

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**

February 21, 2019

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, February 21, 2019 at 24055 Paseo Del Lago West, Laguna Woods, California.

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

Directors Absent: None.

Staff Present: Kristen Orr, Alex Banegas, Ariana Rodriguez, Ed Presley, Freddy Rodriguez

Others Present: None.

CALL TO ORDER

Director Rothberg called the meeting to order at 2:01 p.m. and established that a quorum was present.

PLEDGE OF ALLEGIANCE

Director Amado led the membership in the Pledge of Allegiance.

APPROVAL OF AGENDA

Item 14a was removed and Item 14d was amended. By consensus, the Board approved the amended agenda.

APPROVAL OF MINUTES OF MEETING

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

- (a) January 17, 2019 – Regular Meeting

PRESIDENT'S COMMENTS

President Rothberg discussed Village recreational excursions, advised on the traffic rules and overnight parking and announced scam alerts from certain area codes.

GOLDEN RAIN FOUNDATION REPORT

Ms. Orr reviewed the decisions made at the January 2019 Golden Rain Foundation Board meeting.

GENERAL MANAGER'S REPORT

Ms. Orr reported on several items at The Towers, including the upcoming Residents' Forum, the Lortscher Hall Stage Project, a recent elevator outage and the Donut Appreciation Date. Ms. Orr also updated residents on the Energy Management Project findings and on current maintenance projects. Ms. Orr also gave the management reports for January 2019, including: The Resale Report, the Leasing Report, the Maintenance Report, and the Dining Services Reports, including Valentines Dinner and dress code violation reviews.

TREASURER'S REPORT/FINANCE COMMITTEE

No February meeting, no report to give.

MEMBER COMMENTS

- John Harrison, unit 608, questioned the responsibility of an electrical outlet in his unit.
- Renee Merer, unit 1005, questioned dress code enforcement and suggested directing inappropriately dressed individuals to a different dining room.
- Helen Amado, unit 1355, expressed concerns regarding the current pet policy rules regarding having dogs in common areas.

RESPONSE TO MEMBERS' COMMENTS

The Board of Directors and Ms. Orr responded to member comments.

MUTUAL FIFTY COMMITTEE REPORTS

Activities Committee Report

Ms. Rothberg reported on the popularity of Happy Hour events and advised that the Board consider approving more social events like these.

Marketing Committee Report

Mr. Banegas reported that the well-attended brunches help attract future residents to The Towers. He also updated the Board on resale updates from realtor Cathy Flores.

Orientation Committee Report

Claire Weisberg, Orientation Chair member, updated the Board on the changed orientation process and recommended the orientation be done during the first month a resident moves into The Towers.

Dress Code Committee Report

No meeting, no report given.

CONSENT CALENDAR

a) Reverse \$25 NSF Fee for Account 210-6863

By consensus, the Board approved the reversal of the fee.

- b) Reverse \$50 in Reminder Fees for Account 222-8301**
By consensus, the Board approved the reversal of the fee.
- c) Mutual Fifty Committee Appointment**

RESOLUTION M50-19-07

Mutual Fifty Committee Appointments

RESOLVED, February 21, 2019, 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:

No Change.

Business Planning:

No Change.

Finance Committee:

No Change.

Marketing Committee:

Ada Rosenblatt
Rosalie Rosen

Orientation Committee:

No Change.

Dress Code (Ad Hoc):

Inesa Nord-Leth

Dining Services Committee (Committee of the Whole)

No Change.

RESOLVED FURTHER, that Resolution M50-18-84, adopted October 18, 2018 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.

