

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

March 19, 2009

The Board of Directors of Laguna Woods Mutual Fifty, a California non-profit mutual benefit corporation, met at 2:00 P.M. on Thursday, March 19, 2009 at 24055 Paseo del Lago West, Laguna Woods, California.

Directors Present: Dick Gray, Chair; Keith Wallace; Richard Wurzel; and Herb Harris

Directors Absent: Ruth Mervis

Others Present: Judie Zoerhof, Milt Johns, Patty Kurzet

1. Call to Order:

Dick Gray, 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 Harris led the membership in the Pledge of Allegiance to the Flag.

3. Approval of the Minutes

Without objection, the minutes of the Regular Meeting of February 19, 2009 were approved as submitted.

4. President's Comments

President Gray announced the passing of Stan Skafte this morning.

5. Old Business

a. Approve Protocol for Food Credit Rebate

President Gray provided a summary of the following proposed resolution approving a protocol for food and credit rebates:

RESOLUTION M50-09

WHEREAS, Resolution M50-02-02 dated January 17, 2002 provides, as a part of the budget system to allow a \$2.85 per day food credit from the first day of the month subsequent to the vacancy when:

1. The manor is unoccupied;
2. The manor must be for sale or for lease; and
3. The manor is not the permanent address of the owner(s);

WHEREAS, there is confusion regarding the facts and timing on claims for the Food Credit,

WHEREAS, families and successor Trustees request the right to dine without a guest meal ticket purchase and still apply for the Food Credit;

NOW THEREFORE BE IT RESOLVED, April 16, 2009, the Board of Directors of this Corporation on behalf of the Corporation hereby approves the following policy criteria that must all be met in order to qualify for a Food Credit from the first day of the month subsequent to vacancy;

1. The manor is unoccupied;
2. The manor must be for sale or for lease;
3. The manor is not the permanent address of the owner(s);
4. Each eligible Member is responsible for applying for the food credit, and for providing proof that he or she meets each of the identified criterion;
5. Each eligible Member must provide application for the food credit by submitting all necessary information to support entitlement to the credit as well as the amount requested to the Towers Administration Office;
6. Non Resident owners who desire to dine at the Towers must sign a waiver attesting to the fact that they will not request the food rebate if they are planning to dine at the Towers;
7. No membership delinquent with regard to the monthly assessment is eligible for the Raw Food Rebate until and after the delinquency is brought current;

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.

Without objection, the Board postponed the resolution to the April Meeting to satisfy the required statutory thirty-day notice requirement.

b. Conex Disaster Preparation Action

This action will be on the April agenda.

6. New Business

a. Approve Supplemental Appropriation for Public Relations

The Assistant Secretary of the Corporation Director Harris, read a proposed resolution to contract with Quinn/Tweedie for monthly Public Relations and Search Engine Services. 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 M50-09-19

WHEREAS, the Board of Directors of this Corporation appropriated funds for the purpose of contracting with a marketing firm to market the Towers lifestyle to a nation-wide or global market; and

WHEREAS, the Ad Hoc Marketing Advisory Committee recommended the services of Quinn/Tweedie and the consensus of the Board was to single source the contract to Quinn/Tweedie;

NOW THEREFORE BE IT RESOLVED, March 19, 2009 that the Board of Directors of this Corporation hereby authorizes a supplemental appropriation in the amount of \$10,000 funded from the Unappropriated Expenditures Fund to contract with Quinn/Tweedie for monthly Public Relations and Search Engine Services through December 2009; 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.

b. Approve Policy to Install Electricity in Carports

Director Harris read the following proposed resolution approving the policy to install electricity in carports:

RESOLUTION M50-09

WHEREAS, Resolution M50-02-41 dated October 17, 2002 established the fee for charging a golf cart in the carport to be \$72 annually; and

WHEREAS, not all carport spaces have access to electrical connections;

NOW THEREFORE BE IT RESOLVED, May 21, 2009, that the Board of Directors of this Corporation on behalf of the Corporation hereby approves the policy that the applying member is responsible for the cost of additional wiring to establish the necessary connections; and

RESOLVED FURTHER, that these costs shall be determined by the distance from the electrical source to the specific carport; 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 Harris moved to approve the resolution. Director Wurzel seconded the motion.

