

OPEN MEETING

**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, 2018

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, May 17, 2018 at 24055 Paseo Del Lago West, Laguna Woods, California.

Directors Present: Ryna Rothberg-Chair, June Greenwald, Al Amado, John Dalis, Inesa Nord-Leth

Directors Absent: None

Staff Present: Katy Howe, Chuck Johnson, Ed Presley, Kristen Orr, Freddy Rodriguez

CALL TO ORDER

President Rothberg called the meeting to order at 2:03 p.m. and established that a quorum was present.

PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

By consensus, the Board approved the agenda.

APPROVAL OF MINUTES OF MEETING

Without objection, the Board approved the regular open meeting minutes of:

- (a) April 19, 2018 – Regular Meeting
- (b) April 25, 2018 – Special Open Meeting

PRESIDENT'S COMMENTS

President Rothberg invited Chris Collins to speak on behalf of The Foundation of Laguna Woods Village. She spoke about disaster preparedness and resources available to residents.

President Rothberg noted that the Village Breeze newsletter was delivered after she spoke with Eileen Paulin and communicated that The Towers did not receive the May issue. She also spoke about the Friends of the Library program, noted the addition of the

new planters at the entrance of the buildings and reminded residents that their feedback from Agenda Workshops is being captured.

GOLDEN RAIN FOUNDATION REPORT

No report.

GENERAL MANAGER'S REPORT

Katy Howe reported that the building paint project is complete. She also stated that the concrete work is mostly complete barring a few trouble spots that were uncovered in the process. Katy also gave an update on this week's power outages. She also noted several issues pertaining to Towers' life. Katy also gave reports as of April 2018, including: the Resale Report, the Leasing Report, the Maintenance Report and the Dining Services Report.

TREASURER'S REPORT/FINANCE COMMITTEE

Director Amado reviewed February's financials.

MEMBER COMMENTS

- Kristy Skuda, unit 763 thanked Ed and Maintenance Staff for polite disposition and good work in her unit. She also proposed the idea of a Volunteer Club as well as a Donations Committee.
- Ruth Stone, unit 602 complained that she has been bothered by landscaping and drilling noises before 8:00 a.m.
- Shelva Lenzkes, unit 401, requested that the pictures of the Board be placed in a common space for display. She also expressed frustration regarding transportation and resident tantrums.
- Sy Wellikson, unit 1161, relayed his personal experience with Dr. Trinh and encouraged others to become involved with his free study.
- Renee Merer, unit 1005, noted an improvement in the food in the dining rooms in the last few weeks.
- KZ Morihoro, unit 1213, requested need for more 2-tops or single tables in the dining rooms.

RESPONSE TO MEMBERS' COMMENTS

Directors and the staff responded to Members' comments.

MUTUAL FIFTY COMMITTEE REPORTS

Activities Committee Report

Director Rothberg commented on the Activities Committee report.

Marketing Committee

No Meeting, no report.

Transportation Committee

Director Rothberg reported that the Transportation Survey has been completed and that the analysis is not yet complete.

Orientation Committee Meeting

No meeting, no report.

CONSENT CALENDAR

Construction Authorization for Unit 156

By consensus, the Board approved the construction request for unit 156.

Donation of Benches from All-Star Plumbing and TCI

By consensus, the Board approved the donation of benches from both All-Star Plumbing and TCI.

OLD BUSINESS

Clac Buck A Door for 2018 & 2019

Director Nord-Leth read the proposed resolution:

Resolution 50-18-56
CAI-CLAC Contribution for 2018 and 2019

WHEREAS, Laguna Woods Mutual No. Fifty board serves in the best interests of all owners in the community; and

WHEREAS, the association directors have the fiduciary responsibility to manage the assets of the Association according to California law, established business practices and principles, and pursuant to competent, ethical and positive community governance; and

WHEREAS, Community Associations Institute (CAI) is the leading advocate for common-interest communities before state and federal legislative and regulatory bodies; and

WHEREAS, CAI's California Legislative Action Committee (CLAC) represents the interests of community associations in California, sponsors legislation which benefits community associations and their members, and disseminates information to California community associations about legislative issues; and

WHEREAS, Current and future Association residents benefit directly from CLAC's advocacy efforts; and

WHEREAS, CLAC's efforts are funded solely through contributions from CAI members and fundraising efforts by CAI chapters in California; and

WHEREAS, contributing to the CAI-CLAC will not affect the association's nonprofit tax status; and

NOW THEREFORE BE IT RESOLVED, May 17, 2018, that the Association invest in a full or partial board membership package; and

RESOLVED FURTHER, that it is the policy of the association that the Association make an annual contribution to CLAC, in the amount of \$1 that is, (\$1) for each (unit) in the Association; and

RESOLVED FURTHER, that the association's annual budget shall include an annual contribution to CLAC in the amount of \$311; and

RESOLVED FURTHER, that the Association strongly encourages its manager and directors to take advantage of the information provided by CLAC regarding pending and enacted state legislation that allows them to keep abreast of the rights and responsibilities of community associations under California law; 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 Nord-Leth moved the resolution. Director Dalis seconded the motion. By a vote of 4-0-0, the motion carried.

Contract Policies

Mrs. Howe read a memo regarding Contract Policies in response to the request from Mr. Nahoum at the Agenda Workshop. Discussion ensued. The Board took no action regarding its current contract policies.

