BUILDING NO: _____

BUILDING CAPTAIN'S APT: _____

PLEASE DO NOT DROP INTO MAIL SLOTS

MINUTES OF THE REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS SEAL BEACH MUTUAL SIX July 23, 2021

The Regular Monthly Meeting of the Board of Directors of Seal Beach Mutual Six was called to order at 10:05 a.m. by President Baidack on Friday, July 23, 2021 followed by the Pledge of Allegiance led by Director Michael Simpson at the Administration Building, Conference Room A and via Zoom.

SHAREHOLDER COMMENTS

No shareholders made comments.

ROLL CALL

Present:	President Baidack, Vice President Boardman, Secretary Boggs, Chief Financial Officer Dyke, and Directors De Palma **(via Zoom)**, Simpson and Velez-Rosario **(via Zoom)**.
GRF Representative:	Ms. Hopewell **(via Zoom)**
Guests:	Twelve Shareholders of Mutual Six
Staff:	Mr. Van Horn, Building Inspector Ms. Barua, Portfolio Specialist Ms. Jimenez, Recording Secretary

MINUTES

Following a discussion and upon a MOTION duly made by Chief Financial Officer Dyke and seconded by Secretary Boggs, it was

> RESOLVED to approve the Regular Meeting Minutes of May 28, 2021 as written.

The MOTION passed unanimously with ROLL CALL vote.

Following a discussion and upon a MOTION duly made by Vice President Boardman and seconded by Chief Financial Officer Dyke, it was

> RESOLVED to approve the Organizational Meeting Minutes of June 4, 2021 as written.

The MOTION passed unanimously with ROLL CALL vote.

BUILDING INSPECTOR'S REPORT

Building Inspector Van Horn presented his report (attached).

Following questions, Building Inspector Van Horn left the meeting at 10:13 a.m.

GRF REPRESENTATIVE

GRF Representative Hopewell provided an update.

Following questions, Ms. Hopewell left the meeting at 10:50 a.m.

CONSENT CALENDER

Following a discussion and upon a MOTION duly made by Chief Financial Officer Dyke and seconded by Secretary Boggs, it was

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

Transfer/ Invoice Date	*Amount*	*Originating/Destination Accounts or Payee*
04/26/2021	$36,860.00	Invoice#: M-6/B-68, Check#: 11246 to John Nelson Plumbing
05/09/2021	$36,860.00	Invoice#: M6-B-133, Check#: 11249 to John Nelson Plumbing
05/12/2021	$36,860.00	Invoice#: M6-B-53, Check#: 11250 to John Nelson Plumbing
05/17/2021	$36,860.00	US Bank Restricted Money Mkt. to US Bank Non-Restr. Money Mkt.
05/18/2021	$39,860.00	Invoice#: M6-B-138, Check#: 11255 to John Nelson Plumbing
05/18/2021	$20,000.00	US Bank Non-Restr. Money Mkt. to US Bank Checking
05/25/2021	$75,000.00	US Bank Non-Restr. Money Mkt. to US Bank Checking
05/25/2021	$13,000.00	Sale of 142H, Check#: 2302 from Januszka Group
05/25/2021	$83,100.00	US Bank Restricted Money Mkt. to US Bank Non-Restr. Money Mkt.
06/01/2021	$39,864.56	US Bank Restricted Money Mkt. to US Bank Non-Restr. Money Mkt.
06/02/2021	$35,000.00	US Bank Non-Restr. Money Mkt. to US Bank Checking
06/04/2021	$39,860.00	Invoice#: M6-B-61, Check#: 11264 to John Nelson Plumbing
06/07/2021	$164,462.72	ACH-Direct Debit from multiple shareholders to US Bank Checking
06/07/2021	$109,356.07	US Bank Checking to GRF-US Bank Checking
06/08/2021	$70,358.22	US Bank Checking to US Bank Impound
06/14/2021	$39,860.00	US Bank Restricted Money Mkt. to US Bank Non-Restr. Money Mkt.
06/16/2021	$65,000.00	US Bank Non-Restr. Money Mkt. to US Bank Checking
06/19/2021	$79,720.00	Invoice#: multiple, Check#: 11275 to John Nelson Plumbing
06/23/2021	$42,433.34	US Bank Checking to US Bank Restricted Money Mkt.
07/01/2021	$13,000.00	Sale of 64F, Check#: 97282 from Coast Cities Escrow

