

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

July 16, 2015

The Board of Directors of Laguna Woods Mutual No. Fifty, a California non-profit mutual benefit corporation, met at 2:00 P.M. on Thursday, July 16, 2015 at 24055 Paseo del Lago West, Laguna Woods, California.

Directors Present: Ryna Rothberg-Chair, Chace Kendro, John Dalis, Henry Nahoum, Sy Wellikson

Directors Absent: None

Others Present: Open Session: Katy Howe, Jerry Storage, Kim Taylor
Executive Session: Katy Howe, Jerry Storage, Kim Taylor, Kristine Courdy, Steve Roseman and Teresa Agnew from Roseman & Associates, APC

CALL TO ORDER

President Ryna Rothberg called the meeting to order at 2:00 P.M. A quorum was present.

PLEDGE OF ALLEGIANCE TO THE FLAG

Director Sy Wellikson led the membership in the Pledge of Allegiance to the Flag.

APPROVAL OF AGENDA

Without objection, the agenda was approved as amended as written.

APPROVAL OF MINUTES

Without objection, the Board approved the minutes of the Regular Meeting of June 18, 2015 and the Business Planning meeting minutes of June 11, 2015 as written.

PRESIDENT'S COMMENTS

President Rothberg commented on concern and confusion regarding what's going on in the Village. GRF had no plan in place when they delivered the announcement to Associa.

GOLDEN RAIN FOUNDATION REPORT

Mr. Jerry Storage gave the July 7, 2015 Golden Rain Foundation Board Meeting Report and answered questions from the Board and Members.

RESALE AND LEASING REPORTS

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

ADMINISTRATOR'S REPORT

Ms. Katy Howe provided updates on the two prospective resident and realtor receptions that were held during the month, LED bulb replacements, and the generator and fire pump replacement project.

REVIEW PRELIMINARY FINANCIAL STATEMENTS

Director Kendro reviewed the Preliminary Financial Statements and answered questions from the Board and Members.

MEMBERS' COMMENTS

Mutual Fifty Members commented on an article in the Globe regarding GRF not renewing the contract with Associa.

RESPONSE TO MEMBERS' COMMENTS

The Directors briefly responded to Members' comments.

CONSENT CALENDAR

Without objection, the consent calendar was approved as written and the Board took the following action:

Approved Recording of a Lien for Member ID 932-962-58.

Approved Construction Notice and Authorization for Unit 153 (Altrocchi)

OLD BUSINESS

Discuss and Consider Dining Room and Reservation Policy

The Secretary of the Corporation, Director Wellikson, read the following proposed resolution approving a Dining Room and Reservation Policy, which was postponed in May to satisfy the 30-day notification. Director Wellikson moved to approve the resolution. Director Nahoum seconded the motion. Discussion ensued.

President Rothberg moved to amend the resolution to change ~~for both~~ **either** in the third paragraph. Director Dalis seconded the motion. Discussion ensued. By a vote of 4-0-0 the amendment carried.

Director Wellikson moved to table the resolution for further discussion. Director Kendro seconded the motion. By a vote of 4-0-0 the motion carried.

RESOLUTION M50-15-XX

Towers Dining Room Policies

WHEREAS, in an effort to provide a pleasant atmosphere for all residents and guests of The Towers, a Dining Room Policy has been proposed; and

NOW THEREFORE BE IT RESOLVED, August 20, 2015, that the Mutual No. Fifty Board of Directors hereby approves the Towers Dining Room Policy, as attached to the official minutes of this meeting; and

RESOLVED FURTHER, that residents with parties of 5 or greater are allowed to make reservations ~~for both~~ **either** dining rooms; and

RESOLVED FURTHER, that all dining room reservations must be made at least one day in advance; and

RESOLVED FURTHER, that only reservations with full parties having arrived will be honored in The Towers' dining rooms; and

RESOLVED FURTHER, that no parties will be allowed to make a long-term (greater than one night at a time) reservation for The Towers' dining rooms; and

RESOLVED FURTHER, that this policy will take effect September 1, 2015; and

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

Discuss and Consider Birthday Dinner Costs

The Secretary of the Corporation, Director Wellikson, read the following proposed resolution approving a Birthday dinner costs, which originally was postponed in May to satisfy the 30-day notification.

Director Kendro moved to withdraw the resolution and keep the original policy of \$18 guest dinner tickets as long as Staff continues to limit the guests to one per birthday resident. Due to the lack of a second, the motion died.

