

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 18, 2006

The Board of Directors of Laguna Woods Mutual Fifty, a California non-profit mutual benefit corporation, met at 1:30 p.m. on Thursday, May 18, 2006 at 24055 Paseo del Lago West, Laguna Woods, California.

Directors Present: Richard Wurzel, Chair; Joseph Schaefer, Ruth Mervis, Mollie Hayes, and Bill Masterson

Directors Absent: None

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 1:30 P.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 April 20, 2006 meeting and the May 1, 2006 Special Meeting were approved.

4. Financial and Budget Report

a. GRF Finance Committee

Joseph Schaefer presented the Treasurer's report.

5. City of Laguna Woods

Dr. Brenda Ross reported on the City Council Meeting of May 18, 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:** No report given.
- d. Food Committee:** Mr. Hathaway reported on behalf of the Food Committee

- Else Reissman (1261) commented on the quantity of food served.

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
 - Shirley Praeger (556) inquired about Probate laws, Grant Deeds and Trusts.
- d. **Security Committee:** No report given.
- e. **Bus Service Committee:** Janet Schwartz reported on behalf of the Bus Service Committee

8. Golden Rain Foundation

Milt Johns, General Manager reported on the May 2, 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:

- Mrs. Janet Price, Finance and Administration Director was present and would be speaking on the memo that was distributed to the Board regarding a Reserve Study.
- The Fashion Show was a big success.
- Thank you to the residents for their patience during the power outage

10. Old Business

a. Approve Election of Officers

Director Mervis made a motion to approve the resolution. Director Hayes seconded the motion. By a unanimous vote of 4-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION M50-06-21

RESOLVED, May 18, 2006, that the following persons are hereby elected as officers of this corporation:

Richard Wurzel	President
Bill Masterson	Vice President
Ruth Mervis	Secretary
Joseph Schaeffer	Treasurer
Mollie Hayes	Director at Large

RESOLVED FURTHER, that the following persons are hereby appointed as officers of this Corporation:

Milton E. Johns	Vice President
Judie Zoerhof	Vice President
Janet Price	Assistant Treasurer
Barbara Pavia	Assistant Secretary
Cris Trapp	Assistant Secretary
Wendy Panizza	Assistant Secretary, for the purpose of representing Laguna Woods No. Fifty in Small Claims Court

RESOLVED FURTHER, that Resolution M50-05-29, adopted December 8, 2005 is hereby superseded and canceled.

10b. Approve Policy on Real Estate Signage

Secretary Mervis read and moved to approve the following proposed resolution approving the Real Estate Signage Policy with one modification to the size of the sign size. Director Hayes seconded the motion.

By a vote of 3 in favor and 2 against the motion carried and the Board of Directors adopted the following resolution:

Resolution 50-06-17

WHEREAS, to protect the aesthetic integrity of Laguna Woods Village and the Towers, and further to prevent the diminishment of the surrounding beauty of the Community, it is necessary to establish architectural guidelines with respect to real estate signage, and

WHEREAS, the Housing Mutuals do not currently have a standard in place for temporary window signage.

WHEREAS, California Civil Codes §1368.1 prohibits a board of directors of a Common Interest Developments from adopting rules and regulations that unreasonably restrict an owner's ability to market his or interest in a Common Interest Development, and

WHEREAS, California Civil Code §713 permits any owner or owner's agent to display on the owner's real property signage that displays (1) the property is for sale, lease, or exchange by the owner or his or her agents, (2) directions to the property, (3) the owner's or agent's name, or (4) the owner's or agent's address and the telephone number, and

NOW THEREFORE BE IT RESOLVED, April 20, 2006 that the Board of Directors of the Corporation on behalf of the Corporation hereby adopts an architectural guideline for temporary real estate signage that would emulate the requirements put forth in the City's Zoning Ordinance.

RESOLVED FURTHER, The requirements are as follows:

1. Sign location: To be displayed in the manor window
2. Maximum Number: One per residence
3. Maximum sign area: The smaller of three (3) sq. ft. or twenty percent of the window area
4. Maximum Character Size: Twelve (12) inches
5. Sign Copy: Pertaining only to the sale, rent or lease of the manor
6. Sign Material: Wood or metal
7. Sign Illumination: None permitted
8. Permit Requirement: None

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.