07/06/2021	$165,506.86	ACH-Direct Debit from multiple shareholders to US Bank Checking
07/06/2021	$148,647.52	US Bank Restricted Money Mkt. to US Bank Non-Restr. Money Mkt.
07/06/2021	$121,801.03	US Bank Checking to GRF-US Bank Checking
07/07/2021	$70,354.27	US Bank Checking to US Bank Impound
07/07/2021	$120,000.00	US Bank Non-Restr. Money Mkt. to US Bank Checking
07/08/2021	$39,200.00	Invoice#: multiple, Check#: 11273 to ERC, Inc.
04/26/2021	$36,860.00	John Nelson Plumbing

The MOTION passed unanimously.

UNFINISHED BUSINESS

Following a discussion, and upon a MOTION duly made by Director Simpson and seconded by Chief Financial Officer Dyke, it was

RESOLVED to approve the rental request for Unit 06-130H.

The MOTION passed unanimously with ROLL CALL vote.

Following a discussion, and upon a MOTION duly made by Secretary Boggs and seconded by Vice President Boardman, it was

RESOLVED to ratify the emergency action taken on June 25, 2021 to repair the broken pipe at a cost not to exceed $36.71. Funds to come from Landscape Extra.

The MOTION passed unanimously with ROLL CALL vote.

Following a discussion, and upon a MOTION duly made by Vice President Boardman and seconded by Director Simpson, it was

RESOLVED to approve the A-1 Construction proposal to do Hydrojetting at Bldgs. 127 and 129 at a cost not to exceed $500.00. Funds to come from Structural Repairs and authorize the President to sign any necessary documentation.

The MOTION passed unanimously with ROLL CALL vote.

Following a discussion, and upon a MOTION duly made by Vice President Boardman and seconded by President Baidack, it was

RESOLVED to ratify the action taken on June 24, 2021 to remove the dead tree at Unit 139-F at a cost not to exceed $200.00. Funds to come from Landscape.

The MOTION passed unanimously with ROLL CALL vote.

President Baidack called for a break at 10:57 a.m.

The meeting was called back to order at 11:16 a.m.

NEW BUSINESS

Following a discussion, and upon a MOTION duly made by Director Simpson and seconded by Vice President Boardman, it was

> RESOLVED to acknowledge that, per the requirements of Civil Code Section 5500(a)-(f), a review has been completed of the Mutual's reconciliations of the operating and reserve accounts, operating revenues and expenses compared to the current year's budget, statements prepared by the financial institutions where the Mutual has its operating and reserve accounts, income and expense statement for the Mutual's operating and reserve accounts, the check registers, the monthly general ledger and delinquent assessment receivable reports, for the months of May and June 2021.

The MOTION passed unanimously with ROLL CALL vote.

Following a discussion and upon a MOTION duly made by Chief Financial Officer Dyke and seconded by Secretary Boggs, it was

> RESOLVED to approve that Mutual Six authorizes the Board's President and/or duly appointed Officer, to act on behalf of the Board, to execute the Notice of Intent to Withdraw for the 2021 – 2022 term of office.

The MOTION passed unanimously with ROLL CALL vote.

Following a discussion and upon a MOTION duly made by Vice President Boardman and seconded by Director Simpson, it was

> RESOLVED to approve that Mutual Six continues to receive one hard copy of the various Mutuals' monthly minutes in their MAILBOX in the Stock Transfer Office.

The MOTION passed unanimously with ROLL CALL vote.

Following a discussion and upon a MOTION duly made by Secretary Boggs and seconded by Director Simpson, it was

> RESOLVED to approve that Mutual Six **does not support** or authorize the signing of the Property Tax Postponement Application from the State of California. The Mutual further authorizes the GRF Finance Department to notify the Board if a shareholder requests a Property Tax statement.

The MOTION passed unanimously with ROLL CALL vote.

Following a discussion and upon a MOTION duly made by Director Simpson and seconded by President Baidack, it was

> RESOLVED to approve that the Mutual Six Board of Directors reflect "no" vote, a "yes" vote or an "abstention" in the meeting minutes effective July 2021.

The MOTION passed unanimously with ROLL CALL vote.

Following a discussion and upon a MOTION duly made by Chief Financial Officer Dyke and seconded by Director Simpson, it was

> RESOLVED to deny that the Mutual Six Board of Directors authorizes the Mutual Administration Department to release all contact information as requested.