Director Wellikson moved to amend the resolution to read "NOW THEREFORE BE IT RESOLVED, August 20, 2015, that the Board of Directors of this Corporation hereby establishes the Birthday Dinner pricing rate for outside guests to match the holiday dinner ticket price (**currently at \$22.00 if it's an outside guest, and \$4.00 for a guest who is a Towers resident**)" Director Dalis seconded the motion. By a vote of 4-0-0 the amendment carried. Discussion further ensued.

By a vote of 4-0-0 the motion carried and the Board postponed the following amended resolution to the August meeting due to significant changes made after the May reading to comply with Civil Code §4360, to satisfy the 30-day notification requirement:

RESOLUTION M50-15-XX

Birthday Dinner Pricing

WHEREAS, due to the increasing costs to Mutual No. Fifty to host food service events, the Board requested an analysis of the cost of Birthday Dinners;

NOW THEREFORE BE IT RESOLVED, August 20, 2015, that the Board of Directors of this Corporation hereby establishes the Birthday Dinner pricing rate for outside guests to match the holiday dinner ticket price (***currently at \$22.00 if it's an outside guest, and \$4.00 for a guest who is a Towers resident***); and

RESOLVED FURTHER, that each resident of The Towers celebrating his/her birthday is allowed to bring one guest, whether or not that guest lives in The Towers ~~or outside The Towers~~; and

RESOLVED FURTHER, that the menu shall rotate with two entrée options to choose from each month; and

RESOLVED FURTHER, the Birthday Dinner pricing will become effective on September 1, 2015; 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.

Review New Orientation Package

Ms. Howe presented the New Resident Orientation Package. The Board reviewed the package.

Director Wellikson moved to approve the package as presented. Director Kendro seconded the motion. Discussion ensued. By a vote of 4-0-0 the motion carried.

NEW BUSINESS (Items for Discussion and Consideration)

Revised Occupancy Permit Application

Director Nahoum moved to approve the Occupancy Permit Application as revised and attached to the official meeting minutes. Director Dalis seconded the motion.

Director Kendro moved to table the Occupancy Permit Application for further revisions and to bring it back to the August meeting for consideration.

By a vote of 4-0-0 the motion carried.

Supplemental Appropriation for Roofing Repairs – Resolution

The Secretary of the Corporation, Director Wellikson, read the following proposed resolution approving a supplemental appropriation of \$253,000 from the Replacement

Fund for roofing repairs. Director Wellikson moved to approve the resolution. Director Dalis seconded the motion.

By a vote of 4-0-0 the motion carried and the Board approved the following resolution:

Resolution M50-15-33

Supplemental Appropriation for Roofing Repairs and Replacement

WHEREAS, Mutual No. Fifty previously budgeted to paint The Towers in 2015, in its 2015 Reserves Expenditures Plan; and

WHEREAS, the independent painting contractors have advised Mutual No. Fifty to repair and replace roofing components where necessary, prior to painting the building; and

WHEREAS, Letner Roofing has inspected the various roofing systems at The Towers, and recommends specific repairs and replacements, at an estimated cost of \$253,000;

NOW THEREFORE BE IT RESOLVED, July 16, 2015, that the Board of Directors of this Corporation hereby approves a supplemental appropriation of \$253,000 from the Replacement Fund for the repair and replacement of roofing system components at The Towers; 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.

Discuss and Consider Raising Guest and Holiday Dinner Ticket Fee

The Secretary of the Corporation, Director Wellikson, read the following proposed resolution approving revisions to the guest and holiday dinner ticket fees:

Resolution M50-15-XX

Guest and Holiday Dinner Ticket Fees

WHEREAS, Mutual No. Fifty allows guests to dine with resident in the dining rooms daily (including holidays); and

WHEREAS, the current price for a guest dinner ticket is \$18, and the current price of a holiday dinner ticket is \$22; and

WHEREAS, food and labor costs incurred by Mutual No. Fifty continue to increase, increasing the cost to the Mutual to serve these meals to guests;

NOW THEREFORE BE IT RESOLVED, August 20, 2015, that the Board of Directors of this Corporation hereby approves a new price of \$19 for a guest dinner ticket and \$23 for a holiday dinner ticket, to be in effect as of September 1, 2015; and

RESOLVED FURTHER, that Resolution M50-14-03, adopted January 6, 2014, and M50-14-32, adopted June 19, 2014, is hereby superseded and cancelled

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

By a vote of 4-0-0 the resolution was approved and postponed to the August meeting to comply with Civil Code §4360, to satisfy the 30-day notification requirement.

