

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

**February 18, 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, February 18, 2016 at 24055 Paseo del Lago West, Laguna Woods, California.

**Directors Present:** Ryna Rothberg-Chair, Henry Nahoum, Marilyn Ruekberg, Sy Wellikson, John Dalis (arrived 1:55 p.m.)

**Directors Absent:** None.

**Others Present:** Katy Howe, Ed Presley, Grace Alder, Karen Inman (President of PCM/Associa), Debbie Roberts (Senior Vice President/Controller of PCM/Associa) and Elise Trent (Vice President of Human Resources of PCM/Associa).

**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 January 21, 2016 as written.

**PRESIDENT'S COMMENTS**

President Rothberg introduced the PCM/Associa corporate staff. Director Ruekberg submitted her resignation effective March 1, 2016. President Rothberg briefly commented on various items concerning the Mutual.

**GOLDEN RAIN FOUNDATION REPORT**

Ms. Katy Howe gave the February 2, 2016 Golden Rain Foundation Board Meeting Report and answered questions from the Board and Members.

## **RESALE AND LEASING REPORTS**

No report given this month.

## **GENERAL MANAGER'S REPORT**

Ms. Howe reported on the Monthly Maintenance reports, including the upgrading of the "04" air conditioning system. She also explained the postponement of the "02" Series due to hot weather. Ms. Howe delivered the monthly Guckenheimer (food service) reports for December and January and commented on kitchen repairs and improvements.

## **TREASURER'S REPORT**

No treasurer's report.

## **MEMBERS' COMMENTS**

Susan Peacock, unit 761, spoke to the condition of the California Dining Room and the temperature of food delivered from Room Service.

Ruth Stone, unit 602, spoke to food service contract.

Anne Gilbert, unit 1403, spoke to the cost of the transition.

## **RESPONSE TO MEMBERS' COMMENTS**

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

## **CONSENT CALENDAR**

None

## **OLD BUSINESS**

None

## **NEW BUSINESS (Items for Discussion and Consideration)**

### **Karen Inman and Elise Trent from PCM/Associa**

Director Rothberg introduced the following officers of PCM/Associa: Karen Inman, Elise Trent, and Debbie Roberts. They discussed the communication and interaction between the corporate office and staff at The Towers.

### **Alternatives for Event Seating**

Director Wellikson read a proposed resolution for Lortscher Hall Seating Rules:

#### **RESOLUTION M50-16-XX**

Lortscher Hall Seating Rules

**WHEREAS**, The Towers uses its main community room, Lortscher Hall, for a variety of events; and

**WEHREAS**, recent events have been attended at capacity for Lortscher Hall;

**WHEREAS**, residents have been observed by staff using their walkers as “chars” in Lortscher Hall, sometimes in the aisles or near the exists.

**NOW, THEREFORE BE IT RESOLVED**, April 21, 2016, that the Board of Directors of this Corporation hereby authorizes the following rules for seating in Lortscher Hall.

### **Lortscher Hall Seating Rules**

1. At major events in Lortscher Hall, Staff will indicate aisles and exits in Lortscher Hall. These areas must be kept clear and will not be allowed for sitting in chairs, walkers and wheelchairs or other motorized devices.
2. If a resident is approached by Staff to move out of these areas, resident must move out of the area immediately.
3. Any resident found to be violating these rules will be brought forward to the Board of Directors for disciplinary action. The Board may take disciplinary action authorized by the Mutual bylaws including, but not limited to: a) a fine; b) inability to attend events in Lortscher Hall; c) payment of the corporation’s attorney fees incurred in enforcing these rules; or d) termination of the occupancy of the resident in Mutual Fifty.
4. This applies to all forms of mobility in any venue of The Towers.

**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 amend the resolution to include a fourth item, “This applies to all forms of mobility in any venue of The Towers.” Director Dalis seconded the amendment. By a vote of 4-0-0, the amendment carried. Director Wellikson then moved to postpone the resolution and amended policy to the April meeting to conform to the 30-day notification requirement. Director Dalis seconded the motion. By a vote of 4-0-0 the motion carried.

