

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

March 20, 2014

The Board of Directors of Laguna Woods Mutual No. Fifty, a California non-profit mutual benefit corporation, met at 1:00 P.M. on Thursday, March 20, 2014 at 24055 Paseo del Lago West, Laguna Woods, California.

Directors Present: Ryna Rothberg-Chair; Alice Gokkes, Chace Kendro, Inesa Nord-Leth, John Dalis

Directors Absent: None

Others Present: Jerry Storage, Kim Taylor, Christine Polek, Katy Howe, Betty Parker, Ed Presley
Executive Session: Blessilda Fernandez, Bryan English

CALL TO ORDER

President Ryna Rothberg served as Chair of the meeting and stated that it was a regular meeting held pursuant to notice duly given and that a quorum was present. The meeting was called to order at 1:00 P.M.

PLEDGE OF ALLEGIANCE TO THE FLAG

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

APPROVAL OF AGENDA

Without objection, the agenda was approved as written.

APPROVAL OF MINUTES

Without objection, the Board reviewed and approved the minutes of the Regular Meeting of February 20, 2014.

PRESIDENT'S COMMENTS

President Rothberg commented on various items relating to the Towers.

GOLDEN RAIN FOUNDATION

Mr. Jerry Storage gave the March 4, 2014 Golden Rain Foundation Board Meeting report.

RESALE AND LEASING REPORTS

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

Ms. Katy Howe presented specific resale activity as of March 2014.

ADMINISTRATOR'S REPORT

Ms. Katy Howe provided an update on various items relating to the Towers and presented a report from Guckenheimer.

Ms. Howe provided an update on patio construction, water conservation, the upcoming open house, and answered questions from the Board and Members.

MEMBERS' COMMENTS

- Vicky Kasselheim (1056) commented on volunteering for the Orientation Committee.
- Jan Foster (256) volunteered to be on the Orientation Committee.
- Milan Rodovic (1455) volunteered to be on the Orientation Committee.
- Henry Nahoum (1306) commented on Corporate Members Meetings.
- Renee Merer (1005) commented on the importance of the Open House.
- Bryna Kulla (255) commented on realtors visiting the Towers and volunteered to be on the Orientation Committee.
- Milan Rodovic (1455) commented on the Tower's resales report.

RESPONSE TO MEMBERS COMMENTS

The Directors briefly responded to Members' comments.

CONSENT CALENDAR

Without objection the Consent Calendar was approved, and the Board took the following actions:

RESOLUTION M50-14-19

WHEREAS, Member ID 932-960-85 is currently delinquent to Laguna Woods Mutual No. Fifty with regard to the monthly assessment; and

WHEREAS, a Notice of Delinquent Assessment (Lien) will be filed upon adoption of this resolution following at least a majority vote of the Board (with no delegation of such action by the Board), acting in an open meeting, and for which the Board's vote is recorded in the minutes;

NOW THEREFORE BE IT RESOLVED, March 20, 2014, that the Board of Directors hereby approves the recording of a Lien for Member ID 932-960-85; 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.

OLD BUSINESS

No old business came before the Board.

NEW BUSINESS (Items for Discussion and Consideration)

Director Gokkes read the following proposed resolution approving the Year 2014 Collection and Lien Enforcement Policy and Procedures for Assessment Delinquencies:

RESOLUTION M50-14-xx

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, May 15, 2014, that the Board of Directors of this Corporation hereby approves the attached Collection and Lien Enforcement Policy and Procedures for Assessment Delinquencies, effective June 1, 2014; and

RESOLVED FURTHER, that Resolution M50-13-60, adopted November 21, 2013 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 Gokkes moved to approve the resolution. Director Dalis seconded the motion and discussion ensued.

Without objection, the Board postponed the resolution to the May meeting to satisfy the 30-day notification requirement.

Director Gokkes read a proposed resolution to approve the Landscaping Committee Charter and members. Director Gokkes moved to approve the resolution. Director Kendro seconded the motion.

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

Resolution M50-14-20

WHEREAS, on January 16, 2014, the Landscape Committee was established during the Regular Open Board Meeting pursuant to Article 8, Section 1 of the Laguna Woods Mutual No. Fifty Bylaws;

NOW THEREFORE BE IT RESOLVED, March 20, 2014 that the Board of Directors of this Corporation hereby assigns the duties and responsibilities of this Committee as follows:

1. Liaison between the Board and the Landscape Division.
2. Review each petition for landscaping changes and visit those sites (1) for which clarification is deemed necessary and (2) for which a denial is being considered. Based upon information supplied by a qualified staff member, a petition may be granted without an on-site visit.
3. Work with the Landscape Division to:
 - a. Promote efficient use of water within the Community.
 - b. Evaluate and determine appropriate landscape maintenance service levels.
 - c. Evaluate the need for new capital projects that would improve landscape practices, reduce labor costs and/or improve the general function or appearance of the landscape of Mutual facilities.
4. To report on its activities to the Board of Directors periodically at Board meetings or when requested by the President.

RESOLVED FURTHER, that the committee shall perform such other duties as may be assigned by the President or the Board of Directors.

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 Dalis moved to appoint Director Nord-Leth as the Chair, Director Gokkes as the Vice Chair, and Renee Merer and Jan Foster as members of the Landscape Committee. Director Kendro seconded the motion and discussion ensued.

By way of unanimous consensus, the Landscape Committee members were approved.