10c. Election Procedure

Secretary Mervis read and moved to approve the following proposed resolution supporting the new Election Procedures. Director Hayes seconded the motion.

By a unanimous vote the motion carried and the Board of Directors adopted the following resolution:

Resolution 50-06-18

WHEREAS, California Civil Code §1363.03, effective July 1, 2006 regulates the manner in which Common Interest Developments conduct their election process; and

WHEREAS, it is necessary for each corporation to adopt the rules regarding elections;

NOW THEREFORE BE IT RESOLVED, May 16, 2006 that the Board of Directors of this Corporation hereby authorizes staff to administer the election process per the subject report titled "Election Procedure" which is attached to the official record of this meeting in the files of this Corporation, and which is in compliance with Civil Code §1363.03, 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.

11. New Business

a. Approve Disposition of TOA System

The Secretary of the Corporation, Director Mervis read the following proposed resolution on approving the disposition of the TOA System.

RESOLUTION 50-06-

WHEREAS, the Towers was built prior to a time when there were multiple medical services in the area;

WHEREAS, two pull cords exist in nearly every manor and when pulled an alarm sounds at the Reception Desk alerting Staff to call the Paramedics;

WHEREAS, the TOA system is not self-monitoring, staff is not alerted by the system when there is a malfunction, residents depend on the system when it is not functioning properly and multiple false alarms mean the county paramedics are called when no emergency exists;

NOW THEREFORE BE IT RESOLVED, on May 18, 2006 the Board of Directors of this Corporation on behalf of the Corporation hereby approves elimination of the TOA Nurse call system effective July 1, 2006, and

RESOLVED FURTHER, that notice be sent to the residents notifying them of the removal of this call system once a week until July 1, 2006;

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 Mervis moved to approve the resolution. Director Hayes seconded the motion. Discussion ensued.

Director Mervis made a motion to table to satisfy the statutory thirty-day notification process. Director Hayes seconded the motion and the motion carried unanimously.

11b. Approve Tom Jackson as Board Observer

Director Mervis made a motion to approve the resolution. Director Hayes seconded the motion. By a unanimous vote of 4-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 50-06-22

RESOLVED, that the Board of Directors of this corporation hereby appoints Tom Jackson as Board Observer.

NOW THEREFORE BE IT RESOLVED, on May 18, 2006 the Board of Directors of this corporation on behalf of the Corporation hereby approves the addition of Tom Jackson as a Board Observer.

11c. 2007 Reserve Study

Janet Price, Finance & Administration Director, was present and recommended to the Board that they contract with a Reserve Specialist experienced in high-rise buildings to perform a comprehensive reserve study, due to the aging facilities at the Towers and for unforeseen major repairs that would exceed the amounts available in the reserves.

Secretary Mervis read and moved to approve the following proposed resolution on approving a supplemental appropriation of \$7,500 from the Replacement Fund for a contracted reserve study.

Due to a lack of a second, the motion failed.

12. Discussion Items:

a. Member Request for Information

There was no discussion at this time.

b. Removing Food from the Dining Room

The Board discussed residents removing food from the dining room and how a resolution is in place stating that food cannot be removed from the dining rooms.

13. President's Comments

President Wurzel commented on the great success of the Fashion Show that the Towers hosted.

14. Guckenheimer Food Service Report:

Jill Magee was present and reported on behalf of Guckenheimer Foods.

- Clara Zimmerman (358) Lillian Lever (551) Kay Badiner (902) commented on the food service.
- President Wurzel commented on the food cart noise in the dining room.

14. Resale & Leasing Report:

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

15. Resident Questions:

No residents' questions at this month's meeting.

Recess

The meeting recessed at 3:19 P.M. and reconvened into Executive Session at 3:25 P.M.

During Executive Session the Board approved Executive Session Minutes from April 20, 2006 and reviewed any Litigation and/or Delinquency Reports.

ADJOURNMENT

There being no further business to come before the Board the meeting was adjourned at 3:40 P.M.

Ruth Mervis, Secretary