OLD BUSINESS

Lortscher Hall and Dining Room Seating Rules

Director Nord-Leth read the proposed resolution:

RESOLUTION M50-19-XX
Lortscher Hall and Dining Room Seating Rules

WHEREAS, part of the population at The Towers requires ambulatory assistance devices, such as walkers, wheelchairs, and scooters; and

WHEREAS, use and haphazard parking of these devices can lead to ingress and egress problems in Lortscher Hall and the dining rooms, which affects all Towers' residents' safety and harmony within these facilities;

NOW THEREFORE BE IT RESOLVED, February 21, 2019, that the Board of Directors of this Corporation hereby approves the following seating rules for both Lortscher Hall and the Dining Rooms:

1. During events in Lortscher Hall where there is "theatre-style" seating, residents who need to bring their walker, wheelchair, or scooter into the room with them are allowed to sit in the front or back row or in the seats on the far-right side aisle. Walkers and other devices may be parked in front of residents in the front row, against the right-side wall, or behind residents in the back row. Staff at larger events will direct residents to this seating.
2. Residents without ambulatory devices are allowed to sit anywhere else in the room, but to save these previously mentioned seats for residents and their devices.
3. Residents who use these devices for convenience can park them outside Lortscher Hall themselves and may sit anywhere else in the room.
4. Residents will follow the seating direction of Staff in being seated prior to a performance.
5. When dining in both the California and Crystal Dining Rooms, residents are not allowed to keep their devices with them at their table (especially walkers) and must allow food service personnel to keep the walkways between tables clear for residents and servers to move throughout the dining room. Walkers and large scooters will be stored by food service personnel directly outside the dining rooms.
6. If food service personnel moved a residents' mobility device outside the dining room, resident should notify the personnel in a timely manner that they would like the device returned. There may be a short wait.
7. No blocking ingress and egress and any other action or inaction that creates a fire hazard or risk to life/health/safety.

8. Failure to follow direction of Staff at events in Lortscher Hall or to follow the direction of food service personnel in the dining rooms could lead to fines, legal fees, and ultimately loss of membership in the association.
9. If any resident believes he/she is in need of an exception to the rules as a reasonable accommodation of his/her disability, he/she can submit a request for Board review at the Towers Administrative Office.

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.

This resolution will be on hold for 30-day member comment.

Director Nord-Leth moved the resolution with 30-day hold to obtain written comment from the membership. Director Dalis seconded the motion. By a vote of 4-0-0, the motion carried.

Approve Donation of Fountain from Nichia Ackerman

After Board and resident feedback on accepting and installing the donated fountain from Nichia Ackerman, Mr. Presley reconfigured the fountain proposal. Mr. Presley recommended to the Board that they approve the donation of the fountain from Ms. Ackerman and then assume additional costs to complete the work, including: electrical (done in-house) for \$150, plumbing (water for filling- done in-house) for \$150, adding paving stone over the decomposed granite (outside vendor) for \$2,000, and adding pumps and lighting (done in-house) for \$1,000. The total cost being \$3,300 to the Association. Director Nord-Leth made a motion to approve the donation of the fountain and have the Association assume the cost of \$3,300. Director Amado seconded the motion. Discussion ensued. By a vote of 4-0-0, the motion passed.

Common Area Furniture Upkeeping Proposals

The Board requested that Staff obtain additional proposals for rehabilitating the dining room furniture, in addition to the original J.A. Casillas proposal. Ms. Orr presented the Board with 3 total proposals for rehabilitating the dining room furniture. Staff is seeking Board direction in moving forward with refurbishing the dining room furniture. Director Greenwald moved to get a sample of the work from J.A. Casillas before approving any proposal. Director Nord-Leth seconded the motion. Discussion ensued. By a vote of 4-0-0, the motion passed.

Approval of Galleria Painting

Ms. Orr presented the Board with a proposal from Warren Painting for the painting of Tower I Elevator Lobby (\$2,475), Tower II Elevator Lobby (\$2,410), Galleria Hallway (\$3,950), Lobby Hallway (\$985), Hearth Room (\$1,100) and Californian Dining Room Entry Walls (\$1,260) & 1 set of double doors, men's and women's restroom doors (\$300) for a

total of \$12,480. Director Nord-Leth moved to accept the proposal. Director Greenwald seconded the motion. Discussion ensued. By a vote of 4-0-0, the motion passed.

NEW BUSINESS

Tunnel Renovations

Ms. Orr presented the Board with a proposal from International Paving Solution (IPS) to grind off the current existing coating and expose existing concrete flooring and to polish the tunnels. Director Nord-Leth moved to have IPS grind and polish both tunnels. Director Amado seconded the motion. Discussion ensued. By a vote of 4-0-0, the motion passed.