Director Gokkes read a proposed resolution to approve the proposed donation of a ping pong table by Milan Radovic. Director Gokkes moved to approve the resolution. Director Dalis seconded the motion and discussion ensued.

Renee Merer (1005) commended on setting hours for use of the table.

By way of unanimous consensus the Board tabled the resolution and asked that staff investigate any liabilities associated with accepting the donation.

RESOLUTION M50-14-xx

WHEREAS, Mutual Fifty member Milan Radovic, Unit 1455, has offered to donate one outdoor ping pong (table tennis) table to Mutual Fifty; and

WHEREAS, the table will be placed in the “exterior galleria” outside Lortscher Hall, for use by all Towers residents;

NOW THEREFORE BE IT RESOLVED, March 20, 2014 that the Board of Directors of this Corporation on behalf of the Corporation hereby accepts the donation from Milan Radovic of the ping pong table; and

RESOLVED FURTHER, that staff will not manage the use of the table, and in several years when the table does eventually succumb to weather, it is understood that Mutual No. Fifty would not replace it;

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 Gokkes read the following proposed resolution to approve a Room Service Policy:

Resolution M50-14-xx

WHEREAS, Laguna Hills Mutual No. Fifty operates a kitchen to serve dinner to its residents nightly;

WHEREAS, not all residents can dine each evening in the dining rooms, therefore the residents are allowed to order their meal delivered to their room for a fee (\$5/night);

WHEREAS, the Board of Directors has been made aware of several ways that Room Service is not being used in the way it was originally intended (to deliver a normal dinner to a resident’s room when a resident cannot or does not want to eat in the dining rooms);

NOW THEREFORE BE IT RESOLVED, May 15, 2014, that the Board of Directors of this Corporation hereby adopts the following Room Service Ordering Policy:

Residents of the Towers are allowed to order Room Service from the daily Featured Menu, with a maximum of one soup, three sides, one entrée (up to a “Towers Portion”), and one dessert. Room Service will no longer build individual salads from the salad bar or serve “Grill Page” items in their orders. No orders for individual food items (i.e. whole tomato or bagel) will be taken and/or served via Room Service.

Residents are not allowed to use the dining rooms and Room Service in the same evening. Residents found to be double ordering from dining rooms and Room Service in the same evening will be billed the guest dinner ticket charge and issued a warning from the Administrator. The second violation of this policy will suspend a resident's Room Service privileges for one year.

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.

Members Jan Foster (256) and Lou Parker (1206) commented on the resolution.

Director Gokkes moved to approve the resolution. Director Kendro seconded the motion and discussion ensued.

Without objection, the Board postponed the resolution to the May meeting to satisfy the 30-day notification requirement.

Without objection, the Board directed staff to investigate purchase and installation of a Point of Sale System in food service at the Towers, as a high priority task.

Without objection, the Board directed staff to investigate a by-weekly rotation of "Grill Page" items, as a low priority task.

Without objection, the Board directed staff to investigate changes in Housekeeping Service Levels, as a high priority task.

Without objection, the Board directed staff to investigate the impact of changing the dining room hours, as a medium priority task.

Without objection, the Board directed staff not to investigate the creation of a fitness room with equipment at this time.

Without objection, the Board directed staff not to investigate the cost and feasibility of automating doors to common area restrooms, laundries, and refuse rooms at this time.

REVIEW PRELIMINARY FINANCIAL STATEMENTS

Ms. Betty Parker reviewed the Preliminary Financial Statements as of December 31, 2013 with the Board and answered questions from the Members.

MUTUAL FIFTY COMMITTEE REPORTS

Finance Committee

Director Kendro reported on behalf of the Finance Committee.

Marketing Committee

Director Rothberg reported for the Marketing Committee.

Orientation Committee

No meeting was held and no report was given.

Resident Entertainment Committee

Ms. Katy Howe reported for the Resident Entertainment Committee.

GRF COMMITTEE REPORTS

Community Activities Committee

No meeting was held and no report was given.

Energy Committee

Director Gokkes reported on behalf of the GRF Energy Committee.

Finance Committee

Director Kendro reported on behalf of the GRF Finance Committee.

Government & Public Relations Committee

Director Dalis reported on behalf of the GRF Government & Public Relations Committee.

Landscape Committee

No meeting was held, but Director Nord-Leth reported on certain landscaping items.

Maintenance & Construction Committee

No meeting was held and no report was given.

Media & Communications Committee

Director Gokkes reported on behalf of the Media & Communications Committee.

Mobility & Vehicles Committee

No meeting was held and no report was given.

Recreation Master Plan Ad Hoc Committee

President Rothberg reported on behalf of the Recreation Master Plan Ad-hoc Committee.

Security and Community Access Committee

Lou Parker reported on behalf of the GRF Security and Community Access Committee.

DIRECTORS' FORUM

No comments were made.

RECESS

The meeting recessed at 3:10 PM and reconvened into Executive Session at 3:20 PM.

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

During its Regular Executive Session meeting of February 20, 2014, the Board approved the January 16, 2014 Regular Executive Session minutes; approved (1) Notice of Default; approved a Hearing Request; approved a Delinquent Assessment Write-off; and discussed litigation and delinquency matters.

There being no further business to come before the Board, the March 20, 2014 meeting was adjourned at 5:15 PM.

Alice Gokkes, Secretary