

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**

March 16, 2006

The Board of Directors of Laguna Woods Mutual Fifty, a California non-profit mutual benefit corporation, met at 10:00 a.m. on Thursday, March 16, 2006 at 24055 Paseo del Lago West, Laguna Woods, California.

Directors Present: Richard Wurzel, Chair; Joseph Schaefer, and Mollie Hayes

Directors Absent: Ruth Mervis and Al Sniderman

Others Present: Judie Zoerhof, Milt Johns, and Barbara Pavia

1. Call to Order

Richard Wurzel, Chair stated that it was a regular meeting of the Corporation and that a quorum was present. The meeting was called to order at 10:00 A.M.

2. Pledge of Allegiance to the Flag

Mollie Hayes led the membership in the Pledge of Allegiance to the Flag.

3. Approval of the Minutes

The minutes of the February 16, 2006 Regular Meeting and the March 03, 2006 Special Meeting were approved.

4. Financial and Budget Report

a. GRF Finance Committee

No report.

5. City of Laguna Woods

Dr. Brenda Ross reported on the City Council Meeting of March 15, 2006

6. Standing Committee Report

a. Activities Committee: Ms. Ingram reported on behalf of the Activities Committee

b. Business Planning Committee: No report given.

c. Information and Orientation Committee: Ms. Sullivan reported on behalf of the Information and Orientation Committee.

7. GRF Committees

a. Community Activities Committee: No report given.

b. Broadband Services Committee: No report given.

- c. **Government and Public Relations Committee:** Mr. Schaefer reported on behalf of the Government and Public Relations Committee.
- d. **Security Committee:** No report given.
- e. **Bus Service Committee:** No report given.

8. Golden Rain Foundation

Milt Johns, General Manager reported on the March 7, 2006 Golden Rain Foundation Board Meeting.

- Clara Zimmerman of Manor 358 commented on Mr. Johns report.

9. Administrators Report

Judie Zoerhof, Towers Administrator reported on the following items that included:

- The new chairs for the California Room have been delivered.
- Thanked all the residents for their cooperation during the installation of the new cooling tower.
- Carpeting for the Crystal Room is scheduled for installation on March 29, 30, and 31, 2006.
- During the installation of the new carpet in the Crystal Room, dinner will be served in the California Room and Lounge 2 from 3:45 p.m. to 7:00 p.m.

10. Action Items:

a. Approve Food Committee

Director Hayes read and moved to approve the following proposed resolution on approving the Food Committee. Director Schaefer seconded the motion.

By a unanimous vote of 3-0-0, the motion carried and the Board of Directors adopted the following resolution:

Resolution 50-06-10

RESOLVED, March 16, 2006 that the board of directors of this corporation on behalf of the corporation hereby appoints a Food Committee; and

RESOLVED FURTHER that the members of this committee are:

Joe Hathaway
Juliet Ansley
Marilyn Ruekberg
Shirley Prager
Robert Portis

RESOLVED FURTHER, that the sole purpose of this committee shall be to serve as an information conduit between with the membership and the Board of Directors.

RESOLVED FURTHER, that Resolution M50-04-23 adopted on September 16, 2004 is hereby superseded and canceled.

10b: Approve Caregiver Guidelines

Director Hayes read and moved to approve the following proposed resolution on approving the Caregiver Guidelines. Director Schaefer seconded the motion.

Herbert Scheinrock (252), Eugene Usow (1154), Mary Van Ness (255), Ramona Petersen (652) and Clara Zimmerman (358) commented on the proposed resolution.

By a unanimous vote of 3-0-0, the motion carried and the Board of Directors adopted the following resolution:

Resolution 50-06-11

WHEREAS, Laguna Woods Mutual No. Fifty is a senior housing development as defined by Section 51.3 of the Unruh Civil Rights Act; and

WHEREAS, the minimum age to qualify for residency in a senior housing development is 55 (hereinafter "qualifying resident"); and

WHEREAS, a permitted health care resident, defined by § 51.3 as a person hired to provide live-in, long-term, or terminal health care to a qualifying resident, or a family member of the qualifying resident providing that care is permitted, as long as it is substantial in nature and provides assistance with necessary daily activities or medical treatment, or both. Age is not a qualifying factor:

NOW THEREFORE BE IT RESOLVED, March 16, 2006 that the Board of Directors of this Corporation on behalf of the corporation hereby establish the following guidelines for any applicant wishing to reside in a Manor as a permitted health care resident:

1. Any qualifying resident wishing to apply for a permitted health care resident must obtain a physician's certification that live-in,

long-term, or terminal health care is required for daily activities, medical treatment, or both.