Door Name Plate Proposals

Staff reported that many residential door name signs are either damaged or missing completely. Mr. Banegas presented the Board with different proposals. Staff is seeking Board approval to move forward with one of the proposals to purchase and install 311 door name signs. Director Nord-Leth moved to table the proposal for further discussion. Director Amado seconded. By a vote of 4-0-0, the motion passed.

Approval of Resident Handbook

At the request of Towers' residents, staff has developed a Resident Handbook to be included in the Orientation Packet for each new resident. This Handbook includes frequently requested information that is conveniently packaged in one resource for residents to keep for reference as various needs and issues arise. Staff is seeking Board Approval of the Resident Handbook as well as approval to provide a copy of it to all current residents and to include it in the Orientation Packet for all new residents. Director Greenwald moved to accept the motion. Director Nord-Leth seconded the motion. Discussion ensued. By a vote 4-0-0, the motion passed.

Approval of Staff Appreciation Fund Process

Staff is seeking Board Approval for the Fund to be collected twice per year, in the months of March and September and distributed to staff members in April and October. The Board President will continue to send a letter to Membership (now twice per year), requesting participation in the Staff Appreciation Fund. Director Amado moved to collect the Fund twice per year. Director Greenwald seconded the motion. Discussion ensued. By a vote 4-0-0, the motion passed.

Open House Directional Uniform Policy

Director Nord-Leth read the proposed resolution:

RESOLUTION M50-19-XX

Open House Uniform Signage Policy

WHEREAS, the Golden Rain Foundation has an Open House Uniform Signage Policy; and

WHEREAS, it has been recommended by the Golden Rain Foundation that United, Third and Mutual No. Fifty adopt the policy and recent updates; and

WHEREAS, Resolution 90-11-117 adopted on November 1, 2011, established the Open House Directional Uniform Signage Policy; and

WHEREAS, the Open House Directional Uniform Policy is intended to improve the marketability of cooperatives and condominiums in Laguna Woods Village; and

WHEREAS, the Golden Rain Foundation must update the Open House Directional Signage Policy to include real estate sign requirements to conform with State of California Bureau of Real Estate (CalBRE) License Disclosure Requirements for Advertising that went into effect on January 1, 2018; and

WHEREAS, CalBRE's new License Disclosure Requirements for Advertising require all first-point-of-contact solicitation materials to include:

1. The name and number of the licensee. This is for both sales-agents and broker-associates.
2. The responsible broker's "identity". This means the name under which the broker is currently licensed by CalBRE and conducts business in general or is substantial division of the real estate firm. The broker's license number is a substantial division of real estate firm. The broker's license number is optional; and
3. The status of the agent such as "REALTOR" or "agent" (unless the name of the company makes clear that the advertisement is by a licensee); and

WHEREAS, the CalBRE's requirement apply to all types of advertising including but not limited to:

1. For Sale, Open House, Lease, Rent or directional signs when any licensee identification information is included;
2. Any other material designed to solicit the creation of a professional relationship between the licensee and a consumer; and

WHEREAS, the Marketing and Communications Division has collaborated with Village realtors to develop updated designs for real estate signs that incorporate the new CalBRE requirements; and

WHEREAS, the responsibility for compliances with the law lies with realtors, the Media and Communications Division working with the realtors leveraged this opportunity to modernize the look and visibility of Village real estate signage; and

WHEREAS, on November 19, 2018, the Media and Communications Committee reviewed and unanimously approved the updated real estate sign designs and recommended that the Boards of Directors for the Golden Rain Foundation, Third

Laguna Hills Mutual, United Laguna Woods Mutual, and mutual No. Fifty adopt resolutions requiring the use of the updated real estate sign designs as soon as practicable;

NOW THEREFORE BE IT RESOLVED, March 21, 2019 the Board of Directors of this Corporation hereby approves requiring the use of the updates real estate designs beginning on April 1, 2019 and adopts the following updated Open House Directional Uniform Signage Policy:

1. Use of the real estate signage contained in Attachment 1 to this resolution is required effective April 1, 2019. The uses of other real estate signage after April 1, 2019 is prohibited;

Open House and Directional Signs:

2. Open House signs shall be 24" x 24" corrugated plastic with lettering and adhere to the GRF approved colors, font and logo, as depicted in Attachment 1 to this resolution;
3. Directional signs shall be with 24" x 9" corrugated plastic with lettering and adhere to GRF approved colors, font and logo, as depicted in Attachment 1 to this resolution;
4. Open House signs may be present on Saturday and Sunday between 10 a.m. abs 5 p.m. They may also be present on Wednesday and Thursday, between the hours of 9a.m and 2p.m. in conjunction with Broker Preview events.
5. Directional signs may be posted on the day of the Open House no earlier than 10 a.m., and must be removed no later than 5 p.m., of the same day;
6. At the entrance to or anywhere within a cul-de-sac a maximum of three (3) Open House signs per manor may be placed; and
7. Open House directional (designated by an arrow) signs may be placed at street intersections and cul-de-sac entrances only. No mid-block signs are allowed; and
8. At any intersection or cul-de-sac entrances there may be no more than:
 - a. One (1) directional sign pointing in any one direction, and
 - b. Four (4) total directional signs, regardless of the number of open houses in the vicinity; and

Other:

9. No balloons, streamers, flags or nay other object may be attached to any sign; and
10. Realtors shall be responsible for purchasing and providing the signs from RESS – Real Estate Signs & Supplies, Laguna Hills, California, and shall adhere to the specifications in accordance with this resolution; and
11. Non-conformance to this policy shall result in removal of sign(s) from premises; and

12. Non-residents must be accompanied by a licensed real estate agent approved for Laguna Woods Village entry; or granted access by the Seller/Resident of the property; and

RESOLVED FURTHER, that members selling their properties “For Sale By Owner” shall be required to comply with the same guidelines as realtor; 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.

This resolution will be on hold for 30-day member comment.

Director Nord-Leth moved the resolution with 30-day hold to obtain written comment from the membership. Director Dalis seconded the motion. By a vote of 4-0-0, the motion carried.

Lounge 1 Glass Replacement Proposals

During the strong winds on January 21, 2019, a 74 x 96-inch window in Lounge 1 (just above the exit doors) shattered and needed immediate boarding. Staff has provided two proposals from vendors to supply and install replacement glass for this area. Staff is seeking Board approval to move forward with one of these proposals. Director Amado moved to approve the proposal from Orange Mirror and Glass to replace the window in Lounge 1 with the condition that staff conduct research to see if the insurance will cover the cost. Director Greenwald seconded the motion. By a vote of 4-0-0, the motion passed.

GRF COMMITTEE REPORTS

Community Activities Committee – Ryna Rothberg

No report given.

Business Planning Committee – Al Amado

No report to give.

Finance Committee – Al Amado

Mr. Amado reported that the GRF Finance Committee recommended to the Board on Transportation Consultant.

Landscape Committee – June Greenwald

No report given.

Maintenance and Construction Committee – Ryna Rothberg

No report to give.

Media and Communications Committee- Ryna Rothberg

No report given.

Mobility and Vehicles Committee – June Greenwald

No report given.

Security and Community Access – John Dalis

No report given.

Disaster Planning Task Force – Inesa Nord-Leth

No report to give.

PAC Ad Hoc Committee – June Greenwald

No report to give.

Laguna Woods Traffic Hearings – Ryna Rothberg

No report given.

Board Member Closing Comments

No closing comments.

ADJOURNMENT

The open session meeting was adjourned at 4:08 p.m.

Summary of Previous Closed Session Meetings per Civil Code Section 4935

During its Regular Executive Session meeting of February 19, 2019, the Board approved the minutes of the January 17, 2019 Special Closed meeting and the January 24, 2019 Special Closed meeting and discussed disciplinary and contract issues. The closed session meeting was adjourned at 2:59 p.m.



Inesa Nord-Leth, Secretary