

**MINUTES OF THE REGULAR MEETING OF THE
BOARD OF DIRECTORS OF
LAGUNA WOODS MUTUAL NO. FIFTY
A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION**

November 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, November 16, 2006 at 24055 Paseo del Lago West, Laguna Woods, California.

Directors Present: Richard Wurzel, Chair; Tom Jackson; Ruth Mervis; Bill Masterson; and Mollie Hayes

Advisors Present: Keith Wallace

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 October 19, 2006 meeting were approved.

The Board added Item 13A Guest Dinner Tickets to the agenda.

4. Member Comments

- Clara Zimmerman (358) commented on rodents.

5. Financial and Budget Report

a. GRF Finance Committee

Tom Jackson presented the Treasurer's report.

6. City of Laguna Woods

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

7. Standing Committee Report

- Activities Committee:** Lorna Ingram reported on behalf of the Activities Committee
- Business Planning Committee:** Mr. Jackson asked for volunteers from the members of Mutual Fifty to assist on this committee.
- Information and Orientation Committee:** No report given.
- Food Committee:** Joe Hathaway reported on behalf of the Food Committee.

Clara Zimmerman (358) and Anne Gilbert (1403) commented on the Food Report.

8. GRF Committees

- a. **Community Activities Committee:** No report given.
- b. **Broadband Services Committee:** No report given.
- c. **Government and Public Relations Committee:** No report given.
- d. **Security Committee:** No report given.
- e. **Bus Service Committee:** No report given
- f. **Select Audit Committee:** No report given.

9. Guckenheimer Food Service Report

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

10. Golden Rain Foundation

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

11. Administrators Report

- Judie Zoerhof reported that the Structural Cracking Project has been finished and was completed under budget. Ms. Zoerhof announced that the Annual Meeting will be held on Thursday, December 7, 2006 in Lortscher Hall.

12. Old Business:

a. Lien and Foreclosure Policy

Director Mervis made a motion to approve the Lien and Foreclosure Policy. 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 50-06-50

WHEREAS, Section 1365 of the California Civil Code requires that homeowner associations have a specific policy relating to collection of delinquent assessment accounts and enforcement of liens placed upon such delinquent properties; and

NOW THEREFORE BE IT RESOLVED, November 16, 2006 that the Board of Directors of this Corporation hereby approves the attached Collection and Lien Enforcement Policy and Procedures for Assessment Delinquencies, effective January 1, 2007; and

RESOLVED FURTHER, that Resolution M50-92-22, adopted April 16, 1992 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.

b. Proposed Membership Restrictions

Director Mervis made a motion to approve the Proposed Membership Restrictions. Director Jackson seconded the motion.

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

RESOLUTION 50-06-51

WHEREAS, it is in the best interest of the Corporation to protect and preserve the financial integrity of the Corporation;

NOW THEREFORE BE IT RESOLVED, November 16, 2006, that the minimum financial requirements for membership will be as follows:

For any condominium in which only one person will be in residence, \$1,210, plus the current monthly assessment amount(s) for each manor owned, and

For any condominium in which two or more persons will be in residence, \$1,815 plus the current monthly assessment amount(s) for each manor owned; and

RESOLVED FURTHER, that the managing agent is hereby directed to disseminate this information to the realty community serving Laguna Woods Village; and

RESOLVED FURTHER, that this policy shall be put into effect January 1, 2007; and

RESOLVED FURTHER, that the Managing Agent is hereby directed to return to the Board in two years with recommendations for retaining or changing the requirements; and

RESOLVED FURTHER, that Resolution 50-03-25, adopted July 17, 2003 is hereby superseded and canceled.

13. New Business
a. Guest Dinner Ticket

Director Mervis made a motion to approve the Guest Dinner Ticket increase. Director Jackson seconded the motion. Discussion ensued.

Clara Zimmerman (358), Lorna Ingram (1161) and Winifred Denning (460) commented on the proposed resolution.

Director Mervis made a motion to table the resolution to satisfy the required statutory thirty-day notice requirements. The motion was seconded and carried three to one.

RESOLUTION 50-06-

WHEREAS, the price of the adult guest dinner ticket does not cover the costs of serving the guest dinner;

NOW THEREFORE BE IT RESOLVED, December 21, 2006 that the Board of Directors of the Corporation on behalf of the corporation hereby approves an increase in the amount of a guest dinner ticket from \$14 to \$16 dollars; and

RESOLVED FURTHER, that this increase shall be effective January 1, 2007;

RESOLVED FURTHER, that the Board of Directors of this corporation hereby instructs staff to carry out the purpose of this resolution; and

RESOLVED FURTHER, that Resolution 50-00-17 dated April 27, 2000 is hereby superseded and cancelled by the terms of this resolution.

14. Discussion Items
a. Beauty Salon

President Wurzel reported on the prospective Beauty Salon.

Anne Gilbert (1403), Joe Schaffer (1356), Nora Neustaedt (763), Lorna Ingram (1161), Joe Hathaway (901), Brenda Ross (1163), Kay Badiner (902), and Clara Zimmerman (358) commented on the proposed beauty salon.

15. President's Comments

President Wurzel reported that the carpet in Lortscher Hall and the hallways are planning to be done in the near future.

16. Resale & Leasing Report:

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

- Anne Gilbert (1403) commented on Mr. John's resale and leasing report.

17. Directors Forum

There were no comments at this time.

Recess

The meeting recessed at 11:37 A.M. and reconvened into Executive Session at 11:42 A.M.

During Executive Session the Board approved Executive Session Minutes from October 19, 2006 and reviewed any Contractual, Litigation and/or Delinquency Reports.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 11:55 A.M.

Ruth Mervis, Secretary