President Gray announced that the resolution establishes a policy and that it is necessary that it go through the 30-day notification process.

Without objection, the Board postponed the resolution to the April Meeting to satisfy the required statutory thirty-day notice requirement.

c. Approve Recording of Delinquent Assessment Lien for Member ID 932-961-27

Director Harris read a proposed resolution approving the recording a delinquent assessment lien for Member ID 932-961-27. Director Harris 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 M50-09-20

WHEREAS, Member ID 932-961-27 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, March 19, 2009, that the Board of Directors hereby approves the recording of a Lien for Member ID 932-961-27; 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. Discussion Items

President Gray announced that the Board will not install insulated window film on resident-owned manors, but will discuss installing it on the windows in the common area and mutual-owned units, and encouraged the residents to install film on their own windows to cool the building and to reduce costs to the residents and the Mutual.

President Gray commented on the progress of the mechanical door lock installation and stated that staff has been instructed to move forward with the project, and residents should contact staff if they have any questions.

Member Anne Gilbert (1403) commented on tinted film.

President Gray expressed his sentiments with the passing of Dr. Brenda Ross and announced that services will be held on Monday, March 23, 2009.

8. Members' Comments

- No comments were made.

9. Financial and Budget Report:

Director Wallace reported on the Financial and Budget Report.

10. City of Laguna Woods:

No one reported on behalf of the City of Laguna Woods.

11. Standing Committee Reports:

- a. **Activities Committee:** in Lorna Ingram's absence, Edith Gray (1211) reported on behalf of the Activities Committee.
- b. **Business Planning Committee:** Director Wallace did not report on behalf of the Business Planning Committee.
- c. **Information and Orientation Committee:** In Freda Sullivan's absence, Marilyn Ruekberg (405) reported on behalf of the Information and Orientation Committee.
- d. **Architectural Control Committee:** No one reported on behalf of the Architectural Control Committee.
- e. **Marketing Ad Hoc Advisory Committee:** No one reported on behalf of the Marketing Ad Hoc Advisory Committee.

12. GRF Committees:

- a. **Community Activities Committee:** No report was given.
- b. **Broadband Services Committee:** Director Wallace reported on behalf of the Broadband Services Committee.
- c. **Government and Public Relations Committee:** President Gray reported on behalf of the Government and Public Relations Committee.
- d. **Bus Services Committee:** Director Harris reported on behalf of the Bus Services Committee.
- e. **Select Audit Committee:** No report was given.
- f. **Finance:** Director Harris reported on behalf of the Finance Committee.
- g. **Security Committee:** No report was given.

13. Golden Rain Foundation

Mr. Milt Johns reported on the March 3, 2009 Golden Rain Foundation Board Meeting; and updated the residents on the recent vehicle thefts in the Community and encouraged the residents to always lock their car doors.

14. Resale and Leasing Reports

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

15. Administrator's Report

Judie Zoerhof commented on the protocol for use of the dining room regarding walkers and dress code; reported that internet usage increased among seniors over the age of 70 by 19 per cent; announced that any unpaid reservations for Sunday Brunch will not be honored; indicated that the Board is looking into installing solar panels; announced that the Board will honor Brenda Ross' contributions to the Community in April; commented on the success of the Guest Suites; and reported that the Board has contracted with Quinn/Tweedie as its marketing firm to market the Towers' lifestyle. This action concludes

the work of the Ad Hoc Marketing Committee. The Board thank the members for their fine work.

16. Directors' Forum

No comments were made.

Recess

The meeting recessed at 2:53 P.M. and reconvened into Executive Session at 2:58 P.M.

Summary of Previous Closed Session Meetings per Civil Code Section §1363.05

During its February 19, 2009 Regular Executive Session Board Meeting, the Board reviewed and approved the Minutes from the January 15, 2009 Regular Executive Session and the February 6, 2009 Special Executive Session; considered three foreclosure sale dates; approved the recording of a Notice of Default for Member ID 932-962-09; and discussed other delinquency matters.

There being no further business to come before the Board, the meeting was adjourned at 3:35 P.M.

Herb Harris, Assistant Secretary