

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

January 21, 2016

The Board of Directors of Laguna Woods Mutual No. Fifty, a California non-profit mutual benefit corporation, met at 1:30 p.m. on Thursday, January 21, 2016 at 24055 Paseo del Lago West, Laguna Woods, California.

Directors Present: Ryna Rothberg-Chair, John Dalis, Henry Nahoum, Marilyn Ruekberg, Sy Wellikson

Directors Absent: None

Others Present: Open Session: Katy Howe, Ed Presley, Chuck Johnson, Alex Banegas

CALL TO ORDER

President Ryna Rothberg called the meeting to order at 1:35 p.m. and established a quorum.

PLEDGE OF ALLEGIANCE

Director Marilyn Ruekberg 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 OF MEETING

Without objection, the Board approved the regular open minutes of November 19, 2015 as written.

PRESIDENT'S COMMENTS

President Rothberg briefly commented on various items concerning the Mutual.

GOLDEN RAIN FOUNDATION REPORT

Ms. Katy Howe gave the January 5, 2015 Golden Rain Foundation Board Meeting Report and answered questions from the Board and Members.

RESALE AND LEASING REPORTS

Ms. Katy Howe reported on the resale and leasing activity at The Towers.

GENERAL MANAGER'S REPORT

Ms. Katy Howe reported on the transition of Golden Rain Foundation's managing agent from PCM/Associa to Village Management Services and the transition's impact on Laguna Woods Mutual No. Fifty. Ms. Howe also commented on the status of elevator repairs. Ms. Howe also delivered the monthly Guckenheimer (food service) reports and the monthly Maintenance reports for November and December.

TREASURER'S REPORT

Treasurer Ruekberg and Ms. Howe reviewed the Preliminary Financial Statements for the Members and the Board of Directors.

MEMBERS' COMMENTS

Blanche Goldman (1010) spoke to new washing machines in laundry rooms.
Vicky Kasselheim (1056) spoke to the food service contract renewal process.
Renee Merer (1005) commented on potential abuse of the coffee and cookie service by non-residents.
Ruth Stone (602) spoke to a recent delay in service in the dining rooms.
Nancy Hou (204) commented on not allowing merchandise delivery to door.

RESPONSE TO MEMBERS' COMMENTS

The Directors and General Manager briefly responded to Members' comments.

CONSENT CALENDAR

Without objection, the Board approved the Consent Calendar as written and the Board took the following action:

- (a) Approved the Construction Authorization for Unit 658 (Adelson).

OLD BUSINESS

Approve New Estate Sale Rules

Director Wellikson read a proposed resolution to establish Estate Sale Rules for The Towers. Director Wellikson moved to approve the resolution. Director Nahoum seconded the motion and discussion ensued.

Mutual Members commented on the policy.

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

RESOLUTION M50-16-01

Rules for Estate Sales in Laguna Woods Mutual No. Fifty (The Towers)

WHEREAS, estate sales and sales advertised to non-resident guests conducted at manor residences, and not at GRF facilities, provide residents

within the Community the opportunity to dispose of unwanted personal goods;
and

WHEREAS, the Golden Rain Foundation have set rules for estate sales in 2013 by way of Resolution 90-12-134 and Resolution 90-15-28, with its governance authority over entry into the Community for these sales; and

WHEREAS, estate sales being held at The Towers often include items that most likely were brought in from outside The Towers' condominium unit; and

WHEREAS, currently, Laguna Woods Mutual No. Fifty does not have formal rules governing estate sales;

NOW THEREFORE BE IT RESOLVED, January 21, 2016, the Board of Directors of this Corporation hereby approves formal rules governing estate sales as listed herein:

Rules for Estate Sales in Laguna Woods Mutual No. Fifty (The Towers)

1. Estate sales may be held Monday through Friday and must be scheduled in advance at the Reception Desk (949) 597-4278.
2. Estate sales at The Towers may not begin before 10:00 a.m. or last past 3:00 p.m.
3. Sale merchandise is strictly limited to those items in the unit. Bringing merchandise from other locations or other owner properties is strictly prohibited.
4. The owner/member(s), or his/her authorized agent(s), or legal representative must advise persons attending sale of the following:
 - a. Cars must be parked in the lower (South) Towers parking lot or they may be subject to tow.
 - b. No disturbances to neighbors should occur during the sale.
 - c. Towers residents have first priority in elevators; estate sale organizers must escort attendees up in the elevators in groups no larger than 5 at a time.
5. The owner/member(s) are responsible for non-resident's guests' conduct including any disturbance or damage to Mutual property that occurs as a result of the sale.

6. Signs advertising the sale may be posted only in designated areas on Towers property.
7. All sale items must be sold inside the property (not in carports or storage locker area).
8. Non-residents shall follow GRF's Community entry rules and non-residents shall leave the community when they have completed their purchasing or the sale is over.
9. Any authorized agent who fails to adhere to these rules shall no longer be allowed to host estate sales at The Towers.
10. Questions should be directed to Towers Administration at (949) 597-4228.

RESOLVED FURTHER, that the rules are to be given to estate sale organizers as they come to schedule an estate sale at The Towers; and

RESOLVED FURTHER, that the officers and agents of this Corporation are directed on behalf of the Corporation to carry out this resolution.

Postponed October 2015

The 30-day notification requirement to comply with Civil Code §4360 has been satisfied.