2. The total number of persons residing in a Manor shall not exceed the number of bedrooms, plus one. (No more than two (2) persons may permanently occupy a efficiency Unit, no more than two (2) persons may permanently occupy a one (1) bedroom Unit, no more than three (3) persons may permanently occupy a two (2) bedroom Unit and no more than four (4) persons may permanently occupy a three (3) bedroom Unit without the approval of the Mutual.
3. Each person who seeks to reside in a Condominium shall not have been convicted of a felony within the last twenty years or a misdemeanor involving moral turpitude within the last five years.
4. The **qualifying resident and/or Mutual Member** is responsible for the conduct of the permitted health care resident, and shall ensure that he/she complies with all community rules, regulations, and policies. Non-compliance may result in disciplinary action against the resident up to and including revocation of the pass.
5. Upon approval by the Board of Directors, a four-month renewable pass shall be issued to the permitted health care resident that will permit gate access into the community but will not permit use of the GRF facilities unless accompanied by the qualifying resident.
6. The permitted health care resident shall meet all applicable requirements of the Golden Rain Foundation (GRF) relating to operating a motor vehicle within the community.

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

RESOLVED FURTHER, that Document formally known as Caregiver Guidelines approved June 17, 2004 by Resolution M50-04-14 shall here after be the Mutual Fifty Caregiver Code of Conduct.

10c: Approve Reserves Legislation

Director Hayes read and moved to approve the following proposed resolution on Reserves Legislation. Director Wurzel seconded the motion.

Brenda Ross (1163), Mary Van Ness (255), commented on the proposed resolution.

By a vote of 2 in favor and 1 against (J. Schaefer), the motion carried and the Board of Directors adopted the following resolution:

Resolution 50-06-12

WHEREAS, over the past several years the California Legislature has passed legislation that mandates how Associations must calculate and report replacement reserve funding plans; and

WHEREAS, the Legislature seems to be moving in the direction of increased reserve reporting requirements and an ultimate stipulation of a minimum reserve-funding level requirement;

NOW THEREFORE BE IT RESOLVED, March 16, 2006 that the Board of Directors of this Corporation hereby approves and authorizes staff to communicate to appropriate state legislative entities and HOA industry organizations, regarding newly introduced Assembly Bill 2100, language that conveys that Mutual No. Fifty recognizes it is important for all community associations to adopt and use a financial planning and budget process that accurately reflects projected annual operating costs and long-term reserve expenditures that result in a balanced budget. In addition, Mutual No. Fifty supports the full and open disclosure to members and the opportunity for participation by members in the development of the budget. The elected Board of Directors is charged with the fiduciary duty for managing the community, and resulting liability, and therefore should be the final decision-making entity for their communities.

RESOLVED FURTHER, that if and when legislation is drafted that mandates a minimum funding level, staff is authorized to communicate to the aforementioned Legislative bodies and HOA organizations that the Mutual No. Fifty recognizes and supports the need for adequate reserve funding levels and recommends a minimum funding requirement of up to 50% for communities *who are part of an association with collectively over 1,000 units* to be achieved over a period of ten years.

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.

11. Discussion Items:

a. Towers Earthquake Insurance

Jodie Martin, Risk Manager explained that the Towers does not have Earthquake Insurance due to the cost of the insurance. However, residents may purchase their own earthquake insurance for the inside of their manor and personal property.

b. Election Rules

Trudy Bigelow, Community Services Manager explained the new election procedures and laws that will become effective July 01, 2006.

12. President's Comments:

President Wurzel commented on the improvements in the Dining Room and requested that residents send in their suggestions on what to do with the previous nurses quarters and sewing room.

13. Guckenheimer Food Service Report:

Christopher Ramirez, Food Service Manager reported on behalf of Guckenheimer Food.

- Chairman Wurzel and Herbert Scheinrock (252) commented on the food service.

14. Resale & Leasing Report:

Milt Johns reported on the year-to-date resale and leasing activity.

15. Resident Questions:

- Herbert Scheinrock (252) and Anne Gilbert (1403) commented on the linen service at the Towers.
- Norma Koskoff (1159) commented on the debris on the floor in the trash room on the 11th floor, and the lack of cleaning in the ladies restroom.
- Herbert Scheinrock (252) commented that the daily newspapers are being removed from the Library.

ADJOURNMENT

The meeting adjourned at 11:23 A.M. and Chairman Wurzel stated that the Closed Session Meeting has been cancelled.

Mollie Hayes, Director