MUTUAL FIFTY COMMITTEE REPORTS

Finance Committee

Director Kendro reported on behalf of the Finance Committee.

Marketing Committee

President Rothberg reported on behalf of the Marketing Committee.

Orientation Committee

No meeting was held and no report was given.

Activities Committee

Ms. Katy Howe reported on behalf of the Activities Committee.

GRF COMMITTEE REPORTS

Community Activities Committee

No report was given on behalf of the GRF Community Activities Committee.

Energy Committee

No report was given on behalf of the GRF Energy Committee.

Finance Committee

Director Kendro reported on behalf of the GRF Finance Committee.

Landscape Committee

No report was given on behalf of the GRF Landscape Committee.

Media & Communications Committee

Director Nahoum reported on behalf of the GRF Media & Communications Committee.

Mobility and Vehicles Committee

No report was given on behalf of the GRF Mobility and Vehicles Committee.

Clubhouse 2 Renovation Ad Hoc Committee

President Rothberg reported on behalf of the GRF Clubhouse 2 Renovation Ad Hoc Committee.

Security and Community Access Committee

Mr. Lou Parker reported from the Security and Community Access Committee.

Laguna Woods Village Traffic Hearings

Director Dalis reported from the Laguna Woods Village Traffic Hearings.

RECESS

The meeting recessed at 3:45 P.M. and reconvened into Executive Session at 3:50 P.M.

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

During its Regular Executive Session meeting of June 18, 2015, the Board approved the May 21, 2015 Regular Executive Session minutes as written; discussed contractual matters; discussed litigation matters; and held one (1) disciplinary hearing and imposed no fines for violations of the Mutual's rules and regulations.

There being no further business to come before the Board, the June 18, 2015 meeting was adjourned at 5:45 P.M.

Sy Wellikson, Secretary

APPLICATION FOR OCCUPANCY PERMIT Laguna Woods Mutual No. Fifty (The Towers)	Unit Number:
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Attach Verification of Age – Driver’s License / Passport / Birth Certificate / Military ID

	LAST NAME	FIRST NAME	MI	SOC SEC #	BIRTHDATE	OFFICE USE ONLY
1.						
2.						

1.	MARITAL STATUS <input type="checkbox"/> MARRIED <input type="checkbox"/> WIDOWED <input type="checkbox"/> SINGLE <input type="checkbox"/> DIVORCED <input type="checkbox"/> SEPARATED	IF UNDER 45 YEARS OF AGE, INDICATE IF <input type="checkbox"/> SPOUSE / REGISTERED DOMESTIC PARTNER
2.	MARITAL STATUS <input type="checkbox"/> MARRIED <input type="checkbox"/> WIDOWED <input type="checkbox"/> SINGLE <input type="checkbox"/> DIVORCED <input type="checkbox"/> SEPARATED	IF UNDER 45 YEARS OF AGE, INDICATE IF <input type="checkbox"/> SPOUSE / REGISTERED DOMESTIC PARTNER

APPLIC. RELATIONSHIP TO OWNER	PREVIOUS ADDRESS ZIP	CITY	STATE
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IN EMERGENCY, NOTIFY	RELATIONSHIP TO APPLICANT	ADDRESS	TEL NO.
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Owner / Co-Occupant Acknowledgements

We hereby apply for approval for the applicant to reside in the unit identified above as a non-Member occupant, and affirm that the information provided herein is accurate to the best of our knowledge. We have read the terms and conditions for such occupancy on the reverse side of the application, and agree to be bound by the terms therein. We have received a copy of the not the notice informing us of the possible existence of asbestos in certain buildings.

We swear, under penalty of perjury, that there will not be a landlord-tenant relationship between owner and occupant, and that no rents will be paid or collected during the duration of the applicant’s occupancy, unless a lease is executed through the Golden Rain Foundation (GRF) leasing office.

