

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

**May 17, 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, May 17, 2012 at 24055 Paseo del Lago West, Laguna Woods, California.

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

**Directors Absent:** None

**Others Present:** Judie Zoerhof, Jerry Storage, 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 April 19, 2012.

**4. President's Comments**

President Rothberg thanked Jack Hammond for his photographs; commented on having guests pick up residents at the tunnel; announced that the Board established a Zen Garden Ad Hoc Committee consisting of Directors Levy, Nord-Leth and Bender; and announced that Mort Bender has been appointed as an advisor to the GRF Security and Community Access Committee as a Mutual 50 representative.

**5. Members' Comments**

No comments were made.

**6. Consent Calendar**

No items fell under the Consent Calendar.

**7. Old Business**

No old business came before the Board.

**8. Items for Discussion and Consideration**

**a. Curb Cuts at Lower Parking Lot**

The Board discussed installing 3 curb cuts leading down from the Towers to the lower parking lot. Without objection, the Board agreed to recommend that GRF pursue the project, at GRF's expense, as part of the Bus Hub transition.

**b. Approve Zen Garden Committee Charter**

Director Ruekberg read a proposed resolution approving the Zen Garden Committee Charter. Director Ruekberg moved to approve the resolution. Director Levy seconded the motion and discussion ensued.

By a vote of 4-0-0, the motion carried and the Board of Director adopted the following resolution:

**RESOLUTION M50-12-25**

LAGUNA WOODS MUTUAL NO. FIFTY  
ZEN GARDEN COMMITTEE 2012 CHARTER

**WHEREAS**, the governing documents grant the Board of Directors the purposes and powers of the corporation to make contracts, and to do all other acts necessary or expedient for the administration of the affairs and the attainment of the purposes of the corporation;

**WHEREAS**, the authority of the Board cannot be delegated to members nor to Staff;

**NOW THEREFORE BE IT RESOLVED**, May 17, 2012 that the Board of Directors of this corporation hereby assigns the duties and responsibilities of the Zen Garden Committee as follows:

1. Perform the duties imposed upon all standing committees as set forth in the current resolution entitled, "General Duties of Standing Committees."
2. If three Directors of the Board are present for any committee meeting, the meeting must be posted four days prior to the meeting along with the proposed items for consideration and action;
3. The Administrator may be in attendance to record the recommendations of the committee, said recommendations shall be posted and discussed at a Regular Board Meeting;

4. The Committee shall not have contact with any vendors or sales people;
5. The Committee shall make recommendations for furnishings for the Zen Garden and outdoor promenade and any other suggestions to improve the usable space for the use of residents;
6. The Board has final approval on all expenditures, which will be Supplemental Appropriations or be added to the budget for a subsequent year.

**RESOLVED FURTHER**, that all correspondence will take place directly between the Board of Directors and the Committee and that no direction or instruction will be given to Staff at any time without first going through the Administrator; 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. Orchid House “Shack” Removal**

Director Nord-Leth moved to direct Staff to remove the shack next to the Orchid House, rebuild one new wall of the House, and install shelving. Director Bender seconded the motion and the motion carried unanimously.

**d. Open House Recap**

Ms. Judie Zoerhof reported on the success of the recent Open House and announced that the next one will be held August 10, 2012.

**e. Towers Troopers**

Director Bender updated the membership on the Towers Troopers Show which will be held on May 24<sup>th</sup> and May 25<sup>th</sup>.

**f. Approve Donation of Grocery Carts for Towers Residents**

Director Ruekberg read a proposed resolution accepting the donation from Anne Gilbert of Unit 1403 of six grocery carts. Director Ruekberg moved to approve the resolution. Director Nord-Leth seconded the motion and discussion ensued.

By a vote of 4-0-0, the motion carried and the Board of Director adopted the following resolution:

**RESOLUTION M50-12-26**

**RESOLVED**, May 17, 2012, that the Board of Directors of this Corporation hereby accepts the donation from Anne Gilbert of Unit 1403 of six grocery

carts with a value of \$1200 to be used by residents in the Towers; and

**RESOLVED FURTHER**, that the donation to Laguna Woods Mutual No. Fifty shall not qualify as a tax-deductible charitable contribution; and

**RESOLVED FURTHER**, that the President of this Corporation is hereby authorized to advise said donor in writing and to express the thanks of the Corporation.

