

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**

June 15, 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, June 15, 2006 at 24055 Paseo del Lago West, Laguna Woods, California.

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

Directors Absent: Mollie Hayes

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

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

Bill Masterson led the membership in the Pledge of Allegiance to the Flag.

3. Approval of the Minutes

The minutes of the May 18, 2006 meeting were approved as submitted.

4. Financial and Budget Report

a. GRF Finance Committee

Joseph Schaefer presented the Treasurer's report.

5. City of Laguna Woods

Brenda Ross, Council member for the City of Laguna Woods was not in attendance.

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 from the Information and Orientation Committee.
- d. Food Committee:** Mr. Hathaway reported on behalf of the Food 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 June 6, 2006 Golden Rain Foundation Board Meeting.

9. Administrators Report

- Judie Zoerhof, Towers Administrator reported that the Towers hosted an Open House for the local Real Estate Companies and that it was a great success.
- Carroll Mann (154) and Anne Gilbert (1403) commented on the Open House.

10. Old Business

a. Approve Removal of the TOA System

Director Mervis made a motion to approve the removal of the TOA System. Director Schaefer seconded the motion. Discussion ensued

- Helen Dow (1003) commented on the proposed resolution.

By a unanimous vote of 4-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 50-06-24

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 June 15, 2006 the Board of Directors of this Corporation on behalf of the Corporation hereby approves elimination of the TOA Nurse call system;

RESOLVED FURTHER, that notice be sent once a week until July 31, 2006 to the residents notifying them of the removal of this call system;

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.

11a. Approve Policy Prohibiting Removal of Food from the Dining Room

Director Mervis made a motion to approve the policy prohibiting removal of food from the dining room. Director Schaefer seconded the motion. Discussion ensued.

- Lilo Sonnenberg (253), Freda Sullivan (406) Richard Riley (257) Carroll Mann (154) and Shirley Prager (556) all commented on the proposed resolution.

By a unanimous vote of 4-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 50-06-25

WHEREAS, on August 14, 1986 the Board of Directors of this Corporation approved Resolution M-50-86-39, a policy restricting the removal of any food or fruit from the Mutual Fifty dining rooms at any time;

WHEREAS, the Mutual Fifty Business Plan allows for one meal per day for each resident of the Towers, and that the removal of food from the dining room will have a negative impact on the food budget;

NOW THEREFORE BE IT RESOLVED, on June 15, 2006 the Board of Directors of this Corporation on behalf of the Corporation hereby restates its long standing policy that no food or fruit either wrapped or unwrapped may be removed from the dining room at any time;

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

11b. Approve Supplemental Appropriation regarding Structural Cracking

Director Mervis made a motion to approve a supplemental appropriation regarding the structural cracking on the north side of Tower I. Director Schaefer seconded the motion. By a unanimous vote of 4-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION M50-06-26

WHEREAS, by Resolution M50-04-13 dated May 20, 2004, the Board of Directors of this Corporation approved a supplemental appropriation in the amount of \$12,650 for an engineering report regarding structural cracking on the north side of Tower I;

WHEREAS, by Resolution M50-05-02 dated February 17, 2005, the Board of Directors of this Corporation approved a supplemental appropriation in the amount of \$8,200 for the Engineering firm to complete the drawings for the repair of the structural cracking;

WHEREAS, by Resolution M50-05-22 dated October 20, 2005 the Board approved a supplemental appropriation in the amount of \$92,500 including a 10% contingency, which was the amount the Engineering firm estimated for the cost of the repairs;

WHEREAS, the costs associated with the repair of the structure, inclusive of supervision, inspections, fees, and contingency totals \$122,700;

NOW THEREFORE BE IT RESOLVED, on June 15, 2006 the Board of Directors of this Corporation on behalf of the Corporation hereby approves a supplemental appropriation in the amount of \$30,200 from the General Operating Funds as the difference between funds previously appropriated and the bid for the structural repair;

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.

11c. Approve Rescinding of Resolution M50-03-17

Director Mervis made a motion to approve the rescinding of resolution M50-03-17. Director Schaefer seconded the motion. By a unanimous vote of 4-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION M50-06-27

WHEREAS, on May 15, 2003 the Board of Directors of this Corporation authorized a supplemental appropriation in the amount of \$22,630 to be funded from Replacement Fund for the purpose of contracting for an initial system study and preliminary design of a Cogeneration Plant for Mutual Fifty;

WHEREAS, the concept of a Cogeneration Plant for Mutual Fifty has merit, however, the cost of the construction and installation of the Plant would be over a million dollars and therefore prohibitive;

NOW THEREFORE BE IT RESOLVED, on June 15, 2006 the Board of Directors of this Corporation on behalf of the Corporation hereby rescinds Resolution 50-03-17, funds previously appropriated for the study and design of a cogeneration plant for Mutual Fifty; 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.

11d. Entertain Motion to Approve Revisions to AB 2100 (Laird) Reserve Funding as Recommended by the GRF Government and Public Relations Committee

Director Mervis made a motion to approve the revisions to AB 2100 (Laird) Reserve Funding as recommended by the GRF Government and Public Relations Committee, send a letter to Sacramento signed by the president removing the Mutual's previous opposition and offer support per the current terms. Director Masterson seconded the motion and the motion carried 3 in favor and 1 opposed (Schaefer).

11e. Appointment of Tom Jackson as Director

Director Mervis made a motion to approve the appointment of Tom Jackson to the Mutual Fifty Board of Directors as Treasurer. Director Masterson seconded the motion. By a unanimous vote of 4-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION M50-06-28

RESOLVED, on June 16, 2006 the Board of Directors of this Corporation on behalf of the Corporation hereby appoints Tom Jackson to the Mutual Fifty Board of Directors as Treasurer in the place and stead of Joseph Schaefer, resigned.

11f. Appointment of Keith Wallace as Board Observer

Director Mervis made a motion to approve the appointment of Keith Wallace to the Mutual Fifty Board of Directors as Board Observer. Director Schaefer seconded the motion. By a unanimous vote of 4-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION M50-06-29

RESOLVED, that the Board of Directors of this Corporation appoints Keith Wallace as Board Observer;

NOW THEREFORE BE IT RESOLVED, on June 15, 2006 that Board of Directors of this corporation on behalf of the Corporation hereby approves the addition of Keith Wallace as Board Observer.

Mr. Wallace joined the Board at the table.

- Tom Sullivan (406) commended the Board of Directors for an outstanding job they have been doing as a Board.

12. Discussion Items:

There were no discussion items on the agenda.

13. President's Comments

President Wurzel commented on how much he loved living at the Towers and asked that residents volunteer their time on various committees that have openings.

14. Guckenheimer Food Service Report:

Christopher Ramirez was present and reported on behalf of Guckenheimer Foods.

- Carroll Mann commented on the dress code in the California Room.

15. Resale & Leasing Report:

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

16. Resident Questions:

- Frances Switzer (251) commented on the antennas that have been placed on the roof of the Towers.

Recess

The meeting recessed at 11:14 A.M. and reconvened into Executive Session at 11:25 A.M.

During Executive Session the Board approved Executive Session Minutes from May 18, 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 11:45 A.M.

Ruth Mervis, Secretary