

OPEN MEETING

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF  
LAGUNA WOODS MUTUAL NO. FIFTY  
A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION**

**September 20, 2017**

The Board of Directors of Laguna Woods Mutual No. Fifty, a California non-profit mutual benefit corporation, met at 1:30 p.m. on Wednesday, September 20, 2017 at 24055 Paseo Del Lago West, Laguna Woods, California.

**Directors Present:** Ryna Rothberg-Chair, June Greenwald, Sy Wellikson, Irving Waaland, Al Amado (appointed at meeting)

**Directors Absent:** None

**Staff Present:** Katy Howe, Alba Andronic, Alex Banegas, Chuck Johnson, Ed Presley

**CALL TO ORDER**

President Ryna Rothberg called the meeting to order at 1:35 p.m. and established that a quorum was present.

**PLEDGE OF ALLEGIANCE**

Director Irving Waaland led the membership in the Pledge of Allegiance to the Flag.

**APPROVAL OF AGENDA**

By consensus, the Board approved the agenda.

**APPROVAL OF MINUTES OF MEETING**

Without objection, the Board approved the regular open meeting minutes of .

**APPOINTMENT OF DIRECTOR**

Director Wellikson nominates Al Amado as Director. Director Waaland seconded the nomination. Al Amado is appointed Director by a vote 3-0-0.

**APPOINTMENT OF OFFICERS**

Director Wellikson nominates Ryna Rothberg as president. Director Waaland seconds the nomination. No other nominations were received. Director Rothberg moves the nomination to be closed and directs the secretary to cast a single ballot.

Director Rothberg nominates Sy Wellikson as vice president. No other nominations were received. Director Rothberg moves the nomination to be closed and directs the secretary to cast a single ballot.

Director Wellikson nominates June Greenwald as secretary. Director Rothberg seconds the nomination. No other nominations were received. Director Rothberg moves the nomination to be closed and directs the secretary to cast a single ballot.

Director Wellikson nominates Al Amado as treasurer. Director Rothberg seconds the nomination. No other nominations were received. Director Rothberg moves the nomination to be closed and directs the secretary to cast a single ballot.

Secretary Greenwald read the proposed resolution:

**RESOLUTION 50-17-43**

**RESOLVED**, September 20, 2017, that the following persons are hereby elected as officers of this corporation:

Ryna Rothberg	President
Sy Wellikson	Vice President
Al Amado	Treasurer
June Greenwald	Secretary

**RESOLVED FURTHER**, that the following persons are hereby appointed as officers of this Corporation:

Katy Howe	Vice President
Alba Andronic	Assistant Secretary

**RESOLVED FURTHER**, that Resolution M50-17-06, adopted February 16, 2017 is hereby superseded and canceled.

Director Greenwald moved the resolution. Director Wellikson seconded the motion. By a vote of 4-0-0, the motion carried.

**PRESIDENT'S COMMENTS**

President Rothberg commented on:

- A letter to the editor of The Globe and wrote a rebuttal.
- Board members reserving the right to make comments during the meeting.

### **GOLDEN RAIN FOUNDATION REPORT**

Ms. Howe presented the Golden Rain Foundation report including, resolutions to change the RV lot user fee from 150 to 220 per space per year, resolution on suspension of cable and internet access, change to the trust facilities fee, passed an additional occupancy fee. Also approval of the 2018 business, capital, and reserve funding plans.

### **GENERAL MANAGER'S REPORT**

Ms. Howe presented the monthly Maintenance Report, Food Service Report, and Resale and Leasing Report and gave updates regarding the paint program, the beginning of the Energy Management System Project, and the new Dining Room Points Program and the new lunch program in the California Dining Room starting in October. Also, she mentioned that the annual meeting is scheduled for Thursday, December 7, where Board elections will be held. She also noted that there would be a business planning meeting between this month and next month's regular board meetings.