**g. Approve Craft Room Rules Policy**

Director Ruekberg read the following proposed resolution approving the policy for use of the Craft Room:

**RESOLUTION M50-12-**

**LAGUNA WOODS MUTUAL NO. FIFTY  
POLICY FOR USE OF THE CRAFT ROOM**

**WHEREAS**, the governing documents grant the Board of Directors the purposes and powers of the Corporation to make contracts, and to do all other acts necessary or expedient for the administration of the affairs and the attainment of the purposes of the Corporation; and

**WHEREAS**, the authority of the Board cannot be delegated to members nor to Staff;

**NOW THEREFORE BE IT RESOLVED**, June 21, 2012, that the Board of Directors of this Corporation hereby assigns the Rules of the Craft Room as follows:

1. Nothing is to be moved from any part of the Towers without at least 24-hour advance notice to the Administration Office;
2. With prior notice, Staff will assist with moving large objects;
3. At no time should decorations that belong to Mutual Fifty be used for any craft;
4. Aisles to the public restrooms must be kept clear at all times;
5. Craft items should not be left unattended;
6. The area should be kept tidy and neat after each work session;

**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 Ruekberg moved to approve the resolution. Director Bender seconded the motion.

Without objection, the motion was postponed to the June meeting to satisfy the 30-day notification requirement.

**h. Approve Reception Desk Art Lighting**

Director Ruekberg read a proposed resolution authorizing a supplemental appropriation to install LED channel lighting at the Reception Desk. Director Ruekberg moved to approve the resolution. Director Levy seconded the motion and discussion ensued.

By a vote of 4-0-0, the motion carried and the Board of Director adopted the following resolution:

**RESOLUTION M50-12-27**

**WHEREAS**, at its February 2011 meeting, the Board of Directors approved a supplemental appropriation to create artwork for placement behind the newly remodeled reception desk; and

**WHEREAS**, at the time the artwork was installed Staff and the Board agreed that lighting was needed to enhance the artwork;

**NOW THEREFORE BE IT RESOLVED**, May 17, 2012, that the Board of Directors of this Corporation hereby authorizes a supplemental appropriation of \$1,500 to be funded from the Replacement Fund, to install LED channel lighting at the Reception Desk in 2012; 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.

**i. Eliminate “20 minute” parking for Loading and Unloading Zone**

The Board discussed eliminating the “20 minute” parking area in front of the Towers and converting it into a Loading and Unloading Zone to decrease congestion. Without objection, the Board directed Staff to place the issue on next month’s agenda for action.

**j. Brunches**

Ms. Zoerhof stated that the Board is currently breaking even on the cost of the Brunches. The Board discussed reconsidering holding the monthly brunches due to the loss of revenue when reservations are not honored.

Director Levy moved to temporarily reduce the Brunches to once a month for July, August, and September and then revisit the matter. Director Ruekberg seconded the motion and discussion ensued. The motion carried by a vote of 3-1-0 (Director Bender opposed).

Ms. Luis (1355) commented on the brunches.

**k. Mutual 50 Acceptance of Deeds in Lieu of Foreclosure**

Ms. Zoerhof commented on the Board's practice of accepting Deeds in lieu of foreclosure and stated that she was asked to investigate the need to continue the practice and will bring recommendations to the Board in June.

**9. Financial and Budget Report**

Director Levy gave the Financial and Budget Report.

**10. Standing Committee Reports:**

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

**11. GRF Committees:**

- **Community Activities Committee:** President Rothberg reported on behalf of the Community Activities Committee.
- **Media and Communications Committee:** No report was given.
- **Mobility and Vehicles Committee:** No report was given.
- **Finance:** Director Levy reported on behalf of the Finance Committee.
- **Security Committee:** Director Ruekberg reported that Morton Bender attended the meeting on the Board's behalf.

**12. Golden Rain Foundation**

Mr. Jerry Storage, General Manager, reported on the May 1, 2012 Golden Rain Foundation Board Meeting.

**13. Resale and Leasing Reports**

Mr. Storage reported on the resale and leasing activity at the Towers.

Ms. Luis (1355) address Mr. Storage on his leasing report.

**14. Administrator's Report**

No report was given.

**15. Directors' Forum**

- Director Bender commented on the Sunday bus service.
- President Rothberg commented on automatic doors for the first floor lobby doors to the outside.

**Recess**

The meeting recessed at 3:43 P.M. and reconvened into Executive Session at 3:45 P.M.

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

During its Regular Executive Session of April 19, 2012 the Board of Directors reviewed and approved the minutes from the March 15, 2012 Regular Executive Session, and the March 22, 2012 Special Executive Session; held one disciplinary hearing; approved 2 write-offs and accepted a deed to one unit, and discussed litigation matters.

There being no further business to come before the Board, the meeting was adjourned at 4:13 P.M.

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Joyce Bender, Secretary