

**MINUTES OF THE REGULAR MONTHLY MEETING
OF THE PRESIDENTS' COUNCIL
SEAL BEACH LEISURE WORLD
January 7, 2016**

The Regular Monthly Meeting of the Presidents' Council of Seal Beach Leisure World was convened at 9:00 a.m. by President Crandall on Thursday, January 7, 2016, in Clubhouse Four, followed by the *Pledge of Allegiance*.

MEMBERS PRESENT

MUTUAL ONE	Ms. Luther-Stark
MUTUAL TWO	Ms. Baker
MUTUAL THREE	Mrs. Rutledge
MUTUAL FOUR	Mr. Slater
MUTUAL FIVE	Dr. Coven
MUTUAL SIX	Mr. Garrett
MUTUAL SEVEN	Mrs. Rotter
MUTUAL EIGHT	Mr. Fuqua
MUTUAL NINE	Mr. Dodero
MUTUAL TEN	Ms. Arlart
MUTUAL ELEVEN	Mr. Mandeville
MUTUAL TWELVE	Mr. Welch
MUTUAL FOURTEEN	Mr. Melody
MUTUAL FIFTEEN	Mr. Crandall
MUTUAL SIXTEEN	Mr. Grenrock
MUTUAL SEVENTEEN	Mr. Hayes

GUESTS

Mrs. Massa-Lavitt, Seal Beach Mayor
Mrs. Damoci, GRF Representative, Mutual Twelve/GRF Vice President
Ms. Almeida, Vice President, Mutual One
Ms. Kuhl, Secretary, Mutual Four
Ms. Trembly, Vice President, Mutual Five
Mr. Bennett, Director, Mutual Seven
Ms. Berg, Vice President/CFO, Mutual Eight
Ms. Liebel, Secretary, Mutual Nine
Mr. Giles, CFO, Mutual Ten
Ms. Johnstone, Director, Mutual Fourteen
Mrs. Obenauer, Vice President, Mutual Fifteen
Ms. Merrifield, Vice President, Mutual Sixteen
Mrs. Poe, Vice President/Treasurer, Mutual Seventeen

STAFF

Mr. Ankeny, Executive Director
Mr. Weaver, Facilities Director
Mrs. Rodgers, Purchasing Manager
Ms. Hopkins, Mutual Administration Assistant Manager
Mrs. Westphal, Mutual Recording Secretary

INTRODUCTIONS/ANNOUNCEMENTS

Mr. Crandall welcomed guests and staff to the meeting, and each President introduced the invited guest from their Mutual Board.

MINUTES

Mr. Crandall asked if there were any corrections to the December 3, 2015, Presidents' Council minutes. Ms. Luther-Stark noted a correction on page 3 in the fourth paragraph: the date should be January 1995 instead of January 10, 2015. After a motion by Ms. Luther-Stark and seconded by Mr. Doderio, Mr. Crandall declared the minutes approved as corrected.

GUEST SPEAKER – Mrs. Massa-Lavitt

Mr. Crandall asked Mrs. Massa-Lavitt to say a few words. She said that she has been working with landscapers and the Golden Rain Foundation (GRF) to coordinate plantings along Perimeter Wall A along Seal Beach Blvd. She expressed concerns about an extra toll lane and the noise readings on the freeway next to Leisure World. She found out that, apparently, the readings have been acceptable except for possibly in Mutual Nine, which is still under review.

PURCHASING DEPARTMENT

Mrs. Rodgers showed the 10-day Duro Lantern now available in the Purchasing Department (see attached). It is very bright and is now \$30.00.

She said her department is improving its inventory status. She needs to be informed when there are going to be large quantities ordered of a certain item, such as the rain gutter downspout extensions, so she can have them in stock and may be able to obtain better prices.

Some members asked her to have available a plug-in light for use in emergencies.

FACILITIES DIRECTOR'S REPORT

Mr. Weaver reported that the injection and monitoring well construction will begin in a week or two (see attached). The construction is being done to strengthen the barrier infrastructure that protects the Orange County Groundwater Basin from seawater intrusion along the Los Angeles County-Orange County line. The wells will be in the parking lot of Clubhouse Two and in the circle area of Mutual Two, and the work will be for four to six weeks.