### **TREASURER'S REPORT/FINANCE COMMITTEE**

Director Amado presented the Treasurer's report for income and expenses through July 31, 2017.

### **MEMBERS' COMMENTS**

- John Dalis, unit 1202, spoke about the coffee and cookies being taken away in the past and that it is an amenity that the residents enjoy.
- Laura Husak, unit 758, spoke about her screens covering her windows for three weeks and having to use lights on.
- Renee Merer, unit 1005, spoke about the same residents using the coffee service, and compliments the Board on the Dining Services Point System, but the dining rooms are under staffed.
- Judy Laschober, unit 307, spoke about dinner service not being a pleasant experience because of the dining rooms being under staffed and coffee service is a welcoming amenity.
- Nancy Hou, unit 204, spoke about 33 units are for lease and maintenance report shows 35 units, and the used green containers are in view for everyone and not being removed in a timely manner.
- Steve Handelman, unit , spoke about Activities staff leaving early from Operation Gratitude and having enough time to print letters templates for the residents; suggests coffee and cookies to be served in Towers 1 Hearth Room; and would like a hot station in the Crystal Room.
- Diane Lynch, unit 1160, spoke about the Association not raising rent to cover taxes, insurance, and also make a profit.

- Herb Fenton, unit 1060, spoke about waiting a long time for dinner because staff was busy printing receipts for a table of 10.
- Hilliard Gersten, unit 902, spoke about slow service in the California Dining Room and had a question regarding this month's points.
- Harriet Klein, unit 452, spoke about returning meal because the orders are not being served on time, coffee is being poured into the containers and not being changed out, and also the Key Club not being proper for Board meetings.

### **RESPONSE TO MEMBERS' COMMENTS**

Directors and the staff responded to Members' comments.

Director Wellikson left the meeting at 2:40 p.m.

### **CONSENT CALENDAR**

#### **RESOLUTION M50-17-44**

##### **Delinquent Assessment Write-Off**

**RESOLVED**, September 20, 2017, that the Board of Directors of this Corporation hereby authorizes the delinquency assessment write-off of account 191-8078, in the amount of \$0.03; and

**RESOLVED FURTHER**, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

With no objection, the consent calendar was approved as written.

### **OLD BUSINESS**

#### **M50/GRF Committee Assignments**

Secretary Greenwald read the proposed resolution:

#### **RESOLUTION M50-17-44**

##### **GRF Committee Assignments**

**RESOLVED**, September 20, 2017 that the following changes are hereby made regarding appointments to serve on the Committees of Golden Rain Foundation:

##### **Business Planning**

Al Amado (to replace Nancy Hou)

**Finance**

Al Amado (to replace Nancy Hou)

**RESOLVED FURTHER**, that Resolution M50-17-23, adopted June 15, 2017 is hereby modified; and

**RESOLVED FURTHER**, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this Resolution.

Director Greewald moved the resolution. Director Waaland seconded the motion. By a vote of 3-0-0, the motion carried.

Secretary Greenwald read the proposed resolution:

**RESOLUTION 50-17-45**

**WHEREAS**, Laguna Woods Mutual No. 50 has a board vacancy resulting from the resignation of Nancy Hou and;

**WHEREAS**, the term of Director Hou expires December 2019;

**WHEREAS**, the board reserves the right to fill the vacancy through an appointment and;

**NOW THEREFORE BE IT RESOLVED** that the Board of Directors hereby appoints Al Amado to fill the vacancy resulting from the resignation of Nancy Hou with an expiration date of December 2019;

**RESOLVED FURTHER**, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

Director Greenwald moved the resolution. Director Waaland seconded the motion. By a vote of 3-0-0, the motion carried.

