

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**

November 15, 2007

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 15, 2007 at 24055 Paseo del Lago West, Laguna Woods, California.

Directors Present: Richard Wurzel, Chair; Ruth Mervis; Keith Wallace; Robert Lutz; and Janet Schwartz

Directors Absent: None

Others Present: Judie Zoerhof, Milt Johns, Patty Fox (Executive Session: Bryan English)

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:

Director Schwartz led the membership in the Pledge of Allegiance to the Flag.

3. Approval of the Minutes:

The minutes of the Regular meeting of October 18, 2007 were approved.

4. Member Comments:

- Lorna Ingram (1161) inquired on the results of the Board meeting date change survey

5. Financial and Budget Report:

a. GRF Finance Committee

Director Wallace presented the Treasurer's report.

6. City of Laguna Woods:

Dr. Brenda Ross reported on behalf of the City of Laguna Woods.

7. Standing Committee Reports:

- a. Activities Committee:** Lorna Ingram reported on behalf of the Activities Committee.

Member Anne Gilbert (1403) commented on the Activities Committee Report.

- b. Business Planning Committee:** No report was given.

- c. **Information and Orientation Committee:** In Freda Sullivan's absence, President Wurzel reported on behalf of the Information and Orientation Committee.
- d. **Architectural Control Committee:** Director Mervis reported on behalf of the Architectural Control Committee

8. GRF Committees:

- a. **Community Activities Committee:** Director Lutz reported on behalf of the Community Activities Committee.

Member Lorna Ingram (1161) addressed Director Lutz on his report.

- b. **Broadband Services Committee:** President Wurzel reported on behalf of the Broadband Services Committee.
- c. **Government and Public Relations Committee:** No report was given.
- d. **Bus Services Committee:** Director Schwartz reported on behalf of the Bus Services Committee.
- e. **Select Audit Committee:** No report was given.

9. Golden Rain Foundation:

Milt Johns, General Manager, reported on the November 6, 2007 Golden Rain Foundation Board Meeting.

Member Anne Gilbert (1403) addressed Mr. Johns on the San Sebastian Project.

10. Administrators Report:

Judie Zoerhof updated the membership on the Guest Suite remodel, commented on yearly maintenance projects, and announced the upcoming Talent Show.

Member Lorna Ingram (1161) commented on the Talent Show.

11. Old Business

No old business came before the Board.

12. New Business

a. Approve Supplemental Appropriation for New Boiler

Director Mervis made a motion to approve a supplemental appropriation to install a new boiler. Director Schwartz seconded the motion.

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

RESOLUTION M50-07-47

WHEREAS, one of the five boilers at the Towers has become inoperable and needs to be replaced to ensure normal heating efficiency of the buildings; and

NOW THEREFORE BE IT RESOLVED, November 15, 2007 that the Board of Directors of this Corporation hereby approves a Supplemental Appropriation in the amount of \$8,600 from the Replacement Fund to replace a failing boiler at the Towers; 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. Approve Supplemental Appropriation for Sound System

Director Mervis made a motion to approve a supplemental appropriation to contract with an acoustic engineering consultant to design a sound system for Lortscher Hall. Director Lutz seconded the motion and discussion ensued.

Director Mervis amended the motion to include the clause "purchase appropriate equipment, and oversee installation" after the words "Lortscher Hall" in the second paragraph. Director Lutz seconded the motion and the amendment carried unanimously.

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

RESOLUTION M50-07-48

WHEREAS, the existing sound system in Lortscher Hall is no longer effective and needs upgrading;

NOW THEREFORE BE IT RESOLVED, November 15, 2007 that the Board of Directors of this Corporation hereby approves a Supplemental Appropriation in the amount of \$27,300 from the Replacement Reserve Fund to contract with an Acoustic Engineering Consultant to design a sound system for Lortscher Hall, *purchase appropriate equipment, and oversee installation*; 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.

c. Approve Collection of Lien Enforcement of Delinquent Assessment Policy

Director Mervis made a motion to approve the Collection of Lien Enforcement of Delinquent Assessment Policy. Director Lutz seconded the motion.

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

RESOLUTION M50-07-49

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 15, 2007 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, 2008; and

RESOLVED FURTHER, that Resolution M50-06-50, adopted November 16, 2006 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.

d. Approval to Record Notice of Delinquent Assessment Lien

Director Mervis made a motion to approve the recording of a notice of delinquent assessment lien on Member ID 932-961-69. Director Lutz seconded the motion.

Member Anne Gilbert (1403) commented on the number of delinquencies.

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

RESOLUTION M50-07-50

WHEREAS, Member ID 932-961-69 is currently delinquent to Laguna Woods Mutual Fifty with regard to the monthly assessment; and

WHEREAS, a Notice of Delinquent Assessment (Lien) will be filed upon adoption of this resolution following at least a majority vote of the Board (with no delegation of such action by the Board), acting in an open meeting, and for which the Board's vote is recorded in the minutes;

NOW THEREFORE BE IT RESOLVED, November 15, 2007 that the Board of Directors hereby approves the recording of a Lien for Member ID 932-961-69; 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.

13. Discussion Items

Members Dan Gaitley (1206), Joan Shuff (1404), and Anne Gilbert (1403) commented on the installation of a new sound system.

14. President's Comments

President Wurzel commented on the upcoming Talent Show.

15. Resale & Leasing Report

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

16. Directors' Forum

No comments were made under Directors' Forum.

Recess:

The meeting recessed at 10:55 A.M. and reconvened into Executive Session at 11:00 A.M.

During its October 18, 2007 Regular Executive Session Board Meeting, the Board reviewed and approved the Minutes from the September 20, 2007 Regular Executive Session; and discussed member discipline and contractual issues.

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

Ruth Mervis, Secretary