The MOTION passed unanimously with ROLL CALL vote.

Following a discussion and upon a MOTION duly made by Vice President Boardman and seconded by Secretary Boggs, it was

> RESOLVED to approve, a commitment, by the Board of Directors of Mutual Six, to help support the unified mission of the collective Mutuals of Leisure World Seal Beach, to ensure appointments are made to meet with GRF staff.

The MOTION passed unanimously with ROLL CALL vote.

Following a discussion and upon a MOTION duly made by Chief Financial Officer Dyke and seconded by President Baidack, it was

> RESOLVED to deny that, according to Policy 7510.06 – Eligibility Requirements, if there is a question of financial eligibility, Mutual Six will be contacted by the Stock Transfer Office in the event of a non-qualifying financial issue, and furthermore to have the Stock Transfer Office follow Policy 7510.06 – Eligibility Requirements.

The MOTION passed unanimously with ROLL CALL vote.

Following a discussion and upon a MOTION duly made by Secretary Boggs and seconded by Vice President Boardman, it was

> RESOLVED to approve Mr. C's Towing Agreement for the towing of vehicles when there is a violation of Mutual Policies and/or Rules and Regulations, effective for the 2021-2022 term, and authorize the President to sign the agreement.

The MOTION passed unanimously with ROLL CALL vote.

Following a discussion and upon a MOTION duly made by Vice President Boardman and seconded by President Baidack, it was

> RESOLVED to approve that the Directors of Mutual 6 accept and sign the Mutual Six Code of Conduct and Code of Ethics for the 2021-2022 term.

The MOTION passed unanimously with ROLL CALL vote.

SECRETARY / CORRESPONDENCE

Secretary Boggs received no correspondences.

CHIEF FINANCIAL OFFICER'S REPORT

Chief Financial Officer Dyke presented her report (attached).

PRESIDENT'S REPORT

President Baidack provided an update.

VICE-PRESIDENT'S REPORT

Vice President Boardman provided an update.

PORTFOLIO SPECIALIST'S REPORT

Portfolio Specialist Barua presented her report (attached).

COMMITTEE REPORTS

Emergency Committee Report
President Baidack had no report.

DIRECTORS COMMENTS

Physical Property Report
Director Simpson provided an update.

Landscape Committee Report
No report was presented.

SHAREHOLDERS' COMMENTS

One shareholder made a comment.

ANNOUNCEMENTS

NEXT MEETING: Friday, August 27, 2021 via Administration Building, Conference Room A/Via Zoom at 10:00 a.m.

ADJOURNMENT

President Baidack adjourned the meeting at 12:04 p.m.

EXECUTIVE SESSION SUMMARY

The Board met in Executive Session on July 23, 2021 at 8:30 a.m., and took the following actions:

The Board approved the executive session minutes of May 28, 2021 and special executive session minutes of June 23, 2021.

1. Legal Matters
    a. Two legal matters were discussed.
2. Contracts
    a. No contracts were discussed.
3. Assessments / Delinquencies
    a. Seven letters were drafted.
    b. Four files to monitor.
    c. One file was closed.
4. Disciplinary Hearings
    a. No disciplinary hearings occurred.

The Executive Session was adjourned at 9:50 a.m.

Attest: Teresa Boggs, Secretary
SEAL BEACH MUTUAL SIX
RB/PJ: 07/23/21
Attachments

Hotline Phone Number: 562-375-0300

As a reminder, please be aware that guest(s) passes must be properly displayed on the guest(s) vehicle dashboard.

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (06) SIX **INSPECTOR:** Dave Van Horn

