

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

**August 19, 2010**

The Board of Directors of Laguna Woods Mutual Fifty, a California non-profit mutual benefit corporation, met at 2:00 P.M. on Thursday, August 19, 2010 at 24055 Paseo del Lago West, Laguna Woods, California.

**Directors Present:** Dick Gray, Chair; Herb Harris; Richard Wurzel; Marilyn Ruekberg; Keith Wallace

**Directors Absent:** None

**Others Present:** Judie Zoerhof, Jerry Storage, Patty Kurzet, Janet Price (2:00 P.M. – 3:28 P.M.), Betty Parker (2:00 P.M. – 3:28 P.M.)

**1. Call to Order**

President Gray chaired the meeting and 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**

The Board reviewed and approved minutes of the Regular Meeting of July 15, 2010.

**4. President's Comments**

President Gray introduced Ms. Janet Price, Finance and Administration Director, who presented Version 3 of the proposed 2011 Business Plan as outlined in the agenda package.

Ms. Price stated that the average assessment increase this year is approximately \$27 per unit per month (PUPM) with no change in service levels.

Ms. Price informed the Board that the GRF portion of the business plan decreased by \$16.51 PUPM per Board directive received on August 18, 2010.

Director Harris made a motion to increase the Contingency Fund from \$10.00 PUPM to \$15.00 PUPM. Director Ruekberg seconded the motion and discussion ensued. By a vote of 4-0-0, the motion carried unanimously.

**5. Consent Calendar**

Without objection, the Board of Directors approved the Consent Calendar and the following resolution was adopted:

**RESOLUTION M50-10-57**

**WHEREAS**, Member ID 932-961-73 is currently delinquent to Laguna Woods Mutual Number 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**, August 19, 2010, 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.

**6. Old Business**

No old business came before the Board

**7. New Business**

**a. Approve Amendment to Dress Code to Allow Hats**

The Board reviewed the proposed resolution approving an amendment to the dining room dress code. Director Harris moved to approve the resolution. Director Ruekberg seconded the motion.

By a vote of 3-0-1 (Director Ruekberg abstained), the motion carried and the Board of Directors adopted the following resolution:

**RESOLUTION M50-10-58**

**DINING ROOM DRESS CODE POLICY**

**WHEREAS**, Mutual Fifty has maintained a dress code for each dining room since the inception of the Towers; and

**WHEREAS**, the Mutual Fifty Dress Code has not been restated since 2007; and

**WHEREAS**, good grooming (clothing, hair, face and hands) is expected at all times in the dining rooms and common areas; the following dress codes for the Towers dining rooms apply to both residents and their guests (for whom residents are responsible).

**NOW THEREFORE BE IT RESOLVED**, August 19, 2010 the Board of Directors of this Corporation on behalf of the Corporation hereby states the Mutual Fifty Dress Code Policy as follows;

In order to maintain the high standards of the Towers at Laguna Woods Village, the Board of Directors requests residents to read and adhere to the following Dress Code Policy:

Collarless tee shirts, tee shirts with printed offensive language, or tee shirts with logos are not allowed at any time; foot wear such as flip-flops, or thong sandals are not allowed in either dining room;

#### **CRYSTAL DINING ROOM**

Men are required to wear business suits, dress slacks, sport jackets, dressy professional attire, which includes a suit coat or sports jacket, collared shirts or turtleneck shirts with jackets as appropriate for gentlemen;

Ladies are required to wear dressy pant suits, dresses, or other dressy separates;

No hats caps or visors are to be worn in the Crystal dining room at any time;

#### **CALIFORNIA DINING ROOM**

Men are required to wear dressy casual slacks and collared shirts or sweaters, men are not allowed to wear shorts or shirts without collars;

Women are required to wear dressy casual or resort wear separates, denim or jeans are allowed in the California Room only; shorts are not allowed at any time.

**RESOLVED FURTHER**, that in an instance where a possible violation of the Dress Code is observed, two members of the Board must agree that there is a violation; at that time the information regarding the violation will be communicated to the Administration Office Staff who will advise the resident by a polite, positive letter acknowledging the possibility of the alleged specific offense; and

**RESOLVED FURTHER**, that no sleep attire, bathrobes, bed clothing, or spa attire is allowed in the common area at any time; and

**RESOLVED FURTHER**, that Resolution M50-10-26 dated March 18, 2010 is hereby canceled and superseded; 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 the Ballot Package**

The Secretary of the Corporation read a proposed resolution approving the ballot package. Director Wallace 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 M50-10-59**

**RESOLVED**, August 19, 2010, that the ballot package for the 2010 election of directors of this Corporation, as prepared by the managing agent, with consultation from the Inspectors of Election is hereby approved; 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 Directors' Duties**

The Secretary of the Corporation read a proposed resolution approving the duties as a director. Director Wallace 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 M50-10-60**

