

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**

**April 17, 2008**

The Board of Directors of Laguna Woods Mutual Fifty, a California non-profit mutual benefit corporation, met at 2:00 P.M. on Thursday, April 17, 2008 at 24055 Paseo del Lago West, Laguna Woods, California.

**Directors Present:** Ruth Mervis, Chair; Richard Wurzel; Janet Schwartz; and Dick Gray

**Directors Absent:** Keith Wallace

**Others Present:** Judie Zoerhof, Milt Johns, Patty Fox

**1. Call to Order:**

Ruth Mervis, Chair, stated that it was a regular meeting of the Corporation and that a quorum was present. The meeting was called to order at 2:00 P.M.

**2. Pledge of Allegiance to the Flag:**

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

**3. Approval of the Minutes:**

The minutes of the Regular meeting of March 20, 2008 were approved as submitted.

**4. President's Comments**

President Mervis encouraged residents to make sure loose items on balconies are securely fastened. In a water conservation effort, President Mervis asked that all persons using the washers use full loads while using the washing machines to save water, electricity, and gas.

**5. Old Business**

No old business came before the Board.

**6. New Business**

**a. Approve Policy for Door to Door Distribution of Materials by Residents**

In Director Wallace's absence, Director Schwartz read the following proposed resolution approving a policy for door to door distribution of materials by residents:

**RESOLUTION M50-08**

**RESOLVED**, June 19, 2008, that the Board of Directors of this Corporation hereby establishes the following policy for residents to distribute publications, advertisement, announcements, campaign material, petitions,

and related printed literature (hereinafter "Material") on property managed by the Laguna Woods Mutual Number Fifty; and

**RESOLVED FURTHER**, that residents shall comply with Resolution G-01-65 adopted by the Golden Rain Foundation Board of Directors on August 7, 2001.

**RESOLVED FURTHER**, any materials, including petitions to gather signatures, to be distributed to Mutual Fifty residents shall bear identification as to its source and any individual or entity distributing such material shall comply with all of the following conditions:

1. Distribution of Material
  - a. Door-to-door distribution of Material shall be permitted, as long as the act of distributing such Material does not rise to the level of creating a nuisance for Laguna Woods Village residents.
  - b. Material that is distributed door-to-door may only be left on the door clip or immediately in front of the door. Material may not be hung from doorknobs nor placed in USPS delivery points, nor left on vehicles in carports.
2. Petitions
  - a. Only resident Mutual Members or their designated resident representative are permitted to gather signatures on petitions.
  - b. The petition must remain in the possession of the signature gatherer (there can be no unattended petitions).
3. Posting of Material
  - a. Posting locations are limited to those areas reserved for posting, such as bulletin boards and are available only for residents.
  - b. Only one posting per subject matter is allowed on the posting site, per individual.
  - c. The size of the posting shall not exceed 6" by 8" to allow space for other postings.
  - d. Each posting by a resident must identify the posting individual's name and posting date.
  - e. Any Material considered lewd, libelous, or vulgar is not permitted.
  - f. Postings shall be removed after not more than thirty (30) days.
  - g. All Material must comply with state and federal laws.
  - h. Postings that do not comply with these rules will be subject to removal.

**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.

Director Schwartz made a motion to approve the resolution. Director Gray seconded the motion and discussion ensued.

Members Dr. Manheimer (802) and Herbert Parker (308) commented on the motion.

Without objection the resolution was tabled to the June Meeting to satisfy the required statutory thirty-day notice requirements.

**b. Determine Emergency Action and Authorize Supplemental Appropriation to Repair the Chillers**

President Mervis announced that the Board needs to take emergency action on an item that was not placed on the agenda prior to its posting.

Without objection, the Board assessed the need to take emergency action and placed it on the agenda.

Director Schwartz read a proposed resolution authorizing a supplemental appropriation to repair the chillers. Director Schwartz made a motion to approve the resolution. Director Gray seconded the motion and discussion ensued.

Members Herbert Parker (308) and Clara Zimmerman (358) commented on the chiller's warranty.

By a vote of 2-1-0 (Director Wurzel opposed) the motion carried, and the Board of Directors adopted the following resolution:

**RESOLUTION M50-17**

**WHEREAS**, one of the two chillers has failed and Staff instituted emergency repairs;

**NOW THEREFORE BE IT RESOLVED**, April 17, 2008 that the Board of Directors of this Corporation hereby authorizes a supplemental appropriation from the Replacement Reserve Fund not to exceed \$40,000 for the repair of the chillers; 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 Policy for Copier at Reception Desk**

Director Schwartz read the following proposed resolution approving the policy for the copier at the Reception Desk:

**RESOLUTION M50-08**

**RESOLVED**, June 19, 2008 that the Board of Directors of this corporation hereby approves the following Policy with regard to the service of providing copies to the residents:

1. The hours to obtain copies or send or receive faxes are 8:00 a.m. to 11:00 a.m. and 2:00 p.m. to 4:00 p.m. Monday through Friday
2. Residents are asked to fill out a brief form indicating the number and size of the copies or instructions for sending and receiving a fax
3. The price of an 8 1/2 X 11 copy is \$.05 each for 1 to 30 copies
4. The price of an 8 1/2 X 14 copy is \$.07 each for 1 to 30 copies
5. Sending a fax is \$2.00 for the first page and \$1.00 for each additional page
6. Receiving a fax is \$1.00 per page.

**RESOLVED FURTHER**, that staff shall make copies as time allows during the specified business hours;

**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 Schwartz made a motion to approve the resolution. Director Gray seconded the motion and discussion ensued.

Members Herbert Parker (308) and Clara Zimmerman (358) commented on the motion.