NEW BUSINESS

Social Media Policy

Katy Howe presented the Social Media/Photos Release Agreement drawn up by the Association's Attorney and recommended that the Board adopt the agreement. Director Amado motioned to implement the use of the materials provided by the attorney. Director Dalis motioned that this be put on a 30-day-hold for community review. The motion died for failure of a second. Director Greenwald seconded the original motion. By a vote of 3-1-0 (Director Dalis opposed), the motion passed.

Remodel of Unit 456

Director Amado motioned to approve the association going over budget by providing \$18,400 in funding for remodeling unit 456 and to collect additional bids for this work. Director Greenwald seconded the motion. By a vote of 4-0-0, the motion carried.

Flyer Distribution\Common Area Use Policies

Director Nord-Leth made a motion to approve staff work with counsel to draft a resolution for flyer distribution in common area spaces and a resolution for room reservations for political events. Director Dalis seconded the motion. By a vote of 4-0-0, the motion carried.

New Logo

Mrs. Howe showed the Board as well as all membership the three new Towers' logo options. Director Nord-Leth motioned to approve the Logo Option 1, with a minor modification. Director Dalis seconded the motion. By a vote of 4-0-0, the motion carried.

Elevator Etiquette

Director Dalis made a motion to approve the Elevator Etiquette Policy. Director Amado seconded the motion. By a vote of 4-0-0, the motion carried. Director Nord-Leth requested that each resident receive a copy of the policy as well as have it included in the Orientation Packet. The Board requested that an abridged version be posted outside of the elevators.

Non-Resident Sponsored Guest Policy

Mrs. Howe read a memo from the Activities Committee proposing the adoption of a policy for non-resident sponsored guests. Director Nord-Leth made a motion to approve the Non-Resident Sponsored Guest policy. Director Dalis seconded the motion. By a vote of 1-2-2 (Director Rothberg in favor, Directors Dalis and Nord-Leth opposed, Directors Amado and Greenwald abstained), the motion was denied.

Bad Debt Write-off on Account 191-6957

Director Nord-Leth read the proposed resolution:

RESOLUTION 50-18-57 **Write-Off for Account 191-6957**

RESOLVED, May 17, 2018, that the Board of Directors of this Corporation hereby authorizes the bad debt write-off of settled account 191-6957 (Jackson), in the amount of \$49,031.11; 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 Amado moved the resolution. Director Dalis seconded the motion. By a vote of 4-0-0, the motion carried.

Create Dress Code Ad Hoc Committee and Appoint Members

Director Nord-Leth read the proposed resolution:

Resolution 50-18-58
Dress Code Ad Hoc Committee Charter

WHEREAS, the Board is establishing the Dress Code Ad Hoc Committee pursuant to Article 8, Section 1 of the Laguna Woods Mutual No. Fifty Bylaws;

NOW THEREFORE BE IT RESOLVED, on May 17, 2018, that the Board of Directors of this Corporation hereby assigns the duties and responsibilities of this Ad Hoc Committee as follows:

1. Review each the current Towers' Dress Code (1) for where clarification is deemed necessary and (2) for enforceability by staff.
2. Work with the staff to:
 - a. Develop ways to inform and educate about the new Dress Code.
 - b. Evaluate and determine appropriate enforcement levels for violations to the Dress Code.
3. 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 until the Board dissolves the Committee, 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 Nord-Leth moved the resolution. Director Amado seconded the motion. By a vote of 4-0-0, the motion carried.

Resolution 50-18-59
Dress Code Ad Hoc Committee Appointments

WHEREAS, the Board is establishing the Dress Code Ad Hoc Committee pursuant to Article 8, Section 1 of the Laguna Woods Mutual No. Fifty Bylaws;

NOW THEREFORE BE IT RESOLVED, May 17, 2018, the following members are hereby appointed to serve on the Dress Code Ad Hoc Committee:

- Ryna Rothberg, Chair
- Helen Amado
- K.Z. Morihiro
- Rene Merer
- Hillard Gersten

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 Nord-Leth moved the resolution. Director Amado seconded the motion. By a vote of 4-0-0, the motion carried.

GRF COMMITTEE REPORTS

Community Activities Committee – Ryna Rothberg

No report given due to time constraints.

Business Planning Committee – Al Amado

No report given due to time constraints.

Finance Committee – Al Amado

No report given due to time constraints.

Landscape Committee – June Greenwald

No report given due to time constraints.

Maintenance and Construction Committee – Ryna Rothberg

No report given due to time constraints.

Media and Communications Committee- Ryna Rothberg

No report given due to time constraints.

Mobility and Vehicles Committee – John Dalis

No report given due to time constraints.

Security and Community Access – John Dalis

No report given due to time constraints.

Disaster Planning Task Force – Inesa Nord-Leth

No report given due to time constraints.

Laguna Woods Traffic Hearings

No report given due to time constraints.

Board Member Closing Comments

No closing comments.

ADJOURNMENT

The open session meeting was adjourned at 4:15 p.m.

Summary of Previous Closed Session Meetings per Civil Code Section 4935

During its Regular Executive Session meeting of May 17, 2018, the Board approved the minutes of the April 16, 2018 Special Closed meeting, the April 19, 2018 Regular Executive Session and the April 26, 2018 Special Closed meeting, and discussed contract issues. The closed session meeting was adjourned at 1:45 p.m.



Inesa Nord-Leth, Secretary