

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

November 20, 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, November 20, 2008 at 24055 Paseo del Lago West, Laguna Woods, California.

Directors Present: Ruth Mervis, Chair; Dick Gray; Richard Wurzel; Keith Wallace

Directors Absent: Janet Schwartz

Others Present: Judie Zoerhof, Milt Johns, Patty Kurzet

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 Wallace led the membership in the Pledge of Allegiance to the Flag.

3. Approval of the Minutes

The minutes of the Regular meeting of October 16, 2008 were approved as submitted.

4. President's Comments

President Mervis reported on the success of the Guest Suites and the Sunday Brunch, and thanked the caterer and its staff for their services. She thanked Janet Schwartz for her eight years of services; and reported on the first meeting of the Marketing Ad Hoc Committee.

5. Old Business

No Old Business came before the Board.

6. New Business

a. Approve 2009 Collection and Lien Enforcement Policy

Director Wallace read a proposed resolution approving the 2009 Collection and Lien Enforcement Policy. Director Wallace moved to approve the resolution. Director Gray seconded the motion.

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

RESOLUTION M50-08-64

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 20, 2008, 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, 2009; and

RESOLVED FURTHER, that Resolution M50-07-49, adopted November 15, 2007 is hereby superseded and cancelled; and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. Approve Unbudgeted Operating Expense to Fund Oil Pump Repair

Director Wallace read a proposed resolution approving an unbudgeted operating expense to fund an oil pump repair. Director Wallace moved to approve the resolution. Director Gray seconded the motion.

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

RESOLUTION M50-08-65

WHEREAS, the oil pump on the chiller has failed and the cost of the repairs of the oil pump is \$4,979;

NOW THEREFORE BE IT RESOLVED, November 20, 2008, that the Board of Directors of this Corporation on behalf of the Corporation hereby authorizes an unbudgeted operating expense to fund the oil pump repair estimated to be \$4,979; and

RESOLVED FURTHER, that the officers and agents of this corporation on behalf of the corporation are hereby authorized to carry out the purpose of this resolution.

c. Appointing Gary Damsker to Marketing Ad Hoc Advisory Committee

Director Wallace read a proposed resolution appointing Gary Damsker to the Marketing Ad Hoc Advisory Committee. Director Wallace moved to approve the resolution. Director Gray seconded the motion.

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

RESOLUTION M50-08-66

WHEREAS, by way of Resolution M50-08-50, the Board of Directors of this Corporation established and appointed members to the Marketing Ad Hoc Advisory Committee;

NOW THEREFORE BE IT RESOLVED, November 20, 2008, that the Board of Directors of this Corporation hereby further appoints the following to the Marketing Ad Hoc Advisory Committee:

Gary Damsker

RESOLVED FURTHER, that Resolution M50-08-50 adopted September 18, 2008 is hereby amended; 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. Approve Recording of Delinquent Assessment Lien for Member ID 932-962-09

Director Wallace read a proposed resolution approving to record a delinquent assessment lien for Member ID 932-962-09. Director Wallace moved to approve the resolution. Director Gray seconded the motion.

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

RESOLUTION M50-08-67

WHEREAS, Member ID 932-962-09 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 20, 2008, that the Board of Directors hereby approves the recording of a Lien for Member ID 932-962-09; 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.

e. Approve Recording of Delinquent Assessment Lien for Member ID 932-962-26

Director Wallace read a proposed resolution approving to record a delinquent assessment lien for Member ID 932-962-26. Director Wallace moved to approve the resolution. Director Wurzel seconded the motion.

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

RESOLUTION M50-08-68

WHEREAS, Member ID 932-962-26 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 20, 2008, that the Board of Directors hereby approves the recording of a Lien for Member ID 932-962-26; 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. Member Comments

- Harriet Shuff (1404) commented on tinting the windows on the east side of the building.
- Clara Zimmerman (358) commented on making Sunday Brunch reservations for January.

8. Financial and Budget Report:

Director Wurzel presented the Treasurer's report and answered questions from the members.

9. City of Laguna Woods:

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

10. Standing Committee Reports:

- Activities Committee:** Lorna Ingram reported on behalf of the Activities Committee.
- Business Planning Committee:** No report was given.

Member Janice Halperin (1202) addressed Director Wurzel on the Finance Report.

- 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:** Director Wallace reported on behalf of the Broadband Services Committee.
- d. **Government and Public Relations Committee:** No report was given.
- e. **Bus Services Committee:** No report was given.
- f. **Select Audit Committee:** No report was given.

12. Golden Rain Foundation

Mr. Milt Johns reported on the November 4, 2008 Golden Rain Foundation Board Meeting.

13. Resale and Leasing Reports

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

14. Discussion Items

There were no discussion items.

15. Administrator's Report

Judie Zoerhof encouraged the residents to vote for the director candidates on the upcoming Board Director election; and reported that there are 17 delinquencies and that another Open House will be held on December 9, 2008.

Anne Gilbert (1403) commented on having those units for sale available for viewing during the Open House.

16. Directors' Forum

Director Wallace commented on the reduction of parked walkers in the Dining Room

Edith Gray (1211) commented on having weekly menus available.

Clara Zimmerman (358) commented on the Holiday Fund.

Recess

The meeting recessed at 2:44 P.M. and reconvened into Executive Session at 2:48 P.M.

During its October 16, 2008 Regular Executive Session Board Meeting, the Board reviewed and approved the Minutes from the September 18, 2008 Regular Executive Session, considered a foreclosure date, and discussed litigation matters.

There being no further business to come before the Board, the meeting was adjourned at 3:00 P.M.

Keith Wallace, Secretary