MUTUAL BOARD MEETING DATE: JULY 23, 2021

PERMIT ACTIVITY

UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	PERMIT ISSUE	COMP. DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR / COMMENTS
62 E	HEAT PUMP	BOTH	04/16/21	07/16/21	NO	NA	GREENWOOD
60 C	BATH REMODEL	BOTH	06/10/21	09/30/21	NO	NA	MP CON
140 E	HEAT PUMP	BOTH	03/15/21	06/15/21	NO	NA	GREENWOOD
54 F	HEAT PUMP	BOTH	06/29/21	09/29/21	NO	NA	GREENWOOD
127 K	WASHER/DRYER	BOTH	03/01/21	06/10/21	NO	SIGNED OFF	KRESS 5/13/21
M 6	C/P CABINET	BOTH	07/01/21	07/15/21	NO	NA	MJ JURADO
141 A	KITCHEN REMODEL	GRF	08/02/21	08/19/21	NO	NA	HADI CON.
128 B	PATIO REMODEL	BOTH	05/15/21	06/30/21	YES	FRAMING	BJ CO. 6/30/21
58 A	REMODEL	BOTH	03/23/21	08/31/21	YES	D.W. SHR PAN	MP CONSTRUCTION 6/4/21
130 L	REMODEL	BOTH	07/26/21	08/13/21	NO	NA	HADI CON.
56 J	HEAT PUMP	BOTH	11/19/20	02/19/21	NO	NA	GREENWOOD
60 K	HEAT PUMP	BOTH	11/30/20	03/03/21	NO	NA	GREENWOOD
68 A	KIT/BATH REMODEL	BOTH	10/10/20	05/10/21	YES	SIGNED OFF	ALPHA MASTER 5/13/21
132 C	REMODEL	BOTH	10/20/20	05/20/21	NO	SIGNED OFF	ALPHA MASTER 5/25/21
56 G	WINDOWS/ PATIO GLASS	BOTH	01/29/21	05/28/21	YES	NA	BODIES VOIDED CONTRACT
M 6	REPIPE 34 BLDGS	BOTH	03/01/21	12/01/21	NO	NA	NELSON
140 G	WINDOWS	BOTH	04/20/21	8/30/21	NO	NA	MP CON.
140 E	COUNTERTOPS	BOTH	04/19/21	06/28/21	NO	SIGNED OFF	MARCO 6/14/21
M 6	REMEDIATION 34 BLDGS	GRF	03/01/21	12/01/21	NO	NA	ERC
138 F	DOORS (INTERIOR)	GRF	05/03/21	06/30/21	NO	SIGNED OFF	BERGKVIST 5/27/21
132 E	SLIDER/WINDOWS	BOTH	03/18/21	04/19/21	NO	SIGNED OFF	WINDOW WORLD 5/25/21
132 G	HEAT PUMP	BOTH	05/11/21	08/11/21	NO	SIGNED OFF	GREENWOOD 5/26/21

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (06) SIX

INSPECTOR: Dave Van Horn

MUTUAL BOARD MEETING DATE: JULY 23, 2021

142 H	REMODEL KIT/BTH	BOTH	07/12/21	10/03/21	NO	NA	BA CON.
141 H	SLIDER/WINDOWS	BOTH	05/28/21	07/20/21	NO	SIGNED OFF	SWENMAN 7/8/21

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (06) SIX **INSPECTOR:** Dave Van Horn

MUTUAL BOARD MEETING DATE: JULY 23, 2021

ESCROW ACTIVITY

UNIT #	NMI	PLI	NBO	FI	FCOEI	ROF	DOCUMENTS/COMMENTS
68 B		06/23/21					
64 K		06/15/20					
130 C		03/04/21	03/30/21	04/02/21	04/13/21		
133 I		04/17/19					
130 G		10/15/20					
138 B			04/09/21	04/14/21	04/29/21		
128 J		05/19/21	07/15/21				
54 C		09/30/20					
66 H		07/19/19					
134 J		05/07/19					
128 D		04/02/21	05/11/21	05/11/21			
58 F		09/08/20					
64 F		03/31/21					
135 J			06/29/21	07/02/21	07/15/21		
140 C		07/13/21					
60 D			06/30/21	07/12/21			
144 F			6/24/821	06/24/21	07/08/21		
65 J		06/29/21					

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

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (06) SIX

INSPECTOR: Dave Van Horn

MUTUAL BOARD MEETING DATE: JULY 23, 2021

CONTRACTS

CONTRACTOR	PROJECT
JOHNS LANDSCAPE	4/30/19 - 4/30/21
OC RESERVE STUDY	MUTUAL HAS THE CONTRACT
FENN TERMITE & PEST CONTROL	6/1/2020 - 6/30/2023

SITE VISITS

UNIT NUMBER	REASONS
59 F, POWER OUTAGE 7/14/21	60 D OPEN DOOR 6/30/21
64 F.I. 7/15/21	62 F MEETING 7/13/21
54 BUILDING REPIPE OPEN DOORS ALL WK 7/12/21	130 OPEN DOORS FOR PAINTERS 6/25/21
135 D CHECKED TERMITES AT KITCHEN SKYLIGHT W.O	TO S.M. 7/12/21
60 F.I. 7/8/21	130 REPIPE FINAL 6/25/21
140 OPEN DOORS ALL WK 6/28/21	
140 D, CHECKED SHOWER WALL NO W.O. 7/6/21	
140 E CHECKED KITCHEN FAUCET, NELSON CLEAN 7/6	
140 REPIPE FINAL 7/2/21	
128 F.I. 7/1/21	