NEW BUSINESS (Items for Discussion and Consideration)

New Donated Ping Pong Table in Lortscher Hall

The Board and staff discussed the ping pong table recently donated in Lortscher Hall without Board permission. Director Wellikson made a motion was made to reject ping pong table donation and to contact the member regarding its disposal. Director Rothberg seconded the motion. Discussion ensued. By a vote of 4-0-0 the motion carried.

Community Associations Institute Membership Renewal

Director Wellikson moved to pay the Community Associations Institute (CAI) annual dues of \$440.00 for Board membership in CAI. Director Rothberg seconded the motion. Discussion ensued. By a vote of 4-0-0 the motion carried.

GRF Committee Assignments

The Secretary of the Corporation, Director Wellikson, read the following proposed resolution approving revisions to the GRF Committee Appointments. Director Wellikson moved to approve the resolution. Director Ruekberg seconded the motion.

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

RESOLUTION M50-16-02

GRF Committee Assignments

RESOLVED, January 21, 2016 that the following persons are hereby suggested to serve on the Committees of Golden Rain Foundation:

Business Planning

Marilyn Ruekberg

Community Activities

John Dalis

Energy Committee

John Dalis

Finance

Marilyn Ruekberg

Landscape

Sy Wellikson

Maintenance & Construction

Ryna Rothberg

Media & Communications

Sy Wellikson

Mobility & Vehicles

John Dalis

Security and Community Access

Representative: Lou Parker

Clubhouse 2 Renovation Ad Hoc Committee

Ryna Rothberg

Financial Reporting Study Group

Ryna Rothberg

Administrative Process and Procedures Ad-Hoc Committee

Ryna Rothberg

RESOLVED FURTHER, that Resolution M50-15-54, adopted November 19, 2015 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

Mutual Fifty Committee Assignments

The Secretary of the Corporation, Director Wellikson, read the following proposed resolution approving revisions to the Mutual Fifty Committee Appointments. Director Wellikson moved to approve the resolution. Director Ruekberg seconded the motion.

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

RESOLUTION M50-16-XX

Mutual Fifty Committee Appointments

RESOLVED, January 21, 2016, the Board of Directors of this Corporation is hereby authorized on behalf of the Corporation to establish and appoint members to the following Laguna Woods Mutual No. Fifty committees:

Activities Committee:

Audrey Small - Chair
Lorna Ingram
Alice Gokkes
Sylvia Belzer
Marge Harrison
Roz Kreeger
Vickie Kasselheim
Renee Merer
Estelle Nitikman
Estelle Kravitz
Katie Holgate
Susan Geib
Gloria Hollander
Anita Margulis - Advisor

Business Planning:

Ryna Rothberg

City of Laguna Woods General Plan Amendment Task Force

Ryna Rothberg

Finance Committee:

Marilyn Ruekberg, Chair
Nancy Hou, Vice Chair
Tommy Hou
Hans Graafmans

Marketing Committee:

Ryna Rothberg, Chair
Renee Merer
Herb Harris
Norm Stevens
Claire Weisberg

Orientation Committee:

Marilyn Ruekberg, Chair
Bea Gross
Roz Kreeger
Katie Holgate
Claire Weisberg
Idell Holburt
Sally Schwartz
Audrey Small
Milan Radovic

Architectural Control Committee (Committee of the Whole)

Ryna Rothberg - Chair

Laguna Woods Village Traffic Hearings

Henry Nahoum

RESOLVED FURTHER, that Resolution M50-15-25, adopted May 21, 2015 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.

Finance Committee

No report given, Director Ruekberg directed the Board to the Committee report in the packet.

Marketing Committee

No meeting held, no report given.

Orientation Committee

No meeting held, no report given.

Activities Committee

Ms. Howe reported on the Activities Committee.

GRF COMMITTEE REPORTS

Community Activities Committee

No meeting held, no report given.

Energy Committee

No meeting held, no report given.

Finance Committee

Director Ruekberg reported on the GRF Finance Committee meeting.

Landscape Committee – Sy Wellikson

Maintenance and Construction Committee

No meeting held, no report given.

Media and Communications Committee

Director Nahoum stated that the Committee discussed website marketing and that The Towers would want to be involved. Director Wellikson was recommended to be involved in the meetings and had attended a newsletter committee meeting. Director Wellikson reported that the Community, under GRF, was beginning a new newsletter and that he would bring the Board and staff more details as they came to light.

Mobility and Vehicles Committee

No meeting held, no report given.

Clubhouse 2 Renovation Ad Hoc Committee –

Director Rothberg reported that the Clubhouse 2 renovation committee had received a detailed report regarding the poor structural condition of the building. Director Rothberg commented on the fact that despite controversies of the past, GRF is continuing to move forward and rebuild the clubhouse.

Security and Community Access

No report was given.

Laguna Woods Village Traffic Hearings

No report was given.

RECESS

The meeting recessed at 3:20 p.m. and reconvened into Executive Session at 3:30 p.m.

Summary of Previous Closed Session Meetings per Civil Code Section 4935
During its Regular Executive Session meeting of November 19, 2015, the Board approved the minutes of the October 19, 2015 Regular Executive Session and approved (1) write off; discussed contractual matters; and discussed litigation matters.

There being no further business to come before the Board, the meeting was adjourned at 4:40 p.m.

Sy Wellikson, Secretary