**WHEREAS**, the Duties of a Director are to preserve, protect, and enhance the Corporation; and

**WHEREAS**, the duty of the Board is to approve an annual Business Plan; and

**WHEREAS**, the operation of the Corporation involves many responsibilities that cannot be delegated;

**NOW THEREFORE BE IT RESOLVED**, August 19, 2010 the Board of Directors of this Corporation on behalf of the Corporation hereby approves the following basic and undeniable Duties of a Director:

1. Listen to stakeholders for ideas to improve operations;
2. Ask for expertise from professionals to study issues where more information is needed;
3. Prepare for meetings by reading agendas and reports prior to the Agenda Preparation meeting;

4. Represent Mutual Fifty at GRF Committee Meetings on community issues;
5. Continuously introduce reason, integrity, and practical application to decision making;
6. Review Board minutes to ensure credibility;
7. Familiarize yourself with governing documents;
8. Once a Board decision is made and all arguments are heard, support the Board's decision;

**RESOLVED FURTHER**, that this resolution shall be made available to the Chair of the Nominating Committee at the beginning of each election year for the purpose of informing candidates of the Duties of a Director.

## **8. Discussion Items**

President Gray commented on the success of the two Sunday brunches held each month, and announced that a third brunch will be added on a temporary basis beginning in September until the end of the year.

President Gray commented on the necessity for residents to prepare for disasters and encouraged residents to obtain earthquake disaster kits. President Gray announced that the California Shakeout is scheduled for October 21, 2010.

President Gray updated the Board on the current phase of elevator work and stated that phase one, the replacement of the computer boards in the elevators, went very well. Phase two is to replace the doors which will inconvenience the residents from August to September.

President Gray announced that the next Open House is scheduled for September 14, 2010.

President Gray announced that the Mutual will hold a Resident Holiday Boutique on October 28, 2010.

Members Leon Manheimer (802) and Mary Wayman (860) inquired on the Mutual benefiting from the revenue proceeds from the Boutique, and Member David Diehl (909) commented on residents selling merchandise.

President Gray commented on the work performed by the Nominating Committee.

President Gray commented on the Towers Wii Bowling Team and encouraged residents to volunteer their time to assist in organizing the teams.

President Gray commented on the lighting in the Crystal Room stating that some members would like less light in the Crystal Room in an effort to save money. President Gray stated

that the Board has turned down some of the lights on a trial basis, and stated that as a result of the trial, the lights will be turned back on.

**9. Members' Comments**

- Leon Manheimer (802) asked Ms. Price to explain the Contingency Fund and the budget process.
- Ruth Goodman (905) inquired on the Model C assessment increase.
- Lorna Ingram (1161) commented on the Boutique merchandise sales tax.

**10. Financial and Budget Report – Herb Harris**

**11. Standing Committee Reports:**

- **Resident Entertainment Committee:** No report was given.
- **Business Planning Committee:** Director Harris reported on behalf of the Business Planning Committee.
- **Information and Orientation Committee:** Director Ruekberg reported on behalf of the Information and Orientation Committee.
- **Architectural Control Committee:** No report was given.

**12. GRF Committees:**

- **Community Activities Committee:** No report was given.
- **Broadband Services Committee:** No report was given.
- **Government and Public Relations Committee:** Director Ruekberg reported on behalf of the Government and Public Relations Committee.
- **Bus Services Committee:** Director Harris reported on behalf of the Bus Services Committee.
- **Select Audit Committee:** Director Harris reported on behalf of the Select Audit Committee.
- **Finance:** Director Harris reported on behalf of the Finance Committee.
- **Security Committee:** Director Wurzel reported on behalf of the Security Committee.

**13. Golden Rain Foundation**

Mr. Jerry Storage reported on the ongoing projects in the Community at large and reported on the August 3, 2010 Golden Rain Foundation Board Meeting.

**14. Resale and Leasing Reports**

Cathy Flores reviewed the Real Estate on the Market at the Towers report with the Board.

Members Leon Manheimer (802), Mollie Hayes (105), and Herb Parker (308) addressed Ms. Flores on her report.

**15. Administrator's Report**

No report was given.

**16. Directors' Forum**

No comments were made.

**Recess**

The meeting recessed at 3:28 P.M. and reconvened into Executive Session at 3:33 P.M.

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

During its July 15, 2010 Regular Executive Session Board Meeting, the Board approved the Minutes from the June 3, 2010 Special Executive Session, the June 10, 2010 Special Executive Session, and the June 17, 2010 Regular Executive Session; and considered setting foreclosure sale dates.

During its August 6, 2010 Special Executive Session Meeting, the Board discussed contractual issues.

There being no further business to come before the Board, the meeting was adjourned at 5:05 P.M.

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Keith Wallace, Secretary