1006 Seal Beach Mutual No. Six
Financial Statement Recap
05/31/2021

P.O. Box 2069
Seal Beach CA 90740

May Actual	May Budget		2021 Y-T-D Actual	2021 Y-T-D Budget
106,840	106,839	Carrying Charges	534,201	534,195
42,859	42,860	Reserve Funding	214,295	214,300
149,699	**149,699**	**Total Regular Assessments**	**748,496**	**748,495**
375	1,000	Service Income	2,194	5,000
1,968	1,420	Financial Income	10,396	7,100
4,299	4,145	Other Income	13,967	20,725
6,642	**6,565**	**Total Other Income**	**26,557**	**32,825**
156,342	**156,264**	**Total Mutual Income**	**775,053**	**781,320**
67,340	67,340	GRF Trust Maintenance Fee	304,338	336,700
14,721	10,249	Utilities	56,262	51,245
3,641	1,747	Professional Fees	10,161	8,735
0	90	Office Supplies	0	450
18,820	23,952	Outside Services	101,340	119,760
11,794	10,029	Taxes & Insurance	58,370	50,145
42,859	42,860	Contributions to Reserves	214,295	214,300
159,174	**156,267**	**Total Expenses Before Off-Budget**	**744,767**	**781,335**
(2,832)	**(3)**	**Excess Inc/(Exp) Before Off-Budget**	**30,286**	**(15)**
6,208	0	Depreciation Expense	27,688	0
(9,040)	**(3)**	**Excess Inc/(Exp) After Off-Budget**	**2,598**	**(15)**
		Restricted Reserves		
(13,193)	0	Appliance Reserve Equity	15,075	0
0	0	Solar Array Reserve Equity	29,616	0
0	0	Painting Reserve	108,675	0
426	0	Contingency Operating Equity	97,020	0
21,217	0	Roofing Reserve	792,291	0
(8,963)	0	Infrastructure Reserve	318,956	0
(514)	**0**	**Total Restricted Reserves**	**1,361,633**	**0**

1006 Seal Beach Mutual No. Six
Financial Statement Recap
06/30/2021

P.O. Box 2069
Seal Beach CA 90740

Jun Actual	Jun Budget		2021 Y-T-D Actual	2021 Y-T-D Budget
106,840	106,839	Carrying Charges	641,041	641,034
42,859	42,860	Reserve Funding	257,155	257,160
149,699	**149,699**	**Total Regular Assessments**	**898,196**	**898,194**
288	1,000	Service Income	2,482	6,000
1,838	1,420	Financial Income	12,234	8,520
2,757	4,145	Other Income	16,724	24,870
4,883	**6,565**	**Total Other Income**	**31,440**	**39,390**
154,582	**156,264**	**Total Mutual Income**	**929,635**	**937,584**
67,340	67,340	GRF Trust Maintenance Fee	371,678	404,040
11,982	10,249	Utilities	68,245	61,494
1,734	1,747	Professional Fees	11,895	10,482
0	90	Office Supplies	0	540
27,435	23,952	Outside Services	128,775	143,712
11,794	10,029	Taxes & Insurance	70,164	60,174
42,859	42,860	Contributions to Reserves	257,155	257,160
163,144	**156,267**	**Total Expenses Before Off-Budget**	**907,912**	**937,602**
(8,562)	**(3)**	**Excess Inc/(Exp) Before Off-Budget**	**21,724**	**(18)**
6,637	0	Depreciation Expense	34,325	0
(15,199)	**(3)**	**Excess Inc/(Exp) After Off-Budget**	**(12,601)**	**(18)**
		Restricted Reserves		
10,183	0	Appliance Reserve Equity	25,257	0
0	0	Solar Array Reserve Equity	29,616	0
0	0	Painting Reserve	108,675	0
426	0	Contingency Operating Equity	97,446	0
21,217	0	Roofing Reserve	813,507	0
(4,022)	0	Infrastructure Reserve	314,935	0
27,804	**0**	**Total Restricted Reserves**	**1,389,437**	**0**