**Electric Vehicle Charging Rules and Fees**

Secretary Greenwald read the proposed resolution:

**Electric Vehicle Charging Rules  
Resolution M50-17-45**

**WHEREAS**, residents' of Laguna Woods Mutual No. Fifty have purchased plug-in electric vehicles and Laguna Woods Mutual No. Fifty has shared electrical outlets in its carport area; and

**WHEREAS**, the costs of delivering said electricity are a shared expense of all residents of Mutual Fifty; and

**WHEREAS**, a resident who uses an electric vehicle that is charged at Mutual Fifty receives an exclusive benefit not available to all residents and creates additional costs for electricity usage that are borne by all residents; and

**WHEREAS**, it is the intention of the Board of Directors to create and implement an equitable solution that allows a resident to charge an electric vehicle using Mutual Fifty's shared infrastructure at their own cost;

**WHEREAS**, kilowatt hour costs to charge vehicles and costs to administer this charge are approximately \$300 (assuming 5,000 miles/year)

**NOW THEREFORE BE IT RESOLVED** on September 20, 2017, the Board of Directors hereby adopts a \$300 annual fee for electric vehicle charging at The Towers,

**RESOLVED FURTHER**, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

Director Greewald moved the resolution. Director Waaland seconded the motion. By a vote of 3-0-0, the motion carried.

#### **Administer Liens on Accounts**

Secretary Greenwald read the proposed resolution:

#### **Intent to Lien September 20, 2017**

#### **Resolution M50-17-46**

This document is made a part of and is attached here to the minutes of the meeting of the Board of Directors on September 20, 2017.

The following accounts have become delinquent and an intent to lien letter has been sent in accordance with the Association's collection policy.

The Board hereby instructs Management to record a lien against the following delinquent account should the assessments not be paid within the time period established in the intent to lien letter.

191-6591

Director Greenwald moved the resolution. Director Waaland seconded the motion. By a vote of 3-0-0, the motion carried.

Secretary Greenwald read the proposed resolution:

**Intent to Lien September 20, 2017**

**Resolution M50-17-47**

This document is made a part of and is attached here to the minutes of the meeting of the Board of Directors on September 20, 2017.

The following accounts have become delinquent and an intent to lien letter has been sent in accordance with the Association's collection policy.

The Board hereby instructs Management to record a lien against the following delinquent account should the assessments not be paid within the time period established in the intent to lien letter.

209-7655

Director Greenwald moved the resolution. Director Waaland seconded the motion. By a vote of 3-0-0, the motion carried.

**NEW BUSINESS (Items for Discussion and Consideration)**

**Approve 2017 Election Schedule**

**2017 ELECTION SCHEDULE**

<b>Scheduled Events</b>	<b>Date of Occurrence</b>
Annual Meeting Date Bylaws Article VI, Section 2 "The Annual Meeting of the Corporation shall be held on the first Thursday of December of each year unless the Board fixes another date and so notifies the Mutual Members as provided in Section 4 of this Article V.	<b>December 7, 2017</b> <b>2:00 PM</b> <b>Lortscher Hall</b>

Self-Nominations can be received by Administration Office.	<b>October 10, 2017</b>
Nominations Close (5:00 PM)	<b>October 10, 2017</b>
Approval of Ballot Package by Resolution	<b>October 19, 2017</b>
Candidate Statement Due	<b>October 10, 2017</b>
Ballots to Printer	<b>October 20, 2017</b>
Meet the Candidates	<b>October 20, 2017</b>
Mail Ballot Package- Ballot, Candidate Statement, secrecy envelope, postage paid return envelope, Instructions, Notice of Meeting. Civil Code 1363.03 (e) Ballots and two preaddressed envelopes with instruction on how to return ballots shall be mailed by first-class mail or delivered by the association to every member not less than 30 days prior to the deadline for voting.	<b>Not less than 30 days prior to close of polling. No later than October 24, 2017.</b>  <b>Send to Optimal Outsource for printing.</b>
Appoint Inspectors of Election Civil Code 1363.03 (5) Specify a method of selecting one of three independent third parties as inspectors, or inspectors, of election utilizing one of the following methods: <ul style="list-style-type: none"> <li>a. Appointment of the inspector or inspectors by the board.</li> <li>b. Election of the inspector or inspectors by the members of the association;</li> <li>c. Any other method for selection of the inspector or inspectors.</li> </ul>	<b>October Board Meeting (October 19, 2017)</b>

Director Waaland moved to approve the attached election schedule. Director Amado seconded the motion. By a vote of 3-0-0, the motion carried.