### **Air Conditioning Pipe Repairs**

Director Wellikson read a proposed resolution for approving supplemental funding for the Replacement of Air Conditioning Lines in the 04 Series. 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 of Directors adopted the following resolution:

### **RESOLUTION M50-16-04**

### **Supplemental Appropriation for Replacement of Air Conditioning/Heating Lines in “04” Series**

**WHEREAS**, in January 2016, a major replacement was performed for the 04 series air conditioning and heating lines in Tower 1; and

**WHEREAS**, the plumbing work for the replacement was much more extensive than anticipated;

**NOW THEREFORE BE IT RESOLVED**, February 18, 2016, that the Board of Directors of this Corporation hereby authorizes Supplemental Appropriation in the amount of \$26,905, funded from the replacement fund to pay for the emergency pipe repairs; 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.

#### **Laguna Woods Village Newsletter Content**

Ms. Howe presented a four month editorial calendar for submission into the Laguna Woods Village Newsletter. Director Dalis moved to approve the editorial calendar. Director Ruekberg seconded the motion. By a vote of 3-0-1 the motion carried.

Director Wellikson notified the Board that he resigned from the Newsletter Task Force.

#### **2016 Board Election Schedule**

Ms. Howe presented the 2016 Board Election Schedule to the Board for approval. Director Dalis moved to approve the 2016 Board Election Schedule as submitted. Director Ruekberg seconded the motion. By a vote of 3-0-1 motion carried.

#### **Request Change of Day and Time for Golden Rain Foundation's Security and Community Access Committee**

Director Wellikson moved to submit a letter presented by Ryna Rothberg to John Beckett, Chairman of the Security and Community Access Committee. Director Nahoum seconded the motion. By a vote of 4-0-0 the motion carried.

### **MUTUAL FIFTY COMMITTEE REPORTS**

#### **Finance Committee**

No meeting held, no report given.

#### **Marketing Committee**

Director Rothberg reported that the committee reviewed print advertisements, future advertising plans, generating more interest from realtors, and new slogans.

#### **Orientation Committee**

No meeting held, no report given. Next Meeting February 19, 2016.

**Activities Committee**

Ms. Howe reported briefly on the Activities Committee.

**GRF COMMITTEE REPORTS**

**Community Activities Committee**

Director Dalis reported on the most recent meeting, including the suggestion to rename Clubhouse 3 the Laguna Woods Village Performing Arts Center.

**Energy Committee**

Director Dalis reported on the most recent meeting, including the Committee's desire to replace the lighting in the village with LED lighting.

**Finance Committee**

No report given.

**Landscape Committee**

Director Wellikson reported on the most recent meeting, including discussion of turf reduction in the Village to use water more efficiently. The Committee also discussed garden center plots and Aliso Creek issues.

**Maintenance and Construction Committee**

No report given.

**Media and Communications Committee**

Report already rendered in discussion of Laguna Woods Village Newsletter.

**Mobility and Vehicles Committee**

No report given.

**Clubhouse 2 Renovation Ad Hoc Committee**

Director Rothberg reported on the most recent meeting, including the increase in building construction costs of the renovation to meet current building codes.

**Security and Community Access**

The Board was directed to the written committee report delivered by GRF.

**Laguna Woods Village Traffic Hearings**

No report given.

**RECESS**

The meeting recessed at 2:55 p.m. and reconvened into Executive Session at 3:00 p.m.

Summary of Previous Closed Session Meetings per Civil Code Section 4935

Laguna Woods Mutual No. Fifty  
Regular Open Meeting of the Board of Directors  
February 18, 2016  
Page 6 of 6

During its Regular Executive Session meeting of January 21, 2016, the Board approved the minutes of the November 19, 2016 Regular Executive Session and discussed contractual and litigation matters.

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

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Sy Wellikson, Secretary