

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

**January 19, 2012**

The Board of Directors of Laguna Woods Mutual Fifty, a California non-profit mutual benefit corporation, met at 2:00 P.M. on Thursday, January 19, 2012 at 24055 Paseo del Lago West, Laguna Woods, California.

**Directors Present:** Ryna Rothberg, Chair; Marilyn Ruekberg; Joyce Bender; and Inesa Nord-Leth

**Directors Absent:** Erwin Levy

**Others Present:** Judie Zoerhof, Patty Kurzet

**1. Call to Order**

President Rothberg chaired the meeting and stated that it was a regular meeting of the Corporation and that a quorum was present. The meeting was called to order at 2:00 P.M.

**2. Pledge of Allegiance to the Flag**

Director Ruekberg led the membership in the Pledge of Allegiance to the Flag.

**3. Approval of the Minutes**

The Board reviewed and approved without objection the minutes of the Regular Meeting of November 17, 2011 and the Organizational Meeting of December 6, 2011.

**4. President's Comments**

President Rothberg commented on Director Levy's health; announced that Ms. Zoerhof has been nominated for the Community Associations Institute award for Manager of the Year in the High Rise category and Mr. Storage has been nominated for Manager of the Year for Large Scale Developments. Ms. Rothberg also commented on carports.

**5. Members' Comments**

- Vicky Kasselheim (1056) asked for clarification on the award nominations.
- Mary Wayman (860) commented on the need for a message board.
- Anne Gilbert (1403) commented on use of grocery carts in the Towers.

**6. Consent Calendar**

No actions came under the Consent Calendar.

**7. Old Business**

No old business came before the Board.

## **8. New Business**

### **a. Approve Appropriation for Elevator Flooring**

Director Bender read the proposed resolution authorizing a supplemental appropriation to install ceramic tile in all four elevators. Director Bender moved to approve the resolution. Director Ruekberg seconded the motion.

By a vote of 3-0-0, the motion carried and the Board of Directors adopted the following resolution:

#### **RESOLUTION M50-12-01**

**WHEREAS**, the existing carpet in the elevators is difficult to maintain due to pet stains, spills, and wear by frequent moves; and

**WHEREAS**, the carpeting must be frequently replaced at an annual cost of \$500 in addition to daily vacuuming and twice a week shampooing;

**NOW THEREFORE BE IT RESOLVED**, January 19, 2012, the Board of Directors of this Corporation hereby approves a supplemental appropriation in the amount of \$2,000 from Replacement Reserve Fund to install ceramic tile in all four elevators; 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.

### **b. Ratify Expenditure to Replace Compressor**

Director Bender read the proposed resolution ratifying an expenditure to replace a compressor on the walk-in refrigerator. Director Bender moved to approve the resolution. Director Nord-Leth seconded the motion.

By a vote of 3-0-0, the motion carried and the Board of Directors adopted the following resolution:

#### **RESOLUTION M50-12-02**

**WHEREAS**, the compressor in the walk-in refrigerator failed on December 30, 2011 as holiday food was delivered; and

**WHEREAS**, the 2011 Reserve Expenditure Plan provided funds for Mechanical and Plumbing failures;

**NOW THEREFORE BE IT RESOLVED**, January 19, 2012, the Board of Directors of this Corporation hereby ratifies the expenditure of \$4,006 from the Replacement Reserve Fund to replace a compressor on the walk-in refrigerator; 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.

**c. Approve Open House Directional Signage Policy**

Ms. Zoerhof provided a summary of the following proposed resolution approving an Open House Directional Signage policy:

**RESOLUTION M50-12**

**WHEREAS**, the GRF Board has passed a Resolution allowing Open House **directional signage** to be posted on GRF property with the intention of improving the marketability of cooperatives and condominiums in Laguna Woods Village; and

**WHEREAS**, providing **directional signage** to a particular cul-de-sac to a scheduled Open House will help guide traffic to the cooperative or condominium for sale or rent; and

**NOW THEREFORE BE IT RESOLVED**, March 15, 2012, the Board of Directors of this Corporation approves that open houses in Mutual Fifty are hereby authorized to be held every Saturday and Sunday, between the hours of 11:00 A.M. and 4:00 P.M.; and

