



UNITED LAGUNA WOODS
MUTUAL

OPEN MEETING

**REGULAR MEETING OF THE UNITED LAGUNA WOODS MUTUAL
GOVERNING DOCUMENTS REVIEW COMMITTEE**

Monday, September 23, 2019 – 1:30 P.M.
Laguna Woods Village Community Center, Sycamore Room
24351 El Toro Road, Laguna Woods, CA 92637

MEMBERS PRESENT: Maggie Blackwell - Chair, Juanita Skillman, Anthony Liberatore, Andre Torng, Advisors Bevan Strom and Mary Stone

MEMBERS ABSENT:

OTHERS PRESENT: Gary Morrison, Carl Randazzo, Dick Rader

STAFF PRESENT: Siobhan Foster, Pamela Bashline, Eve Morton, Tim Moy, Frances Gomez, and Blessilda Wright

REPORT

1. Call to Order

Chair Blackwell called the meeting to order at 1:30 p.m.

2. Acknowledgement of Press

No press was present.

3. Approval of the Agenda

Director Liberatore moved to approve the agenda. President Skillman seconded. The committee was in unanimous support.

4. Approval of Report from the July 22, 2019 Meeting

President Skillman made a motion to approve the Report. The Report was approved by consensus.

5. Chair's Remarks

Chair Blackwell stated that this is a good time to be discussing the Co-Occupancy Policy.

6. Member Comments (Items not on the agenda)

None.

Consent Calendar:

All matters listed under the Consent Calendar are considered routine and will be enacted by the Committee by one motion. In the event that an item is removed from the Consent Calendar by members of the Committee, such item(s) shall be the subject of further discussion and action by the Committee.

None.

Reports:

None.

Items for Discussion and Consideration:

7. Review and Discuss the Co-Occupancy Policy

President Skillman stated that the United Board made updates to this Policy about a year ago. Third Mutual is discussing a Co-Occupancy policy but only in regards to people who are already Members of Third. Today, we need to consider if we want to remove from the current Co-occupancy Policy item IV. b (ii) which states that the Shareholder(s) and Co-occupant cannot have a landlord-tenant relationship and no remuneration will be paid or collected during the duration of the Co-occupancy. We should also discuss whether to propose allowing people who are not Members to rent a room from a Member.

Chair Blackwell stated that there are primarily social and economic reasons for considering this update to the current policy. One purpose of this proposed change is to allow Members to stay in the Village and share their costs.

Advisor Strom recommended setting a percentage of the amount of people who could be co-occupants/renters. Would people renting just a room count against the current rental percentage of 9% even though they were renting just a room versus the entire unit?

President Skillman stated that this would create a path to be a legal occupant rather than an illegal occupant.

Discussion ensued of what currently takes place when the Shareholder dies and has a co-occupant. Civil Code comes into play.

Discussion ensued about potential problems with allowing people to rent rooms.

Tim Moy stated his concerns about allowing Members to rent out a room.

As people age, they may be less able to handle any issues that may come up with a renter.

Discussion ensued about what can be done to help people with financial difficulties. This is a bigger issue than just allowing renters.

Mr. Moy stated that Village Social Services and the county Social Services program offer help for people with financial concerns and relocation concerns.

Many people just share costs...no check is written and is not a typical renter/landlord relationship.

President Skillman stated that it is important to bring this topic of possible changes to the Co-occupancy Policy to the Board.

President Skillman made a motion to propose to the Board to amend the current Co-occupancy Policy by removing IV. b (ii) which states that the Shareholder(s) and Co-occupant cannot have a landlord-tenant relationship and no remuneration will be paid or collected during the duration of the Co-occupancy. Director Torng seconded. Director Torng and President Skillman voted yes. Director Liberatore abstained. Chair Blackwell voted no. The motion carried and moves forward to the Board.

8. Review the Charter for the VMS Liaison Committee for United Mutual

President Skillman stated that the attorney is recommending putting these protections in place.

President Skillman made a motion to recommend to the Board to adopt this VMS Liaison Charter. Chair Blackwell seconded. All were in favor except for Director Liberatore who opposed. The motion carried and will move forward to the Board.

Concluding Business:

9. Committee Member Comments

Director Liberatore needs to think further on the co-occupancy issue and will have a decision by the time it goes to the Board for discussion.

Chair Blackwell hopes that there will be a full, and not misleading, discussion about the co-occupancy issue at the Board meeting.

Advisor Strom believes it is premature for the co-occupancy issue to go to the Board.

Advisor Stone recently read a Walnut Creek article about sharing the costs with co-occupants and they do not advise it.

Director Rader feels the tax abatement could be a fix for people struggling financially. Staff was asked to look into this option to see if it is feasible for people in United.

10. Future Agenda Items

- a. A Member guide to United governance
- b. Discuss whether Executive Committees should be taken out of the Bylaws
- c. Consider changing term "charter" to "mandate"
- d. Discuss standardizing Village-wide working groups which aren't specific to a certain Mutual; a uniformed structure and scope of work.

11. Date of next meeting is October 28, 2019

12. Adjournment at 3:25 p.m.


Maggie Blackwell, Chair