Mr. Weaver showed the Council members the new contractor list. He also said that there are now two prospective Building Inspectors left to decide upon, so there will be another Inspector soon.

MUTUAL ADMINISTRATION DIRECTOR'S REPORT

In the absence of Mrs. Weller, Ms. Hopkins reviewed the recap information and escrow-sales comparisons that Mrs. Weller prepared (attached).

EXECUTIVE DIRECTOR'S REPORT

Mr. Ankeny discussed several items:

- 1) He asked the Mutuals to put on their meeting agendas discussion about placement of the Management Agreement between the Mutuals and the Golden Rain Foundation under the business documents tab upon the GRF Website and to, hopefully, make a motion to agree to this.
- 2) He announced the Board Training Seminar on March 31, 2016 (see attached).
- 3) Coyotes have been seen again in Leisure, so keep animals inside.
- 4) If there are any concerns with his staff members or Service Maintenance staff, please let him know so he may remedy it.
- 5) He talked about the heavy rain and hail storm that occurred last night. Shareholders need to remember to close their skylights. The storm drain system in the community is working very well.
- 6) The GRF has changed its janitorial service to a local company by the name of Pegasus Building Services.
- 7) There are ongoing discussions about the Perimeter Wall on Westminster Avenue. The Physical Property Committee is recommending to the GRF Board to leave the wall where it is; to move the wall is much more expensive.
- 8) He discussed the improvements that are going to be made to the St. Andrews Gate and making it one lane each way up to Golden Rain Road.
- 9) He reported how the Long Beach Animal Control will be coming into the community in February to go door-to-door checking for licensed dogs.
- 10) He reported that the Amphitheatre schedule is finalized and it is extensive and improved. Also, there will be a new publication about available entertainment.
- 11) The Farmers' Market is coming back on Saturdays and will be seasonal.
- 12) He talked about the changes taking place in Building 5 (formerly Clubhouse 5), such as a satellite Security Office and Purchasing Department combined with the Distribution Office that is being relocated there.
- 13) He is working on having a bus to run from Leisure World to Angels and Lakers games, as well as special seating at these stadiums.

OLD COUNCIL BUSINESS

It was suggested that each Mutual make its own Liability Insurance Policy. Also, it is clear from the heavy storm last night that the El Nino storms have begun.

NEW BUSINESS

Ms. Luther-Stark and Mr. Melody explained about their Bylaws amendments.

The Mutual Emergency Preparedness Council President, Ms. Kuhl, reported that all is going well with the Council and it will be visiting two Mutuals to see what they have for emergency supplies.

PRESIDENTS' COMMENTS

Ms. Luther-Stark explained about a concrete concern in her carport; Ms. Baker said she is very busy in Mutual Two and Happy New Year; Mrs. Rutledge said Happy New Year and her Mutual won their lawsuit; Mr. Slater said this was a good meeting today; Dr. Coven said she is writing a policy about SmartBurners and will be showing it to Mrs. Weller and the Mutual attorney; Mrs. Rotter said two of her Board members surveyed all the rain gutters to make sure they were in shape for the coming rains, and she thanked the GRF for cleaning the drains in the community; Mr. Dodero said everything is going well in his Mutual and Happy New Year; Mr. Mandeville said Happy New Year; Mr. Melody said the meeting was very informative; Mr. Grenrock wished everyone a happy and prosperous New Year; and Mr. Hayes said Happy New Year.

ADJOURNMENT

There being no further business, Mr. Crandall adjourned the meeting at 10:45 a.m.


Attest
Joyce Rutledge, Secretary
PRESIDENTS' COUNCIL

pw: 1/11/16
Attachments

(These are tentative minutes, subject to approval by the Council members at the next Presidents' Council Meeting.)