**RESOLVED FURTHER**, Realtors shall be responsible for providing the two types of signs: Open House signs at the Towers and directional signs to direct prospective buyers to the Towers and shall adhere to the specifications in accordance with this resolution; and

**RESOLVED FURTHER**, that a maximum of three Open House signs with a maximum size of 24" x 24" may be displayed, in accordance with Section 713 of the California Civil Code; and signs shall be placed only at the entrance to the Towers; and

**RESOLVED FURTHER**, **directional signs** shall be placed at street intersections to direct traffic to the Towers or a specific cul-de-sac. There shall be one sign per direction with a maximum of four signs per intersection; and

**RESOLVED FURTHER**, directional signs shall be with 24" x 9" corrugated plastic with vinyl lettering and adhere to the GRF approved colors, font and logo; and

**RESOLVED FURTHER**, non-conformance to this policy shall result in removal of sign from premises; and

**RESOLVED FURTHER**, that directional signs may be posted on the day of the open house no earlier than 10:00 A.M., and must be removed no later than 5:00 P.M. on the same day; and

**RESOLVED FURTHER**, that non-residents wishing to visit the open house must be either accompanied by a licensed real estate agent who has been approved for Laguna Woods Village entry, or granted Gate access by the Seller/Resident of the property; and

**RESOLVED FURTHER**, that members selling their properties "For Sale By Owner" shall be required to comply with the same guidelines as Realtors; and

**RESOLVED FURTHER**, that Resolution M50-03-29, adopted September 18, 2003 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 Bender moved to approve the resolution. Director Ruekberg seconded the motion.

Without objection, the Board postponed the resolution to the February meeting to conform to the 30-day notification requirement.

**d. Discuss Policy re Members Not Residing in Towers Six Months Out of the Year**

The Board discussed its policy regarding second Occupants who do not reside in the Towers for six months or more in one calendar year. The Board discussed a request for a credit from one member and the request was denied.

Third Mutual Resident, Mr. Karas addressed the Board on Mutual Fifty resident Member Mr. Chyssogelos's request that the Board make an exception to its policy and waive second occupant charges.

Without objection, the Board agreed to revisit the request next month.

## **9. Discussion Items**

Staff members Ralph Shafer and Gary Anderson spoke to the membership on the advantages of the proposed new bus routing system by proposing the Towers as one of the bus hubs which would allow Tower residents to take the bus to any destination outside the community without transferring busses.

Residents and Directors asked questions of Staff regarding the proposed new system.

Ms. Cathy Flores provided an update on the Towers' Resale Market Report.

Mr. Bryan English spoke to the Towers' Lien and Collection Enforcement Policy process and answered questions from the membership.

## **10. Financial and Budget Report**

No report was given.

## **11. Standing Committee Reports:**

- **Resident Entertainment Committee:** JoAnn Cramer reported on behalf of the Resident Entertainment Committee.
- **Business Planning Committee:** No report was given
- **Orientation Committee:** Director Ruekberg reported on behalf of the Orientation Committee.
- **Architectural Control Committee:** No report was given.

## **12. GRF Committees:**

- **Community Activities Committee:** No report was given.
- **Media and Communications Committee:** President Rothberg reported on behalf of the Media and Communications Committee.
- **Mobility and Vehicles Committee:** Director Bender reported on behalf of the Mobility and Vehicles Committee.
- **Finance:** No report was given.
- **Security Committee:** No report was given.

## **13. Golden Rain Foundation**

No report was given.

## **14. Resale and Leasing Reports**

No report was given.

## **15. Administrator's Report**

Ms. Zoerhof commented on cleaning oil in carports. This work can be done in-house or contracted out but is usually done as a chargeable service. Ms. Zoerhof also reported

that the OCFA has grant money for smoke detectors, and recommended that the Board call a special meeting to discuss the matter.

**16. Directors' Forum**

None.

**Recess**

The meeting recessed at 3:23 P.M. and reconvened into Executive Session at 3:29 P.M.

**Summary of Previous Closed Session Meetings per Civil Code Section §1363.05**

During its Regular Executive Session meeting of November 17, 2011, the Board reviewed and approved the minutes from the October 20, 2011 Regular Executive Session; and approved four delinquent assessment write-offs.

There being no further business to come before the Board, the meeting was adjourned at 4:49 P.M.

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Joyce Bender, Secretary