorum**

- a. The presence in person *or by proxy or ballot* of 33 1/3% *(33.33%)* of the members of record in good standing at any meeting shall constitute a quorum for the transaction of business at said meeting *except for the election of directors whereby quorum is based on 33 1/3% (33.33%) of the members of record in good standing of the Mutual that is voting for their respective GRF director representative, not all GRF members.*

Section 13. Inspectors of Election. In advance of any meeting of Members the Board of Directors may, if they so elect, appoint inspectors of election to act at such

meeting or any adjournments thereof. If inspectors of election be not so appointed, the ~~chair~~ ~~chairman~~ of any such meeting may, and on the request of any Member or his proxy shall, make such appointment at the meeting in which case the number of inspectors shall be either one or three as determined by a majority of the members represented at the meeting,

ARTICLE IV.

Officers

No Changes

ARTICLE V.

Board of Directors

No Changes

ARTICLE VI.

Election of Directors

No Changes

ARTICLE VII.

Duties of Officers

Section 2. Vice-President. It shall be the duty of the Vice-President to preside at meetings of the Corporation and Board of Directors in the absence of the President and to perform such other duties as ordinarily pertain to ~~this~~ ~~his~~ office.

Section 4. Treasurer. It shall be the duty of the Treasurer to account for all funds to the corporation at its annual meetings and at any other time upon demand by the Board of Directors, and to perform such other duties as pertain to such office. Upon ~~his~~ retirement from office, ~~he~~ ~~the Treasurer~~ shall turn over to ~~the Treasurer's~~ ~~his~~ successor or to the President all funds, books of accounts or any other Corporation property in his possession.

ARTICLE VIII.

Committees

The President shall appoint such standing or special committees as may be provided by resolution of the Board of Directors, or as ~~he~~ ~~the President~~ may deem necessary for the administration of the affairs of the Corporation, and to carry out the purposes of the Corporation, subject to the approval of the Board of Directors.

ARTICLE IX

Finance
No Changes

ARTICLE X.
Miscellaneous

Section 2. Inspection of Records. The books of account and minutes of proceedings of the members and directors shall be open to inspection upon the written demand of any member at all reasonable times during office hours, and for a purpose reasonably related to ~~his~~ *the person's* interest as a member. Such demand shall be made in writing upon the President or Secretary of the Corporation.



6th Annual

LIFE OPTIONS

Expo

Presented by:

*The Golden Rain Foundation, Leisure World, Seal Beach
in partnership with Sunrise of Seal Beach Assisted Living.*

JUNE 2023

Come find opportunities to enhance your quality of life and gather information about the resources available.

Participating services will include Residential Care Facilities, HomeCare Agencies, Placement Specialists, Elder Care Agencies, County Organizations and more.

**COMING
THIS
SUMMER!**



Be Healthy · Enjoy Life · Plan for the Future