NEXT MEETING: FEBRUARY 4, 2016

10 DAY™ Duro Lantern



- Bright, clean light – up to 250 lumens
- Runs 10 days continuously on “Low”
- Runs 26 hours continuously on “High”
- Lifetime LED is unbreakable and never needs to be replaced
- Rubberized housing enhances impact-resistance
- Water-resistant IPX4
- Removable globe provides forward-area light
- Built-in recessed hook at lantern base for hanging as a downlight
- HIGH (250 Lumens)>LOW (21 Lumens)>SOS FLASHING>OFF
- BULB TYPE: 2 x 1W Nichia, white LEDs
- MATERIALS: High-impact ABS plastic
- BATTERIES: 6 1.5V Alkaline batteries (not included)



18700 Ward Street
Fountain Valley, CA 92708
(714) 378-8244
www.ocwd.com

Winter 2016

Injection & Monitoring Well Construction to Begin in January

Work to Take Place In and Adjacent to Leisure World in Seal Beach

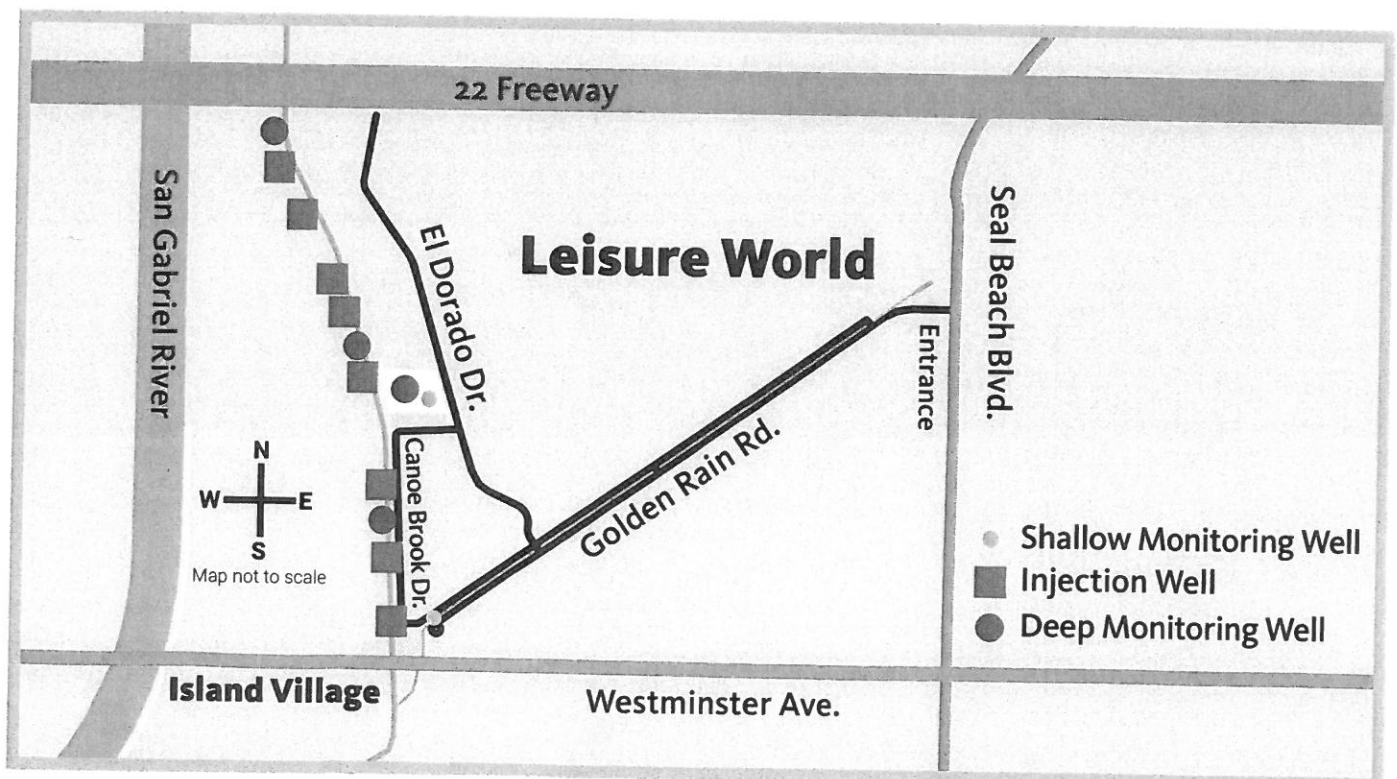
Project Description:

The Orange County Water District (OCWD) plans to begin work in January 2016 on the Alamitos Barrier Improvement Project. The construction is being done to strengthen the barrier infrastructure that protects the Orange County Groundwater Basin from seawater intrusion along the Los Angeles County-Orange County line.