Without objection the resolution was tabled to the June Meeting to satisfy the required statutory thirty-day notice requirements.

**d. Approve Policy for Plants and Ornamentation on Balconies**

Director Schwartz read the following proposed resolution approving a policy for placing plants and ornamentation on balconies:

**RESOLUTION M50-08**

**WHEREAS**, Laguna Woods Mutual No. Fifty has had a policy precluding plants on the balcony railings since 1975; and

**WHEREAS**, there was a recent instance of a planter falling to the ground and landing near workmen;

**NOW THEREFORE BE IT RESOLVED**, June 19, 2008 that the Board of Directors of this Corporation hereby approves a restated policy regarding planters on individual balconies stating that flower containers, ornamentation, and all storage items of any kind are not allowed on the railings or ledges of the balconies at any time; and

**RESOLVED FURTHER**, that containers of flowers or other ornamentation, or stored items shall be at least six inches below the top of the ledge and adequately secured to prevent any toppling of such items over the ledge; and

**RESOLVED FURTHER**, that no clothing, linens, rugs, or other items shall be hung on the balcony railing or ledge or draped on the ledges at any time; and

**RESOLVED FURTHER**, that all hanging baskets, bird feeders, wind chimes or other hanging pots must be secured with a chain in such a manner as to preclude wind damage or the hanger falling from the balcony; and

**RESOLVED FURTHER**, *that exceptions to the policy shall be considered on a case by case basis*; 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.

Director Schwartz made a motion to approve the resolution. Director Wurzel seconded the motion and discussion ensued.

Director Gray amended the motion to add the sentence "that exceptions to the policy shall be considered on a case by case basis." Director Wurzel seconded the motion and the amendment carried without objection.

Without objection the resolution, as amended, was tabled to the June Meeting to satisfy the required statutory thirty-day notice requirements.

**e. Approve Policy for Repairing Plumbing Leaks**

Director Schwartz read a proposed resolution approving a policy for repairing existing plumbing leaks. Director Schwartz made a motion to approve the resolution. Director Gray seconded the motion.

Members Lorna Ingram (1161), Clara Zimmerman (358), and Herbert Parker (308) addressed the Board on the motion.

By a vote of 2-1-0 (Director Wurzel opposed) the motion carried and the Board of Directors adopted the following resolution:

**RESOLUTION M50-08-18**

**RESOLVED**, April 17, 2008, that the Board of Directors of this Corporation hereby establishes the following policy for plumbing leaks as noted in the Maintenance inspection of February, 2008; and

**RESOLVED FURTHER**, of these 48 leaks, all standard plumbing will be repaired at Mutual Fifty expense; and

**RESOLVED FURTHER**, of the 48 leaks where non standard plumbing is involved, the owner will be responsible for the cost of material;

**RESOLVED FURTHER**, that this one-time plumbing reprogram is for the purpose of water conservation and reducing water waste in the Towers and shall be in effect until July 19, 2008;

**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.

**f. Approve Recording of Delinquent Assessment Lien for Member ID 932-961-73**

Director Schwartz read a proposed resolution approving to record a Delinquent Assessment Lien for Member ID 932-961-73. Director Schwartz made a motion to approve the resolution. Director Gray seconded the motion.

Director Wurzel left the meeting at 3:01 P.M. and did not return.

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

**RESOLUTION M50-08-19**

**WHEREAS**, Member ID 932-961-73 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**, April 17, 2008 that the Board of Directors hereby approves the recording of a Lien for Member ID 932-961-73; 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.

**7. Members' Comments**

- Dr. Manheimer (802) addressed the Board on the cost of installing the key cards
- Mary Chabot-Wayman (860) commented on the light fixtures in the hall
- Mary Miles (205) commented on coin operated washing machines
- Lorna Ingram (1161) commented on publicizing the misuse of the washing machines
- Clara Zimmerman (358) commented on discussing the plumbing and key card issues at the Townhall meeting
- Herbert Parker (308) commented on washing machine use

**8. Financial and Budget Report:**

No report was made on the Treasurer's Report.

**9. City of Laguna Woods:**

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

**10. Standing Committee Reports:**

- a. **Activities Committee:** Lorna Ingram reported on behalf of the Activities Committee.
- b. **Business Planning Committee:** No report was given.
- c. **Information and Orientation Committee:** Freda Sullivan reported on behalf of the Information and Orientation Committee.
- d. **Architectural Control Committee:** President Mervis reported on behalf of the Architectural Control Committee

**11. GRF Committees:**

- a. **Community Activities Committee:** No report was given.
- b. **Finance:** No report was given.
- c. **Broadband Services Committee:** No report was given.
- d. **Government and Public Relations Committee:** Dick Gray reported on behalf of the Government and Public Relations Committee.
- e. **Bus Services Committee:** Janet Schwartz reported on behalf of the Bus Services Committee.
- f. **Select Audit Committee:** No report was given.

**12. Golden Rain Foundation**

Mr. Milt Johns reported on the April 1, 2008 Golden Rain Foundation Board Meeting.

**13. Administrator's Report**

No report was given.

**14. Discussion Items:**

No discussion items came before the Board.

**15. Resale and Leasing Reports**

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

Member Clara Zimmerman (358) addressed Mr. Johns on his report.

**16. Directors' Forum**

No comments were made under Directors' Forum.

**Recess**

The meeting recessed at 3:33 P.M. and reconvened into Executive Session at 3:37 P.M.

During its March 20, 2008 Regular Executive Session Board Meeting, the Board reviewed and approved the Minutes from the February 21, 2008 Regular Executive Session, and discussed member disciplinary matters.

There being no further business to come before the Board, the meeting was adjourned at 4:21 P.M.

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Ruth Mervis, President