

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

July 16, 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, July 16, 2009 at 24055 Paseo del Lago West, Laguna Woods, California.

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

Directors Absent: None

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

3. Approval of the Minutes

Without objection, the minutes of the May 7, 2009 Board Workshop; the minutes of the Regular Meeting of June 18, 2009; and the minutes of the Special Meeting of June 30, 2009 were approved as submitted.

4. President's Comments

No comments were made.

5. Old Business

a. Approve Standards for Future Installation of Window Film

Director Mervis read a proposed resolution approving the standard for future installations of window film. Director Mervis moved to approve the resolution. Director Harris seconded the motion.

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

RESOLUTION M50-09-50

WHEREAS, by way of Resolution M50-09-32, the Board of Directors of this Corporation approved the installation of Ceramic 30 insulated window film on Common Area windows and Mutual owned units; and

WHEREAS, in order to maintain uniformity in appearance and the most effective means of insulation, a standard for window film is necessary;

NOW THEREFORE BE IT RESOLVED, July 16, 2009, that the Board of Directors of this Corporation hereby adopts Ceramic30 3M window film or the equivalent as a standard for window film 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.

6. New Business

a. Approval of Revision to Food Rebate Credit Resolution

Director Mervis read the following proposed resolution approving revisions to the food rebate credit resolution:

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); and

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

WHEREAS, vacant manors are defined as those manors vacant beginning the first of the following month that a manor becomes unoccupied and is for sale or for lease and is not the permanent address of the owner(s) and until the manor is sold and closes escrow or a lease is signed; and

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, August 20, 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;
8. Reimbursement of the Raw Food Rebate will commence when the manor is leased or sold and closes escrow;

RESOLVED FURTHER, that Resolution M50-09-27 adopted April 16, 2009 is hereby superseded and cancelled; 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.

Director Mervis moved to approve the resolution. Director Wurzel seconded the motion. Ms. Zoerhof explained the revisions to the resolution.

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

b. **Approve Unity Resolution**

Director Mervis read a proposed resolution approving that the Mutual pursue proactive measures to maintain balance, productivity and civilized discourse to the governance of Laguna Woods Village. Director Mervis moved to approve the resolution. Director Harris seconded the motion and discussion ensued.

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

RESOLUTION M50-09-51

WHEREAS, the Boards of Directors and every resident of Laguna Woods Village has an ongoing vested interest in the well-being of the community and the public image it projects; and

WHEREAS, the Boards of Directors of the Golden Rain Foundation, United Mutual, Mutual 50 and Third Mutual wish to stand united as leaders of this community to defend the reputation of Laguna Woods Village and the property interests of each and every resident;

NOW THEREFORE BE IT RESOLVED, July 16, 2009, that this Board intends to pursue proactive measures to maintain balance, productivity and civilized discourse to the governance of Laguna Woods Village; and

RESOLVED FURTHER, that this Board hereby pledges to join the three other community boards to foster a positive and truthful representation of this community; and

RESOLVED FURTHER, that this Board will express support for all democratically elected board members in Laguna Woods Village regardless of their views as long as they fulfill their duties, obey the bylaws and conduct themselves with respect and decorum, and

RESOLVED FURTHER, that this Board will work to foster democratic practices that ensure that the opinions and desires of the larger community are acknowledged, respected and observed.

c. **Resolution of Appreciation of Orange County Fire Authority**

Director Mervis read a proposed resolution recognizing the efforts of the Orange County Fire Authority in its response to the incidents of July 1, 2009. Director Mervis moved to approve the resolution. Director Harris seconded the motion.