In order to prevent seawater entering the groundwater supply, one deep monitoring well and two shallow

monitoring wells will be constructed within Leisure World (see map). In addition, 17 injection wells at eight sites, and three monitoring wells, will be constructed along the flood control channel west of Leisure World and east of the Los Angeles Department of Water and Power's Haynes Generating Station.

Construction of the Alamitos Barrier Improvement Project is scheduled to begin in January 2016 and last for approximately two years.





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Winter 2016

Why:

The Orange County Water District manages the vast groundwater basin under north and central Orange County that supplies water to 19 cities and water agencies, serving more than 2.4 million residents. The purpose of the work beginning in January is to improve the seawater barrier infrastructure to meet long-term water supply needs. Injection wells inject fresh water into coastal aquifers to keep seawater out of the basin. Monitoring wells allow staff to collect water levels and groundwater samples for analysis to determine the overall performance of the seawater barrier. Both types of wells are necessary for the OCWD to continue to protect its valuable groundwater resource.

Project Benefits:

- Prevents seawater from entering the freshwater supply
- Helps monitor and protect our region's safe and reliable water supply
- Ensures ongoing high water quality

What to Expect During Construction:

OCWD's construction management team will closely monitor construction activities in an effort to minimize impacts to the community as much as possible. In order to minimize noise, sound walls will be installed at the well sites in two locations; one along the flood control channel and one in the parking lot adjacent to Clubhouse 2 inside Leisure World. Please expect the following during this project:

- For the deep monitoring well and two shallow wells installed in Leisure World, construction work hours are generally 8 a.m. to 5 p.m., Monday through Friday. Some nighttime well construction may be necessary, with advance community notification given. Work inside Leisure World is expected to be completed within four to six weeks.
- For the injection and monitoring wells installed along the flood control channel, construction will occur 24 hours a day, and will include some weekends.
- Increased truck/construction traffic
- Heavy equipment, trucks and drill rigs
- Noise, dust and vibrations
- Access to residences, businesses, schools, churches and parks in the area will remain available at all times, however please advise children to stay away from construction areas and equipment for safety purposes.

For more information, project updates, or to request a project presentation, please call the OCWD Construction Hotline at (714) 378-8244 or email info@ocwd.com. You may also visit us online at www.ocwd.com. Si tiene preguntas en Espanol, favor de llamar a (714) 378-8244.

We are committed to completing this project as quickly as possible. However, this timeframe could change due to inclement weather or other unforeseen circumstances.



@OCWDWaterNews



OCWD sincerely appreciates your patience as we work to protect and monitor the region's water supply.

Mutual Administration Director's Report

Inclusive Through December, 2015

January 1, 2016

R e c a p 2015		
Mutuals 1 Through 17		
• Registered Caregivers	338	
• Open Social Services Cases	162	
• Total Legal Cases 2015	17	
• Pets Registered	932	
• ID Cards & Passes sold	\$ 22,86200	
• Membership fees Collected	\$ 1,070,089.00	
• Trust Reviews sent to attorney	326	
• Trust Review Fees collected	\$ 1,875.00	↑ 15.5% Reviews (2015/326) (2014/279)
• Rules Compliance Letters	1822	↑ 43.3% over 2014 @ (1173 letters)
• Aging receivables Collected	\$ 230,622.00	↑ 14.2% over 2014 @ (\$200,000.00)

Escrow Recap 2015	Sales	Sales Prices	
Totals through Dec. 2015	485	\$99,325,212	Comparisons over:
Totals through Dec. 2014	419	\$81,437,968.	2014: Sales↑14.6% - Prices↑19.7%
Totals through Dec. 2013	629	\$95,240,826.	2013: Sales↓25.8% - Prices↑ 4.1%
Totals through Dec. 2012	513	\$60,704,606.	2012: Sales↓ 5.6% - Prices↑ 48.2%