**2018 Collection and Lien Enforcement Policy**

Secretary Greenwald read the proposed resolution:

**Resolution 50-17-XX**

**Lien and Collection Enforcement Policy**



**WHEREAS**, Section 5310 of the California Civil Code requires that homeowner associations have a specific policy relating to collection of delinquent assessment accounts and enforcement of liens placed upon such delinquent properties; and

**NOW THEREFORE BE IT RESOLVED**, October 19, 2017, that the Board of Directors of this Corporation hereby approves the attached Collection and Lien Enforcement Policy and Procedures for Assessment Delinquencies, effective January 1, 2018; and

**RESOLVED FURTHER**, that Resolution M50-16-44, adopted October 20, 2016 is hereby superseded and cancelled; and

**RESOLVED FURTHER** that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

Director Waaland moved to have the resolution be placed on 30-day hold for member comment. Director Greenwald seconded the motion. By a vote of 3-0-0, the motion carried.

#### **Supplemental Appropriation for Tunnel Renovation**

Director Greenwald read the proposed resolution:

#### **RESOLUTION 50-17-48**

**WHEREAS**, Laguna Woods Mutual No. 50 has issued a request for proposal and sought bids from vendors to refurbish the service tunnels, and

**WHEREAS**, the lowest responsive and responsible bid received totaled \$11,900,

**NOW THEREFORE BE IT RESOLVED** that the Board of Directors hereby allocates an amount not to exceed \$11,900 from the operating fund to perform the work to refurbish the service tunnels, and

**RESOLVED FURTHER**, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

Director Greenwald moved the resolution. Director Waaland seconded the motion. By a vote of 3-0-0, the motion carried.

#### **MUTUAL FIFTY COMMITTEE REPORTS**

**Activities Committee Report – Katie Holgate**

Ms. Holgate reported on the actions of the Activities Committee.

**Marketing Committee – Ryna Rothberg**

No meeting, no report.

**Orientation Committee Meeting**

No meeting, no report.

**Building Inspections and Maintenance Committee – Irving Waaland**

No report.

**GRF COMMITTEE REPORTS**

**Community Activities Committee – Ryna Rothberg**

No report, no report.

**Business Planning Committee – Ryna Rothberg**

Director Rothberg reported on the actions of the Business Planning Committee.

**Finance Committee –**

No report.

**Landscape Committee – Sy Wellikson**

No report.

**Maintenance and Construction Committee – Ryna Rothberg**

Ms. Rothberg gave the report for the Maintenance and Construction Committee meeting.

**Media and Communications Committee- Sy Wellikson**

No report.

**Mobility and Vehicles Committee – June Greenwald**

No report.

**Security and Community Access – Irving Waaland**

No report.

**Laguna Woods Traffic Hearings – Irving Waaland**

Mr. Waaland gave the report for the Laguna Woods Traffic Hearings.

**Board Member Closing Comments**

None.

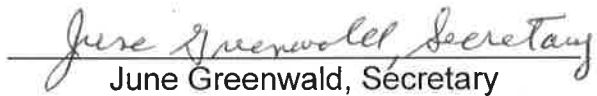
**ADJOURNMENT**

The meeting was adjourned at 3:20 p.m.

**Summary of Previous Closed Session Meetings per Civil Code Section 4935**

During its Regular Executive Session meeting of August 16, 2017, the Board approved the minutes of the July 20, 2017 Regular Executive Session, the July 25, 2017 Reconvened Regular Executive Session, the July 28, 2017 Special Closed Session, and discussed contractual matters.

The meeting was adjourned at 4:21 p.m.

  
June Greenwald, Secretary