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

RESOLUTION M50-09-52

WHEREAS, since 1975, the Orange County Fire Authority has used the Towers as a training ground for physical endurance as well as a model for responding to high rise disasters; and

WHEREAS, the dedication, knowledge, and professionalism of the Orange County Fire Authority is well known to the residents of the Towers; and

WHEREAS, the Orange County Fire Authority responded to a fire in Tower I on July 1, 2009; and

WHEREAS, the efforts of the Fire Authority were effective with regard to the fire and were compassionate with regard to the circumstance of the residents;

NOW THEREFORE BE IT RESOLVED, July 16, 2009 that by way of unanimous vote, the Board of Directors of this Corporation hereby takes this means of showing its deep gratitude to the Orange County Fire Authority recognizing the efforts of the Orange County Fire Authority in its response to the incident of July 1, 2009; and

RESOLVED FURTHER, that the Board on behalf of its Directors, Officers, Staff, and all of the residents express its extreme appreciation for the dedication and professional service rendered by the Fire Authority on behalf of Laguna Woods Mutual No. Fifty.

d. **Approve Recording of Lien for Member ID 932-961-50**

Director Mervis read a proposed resolution approving the recording of a Lien for Member ID 932-961-50. Director Mervis moved to approve the resolution. Director Harris seconded the motion.

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

RESOLUTION M50-09-53

WHEREAS, Member ID 932-961-50 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, July 16, 2009, that the Board of Directors hereby approves the recording of a Lien for Member ID 932-961-50; 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 commented on investigating the cost of computer internet access throughout the Towers.

President Gray commented on a Director's duty as a Corporate Member to attend GRF committee meetings.

President Gray commented on the availability of shopping carts for residents to purchase for their own personal use.

President Gray reported on handicapped parking.

President Gray reported on Quinn/Tweedie's work on marketing the Towers, and the Town Hall Meeting

President Gray commented on the disaster response efforts in the Towers.

President Gray commented on disallowing car washing at the Towers due to the new City regulation regarding drains and water conservation.

8. **Members' Comments**

- Anne Gilbert (1403) commented on the listing agent used to represent Mutual Fifty properties for resale and/or leasing units owned by the Mutual.
- Vicky Kasselheim (1056) commented on the website used to market the Towers.
- Lou Behrmann (561) commented on the fire in Tower I and notification to residents.
- Clara Zimmerman (358) commented on the Guest Suite occupants using the laundry facilities.
- Ruth Goodman (905) commented on the communication to residents during the fire incident.
- Marilyn Ruekberg (405) commented on the stability of the building during the fire and thanked staff for the excellent organization.
- Herb Parker (308) commented on the Food Rebate policy.

9. **Financial and Budget Report:**

Director Wallace reported on the Financial and Budget Report.

10. **Standing Committee Reports:**

- a. **Activities Committee:** On behalf of Lorna Ingram, Joann Cramer, reported on behalf of the Activities Committee.
- b. **Business Planning Committee:** No one reported on behalf of the Business Planning Committee.
- c. **Information and Orientation Committee:** No one reported on behalf of the Information and Orientation Committee.
- d. **Ad Hoc Key Club Planning Committee:** Director Wurzel reported on the newly renovated Key Club
- e. **Architectural Control Committee:** No one reported on behalf of the Architectural Control Committee.

11. **GRF Committees:**

- a. **Community Activities Committee:** No report was given.
- b. **Broadband Services Committee:** Director Wallace reported on behalf of the Broadband Service Committee.
- c. **Government and Public Relations Committee:** Ms. Zoerhof 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:** No report was given.
- g. **Security Committee:** No report was given.

12. **Golden Rain Foundation**

Mr. Milt Johns reported on the July 7, 2009 Golden Rain Foundation Board Meeting.

13. **Resale and Leasing Reports**

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

14. Administrator's Report

Ms. Judie Zoerhof commented on the placement of a barrel in the Lobby for non-perishable items for the needy.

Members Clara Zimmerman (358) commented on advertising the food barrel in the Tall Tower Tales; and Anne Gilbert (1403) commented on internet access in the Towers.

15. Directors' Forum

- No comments were made.

Recess

The meeting recessed at 3:15 P.M. and reconvened into Executive Session at 3:19 P.M.

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

During its June 18, 2009 Regular Executive Session Board Meeting, the Board approved the Minutes from the May 21, 2009 Regular Executive Session; appointed a listing agent for Mutual-Owned Units; considered setting foreclosure sale dates; authorized two delinquency write-offs; and approved the recording of a Notice of Default for Member ID 932-961-05; and discussed other delinquency matters.

There being no further business to come before the Board, the meeting was adjourned at 3:53 P.M.

Ruth Mervis, Secretary