OWNER NAME (PRINT)	OWNER SIGNATURE	DATE	TO RESIDE? <input type="checkbox"/> YES <input type="checkbox"/> NO
OWNER NAME (PRINT)	OWNER SIGNATURE	DATE	TO RESIDE? <input type="checkbox"/> YES <input type="checkbox"/> NO
1. CO-OCCUPANT SIGNATURE	DATE	2. CO-OCCUPANT SIGNATURE	DATE

Community Services Department Use Only

FLOORPLAN: _____ **# BEDROOMS:** _____ **# PERSONS RESIDING IF THIS PERMIT IS APPROVED** _____

ID CARD FEES TO BE COLLECTED: \$ _____ **EXEMPT (spouse/domestic partner status verified)**

IF APPLICANT IS UNDER 55 YEARS OF AGE, INDICATE IF QUALIFYING RESIDENT HAS BEEN VERIFIED. YES
 NO

DOES THE APPROVAL OF THIS APPLICATION EXCEED THE NUMBER OF PERSONS PERMITTED TO OCCUPY THIS

UNIT? <input type="checkbox"/> YES <input type="checkbox"/> NO VERIFIED BY: _____ OCCUPANT'S PHONE # _____	
Action by Mutual No. Fifty Board of Directors	
APPLICATION DENIED	APPLICATION APPROVED
The Board of Directors of this Mutual Corporation has reviewed this application. Based on the information provided, the application is denied .	The Board of Directors of this Mutual Corporation has reviewed this application. Based on the information provided, the application is approved .
SIGNATURE	SIGNATURE
SIGNATURE	SIGNATURE
SIGNATURE	SIGNATURE
DATE:	DATE:

**Application for Occupancy Permit – Laguna Woods Mutual No. Fifty
(The Towers)**

Primary Rules Governing Occupancy

The parties to this agreement are the Mutual Corporation, hereinafter referred to as “the Mutual” the Member(s), hereinafter referred to as “the Member(s)”, and whose signature appears on the reverse side of this application; and the applicant(s) for occupancy, hereinafter referred to as “Co-Occupant(s)”, and whose signature appears on the reverse side of this application. In consideration of their mutual undertakings, the parties hereto agree as follows:

1. Co-Occupant(s) shall be entitled to occupy the unit indicated on the reverse side of this application.
2. Co-Occupant(s) and Member(s) affirm that their intent that the Co-Occupant will reside in this unit and that Co-Occupant is 45 years of age or older, or is the spouse or registered domestic partner of the qualifying resident.
3. Non-Members may reside only if they co-occupy with members who are in residence (and meet the requirements of section 2 above) or have an executed lease with a member.
4. Co-Occupant(s) shall be entitled to the use and enjoyment of the facilities and services provided by the Golden Rain Foundation on the same basis as members of GRF, but will have neither membership nor voting rights in GRF or any Mutual.
5. Member shall be responsible for the conduct and deportment of the Co-Occupant.
6. Co-Occupant(s) shall be subject to the same rules, regulations, restrictions that are applicable to Member, except with respect to payment of carrying charges. If Co-Occupant(s) ever become the legal or equitable owner of the Membership, Co-Occupant(s) will apply for membership in the Mutual in the form generally used by the Mutual and will pay amounts due pursuant to the CC&R's.
7. Member and Co-Occupant(s) shall be equally responsible for payment of any charges incurred by Co-Occupant(s) in respect to service provided by Golden Rain Foundation or the Mutual.
8. Member agrees to pay the Mutual an additional amount each month for each occupant of the unit in excess of one, at the rate prescribed by Mutual No. Fifty.
9. Members shall be responsible for cancelling the Co-Occupancy status and returning the Co-Occupant's ID card and key access card when Co-Occupant(s) ceases to reside in the unit.
10. Any party may terminate this agreement at any time upon thirty days written notice to the other parties to this agreement.
11. In order to induce Mutual No. Fifty to execute this agreement, the other parties agree that they have no rights against the Mutual as a direct or indirect result of the execution of this agreement, and in the event that there are any expenses incurred by the Mutual to enforce the terms of this agreement, or to remove or take other action, or to defend any action relative to Member or Co-Occupant(s), as a direct or indirect result of this agreement, Member and Co-Occupant(s) agree to hold the Mutual harmless from and to pay all costs or expenses incurred by Mutual, including, but not limited to, attorney's fees, court costs, or related expenses.
12. Co-Occupant(s) affirm that they have not been convicted of a felony within the past 20 years, nor a misdemeanor involving moral turpitude within the past 5 years.
13. Guests may stay a maximum of 60 days per year and only while the qualifying resident is in residence.

Notice to Members and Applicants

Approval of this application by the Mutual, in and of itself, does not confer any right on the Co-Occupant(s) other than the revocable right to occupy the unit named on the reverse of this form. As indicated, both member and Mutual generally have the right to terminate occupant status at any time, without cause, provided, however, that Section 51.3 of the California Civil Code may be interpreted to inhibit the right of termination in certain circumstances.