Recap by Mutual for 2015							
Mutuals 1-17	Rules Letters	Trust Review	Pets Registered	Care Givers	Resource Assist.	Aging Receivables	Escrows Closed
Mutual 1	286	29	112	38	21	\$23,494.00	49
Mutual 2	399	36	106	23	20	\$33,425.00	65
Mutual 3	40	15	67	29	9	\$ 8,371.00	30
Mutual 4	66	29	61	20	7	\$14,226.00	28
Mutual 5	137	24	61	27	15	\$17,759.00	38
Mutual 6	133	21	64	15	4	\$ 9,798.00	32
Mutual 7	37	12	49	21	19	\$21,898.00	23
Mutual 8	178	23	45	12	7	\$ 7,607.00	29
Mutual 9	128	21	75	21	7	\$11,786.00	35
Mutual 10	118	8	48	26	14	\$-----	11
Mutual 11	19	6	39	9	7	\$ 6,995.00	14
Mutual 12	57	23	50	30	6	\$14,285.00	30
Mutual 14	48	24	58	33	8	\$ 1,242.00	29
Mutual 15	92	38	77	29	14	\$56,216.00	55
Mutual 16	16	1	5	2	2	\$-----	3
Mutual 17	68	16	15	3	2	\$ 2,520.00	14
	1822	326	932	338	162	\$230,622	485

ESCROW – SALES COMPARISON 1997 THROUGH 2015

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
MUTUALS										
1	74	91	55	76	84	79	63	82	61	55
2	67	89	51	69	98	58	61	73	58	49
3	43	37	39	31	35	31	21	48	29	26
4	49	31	27	24	42	41	19	23	22	20
5	45	40	27	38	34	40	29	36	43	30
6	36	31	21	28	33	44	26	26	26	12
7	33	28	23	23	24	30	23	36	26	13
8	32	28	25	26	34	27	24	27	11	19
9	33	38	16	31	41	30	20	25	30	29
10	20	17	21	21	28	19	28	23	25	11
11	29	30	20	27	17	25	20	21	23	11
12	50	35	35	36	37	26	24	31	36	24
14	20	31	25	19	35	26	16	24	25	16
15	13	5	2	4	4	3	30	36	26	27
16	5	4	4	5	3	4	4	3	5	2
17	1	0	1	2	0	1	9	9	11	7
TOTALS	550	535	392	460	549	484	414	523	457	351

	2007	2008	2009	2010	2011	2012	2013	2014	2015
MUTUALS									
1	47	52	51	50	59	82	94	54	49
2	54	35	55	60	39	58	72	66	65
3	13	20	33	33	42	27	50	30	30
4	36	19	26	25	26	24	43	25	28
5	30	26	28	29	34	46	33	30	38
6	24	20	20	18	32	32	37	30	32
7	10	15	19	22	24	30	39	21	23
8	21	15	28	30	23	36	41	22	29
9	14	12	27	27	23	26	51	21	35
10	24	13	15	19	14	21	31	13	11
11	21	10	19	16	29	26	30	22	14
12	24	16	28	31	21	26	43	26	30
14	26	15	15	18	20	25	19	21	29
15	27	21	26	24	35	42	32	29	55
16	4	3	5	6	6	7	9	2	3
17	5	6	3	7	9	5	5	7	14
TOTALS	369	298	398	415	436	513	629	419	485



SAVE
the
DATE

9:30 AM to Noon
Clubhouse 2

Board Training Seminar

Featured Speaker
Adrian Adams, ESQ,

Topics

The Open Meeting Act *and* Executive Sessions

Adrian Adams, ESQ,

HOA Industry. With an extensive background in the community association industry, Adrian Adams is one of the leading attorneys in California specializing in common interest developments. His practice includes highrise condominiums, stock cooperatives, business parks, lake associations, golfing communities, equestrian associations, and ocean-front communities. Although serving primarily as corporate counsel to boards of directors, Adrian has litigated a wide range of issues through the courts, including the Court of Appeals. After making partner in another law firm, Adrian founded "Adams Stirling PLC" and quickly grew his firm into a preeminent boutique firm specializing in corporate representation of common interest developments from resorts to retirement communities to mixed-use communities to property owner associations and everything in between.

