



UNITED LAGUNA WOODS
MUTUAL

OPEN MEETING

**REGULAR MEETING OF THE UNITED LAGUNA WOODS MUTUAL
GOVERNING DOCUMENTS REVIEW COMMITTEE**

Monday, July 22, 2019 – 1:30 P.M.
Laguna Woods Village Community Center, Sycamore Room
24351 El Toro Road, Laguna Woods, CA 92637

MEMBERS PRESENT: Maggie Blackwell - Chair, Juanita Skillman, Andre Torng, Advisors Bevan Strom and Mary Stone

MEMBERS ABSENT: Anthony Liberatore

OTHERS PRESENT: Elsie Addington, Manuel Armendariz, Roberta Berk, Dick Rader

STAFF PRESENT: Siobhan Foster, Pamela Bashline, Christine Spahr

REPORT

1. Call to Order

Chair Blackwell called the meeting to order at 1:30 p.m.

2. Acknowledgement of Press

No press was present.

3. Approval of the Agenda

President Skillman moved to approve the agenda. Director Addington seconded. The committee was in unanimous support.

4. Approval of Report from the June 24, 2019 Meeting

President Skillman made a motion to approve the Report. Director Addington seconded. The Report was approved by consensus.

5. Chair's Remarks

Chair Blackwell stated that today's meeting will be reviewing the topic of guarantors once again.

6. Member Comments (Items not on the agenda)

None.

Consent Calendar:

All matters listed under the Consent Calendar are considered routine and will be enacted by the Committee by one motion. In the event that an item is removed from the Consent Calendar by members of the Committee, such item(s) shall be the subject of further discussion and action by the Committee.

None.

Reports:

7. Review and Discuss Allowing Guarantors

Ms. Bashline reviewed the history of this topic to-date.

Chair Blackwell went over the information from staff regarding guarantors and stated that only 12 people are behind on their assessments at this point in time.

She stated that if the guarantor dies, the guarantee passes to the heirs of the guarantor.

Discussion whether the guarantors only apply to the assessments. Wording in agreement states that it applies to a Member's debt and/or obligations if Member should default or otherwise fail to pay a debt and/or obligations to United.

Committee requested that a larger font of 12 point be used where possible.

Committee requested Staff to update the Staff Report, which will accompany this agenda item, and make it clear that ALL indebtedness is an obligation of the guarantor, including past due chargeable services fees.

Discussion ensued on whether guarantors are warranted.

Director Torng stated that because we currently don't allow guarantors, we may have less buyers.

President Skillman stated that a guarantor has no right to the unit.

Director Addington made a motion to include in the guarantor agreement that the guarantor and their assets shall be located in California, that the financial requirements of guarantors are included in the agreement, and clarify that past due chargeable services and fines are included, not just the assessments. President Skillman seconded the motion.

A vote was called and four were in favor. None opposed. The motion passed.

Director Torng made a motion to only allow family members to be a guarantor. No second so motion failed.

The committee requested a redline of these proposed updates to the agreement be presented at the next Board meeting for Board consideration.

The committee requested to add to the wording in the agreement that the financial requirements for guarantors may be amended from time to time.

The committee requested that the United attorney decide if "and/or" wording is appropriate in second bullet of the financial requirements for guarantors.

Items for Discussion and Consideration:

None.

Concluding Business:

8. Committee Member Comments

President Skillman said it will be a great discussion when this topic goes back to the Board and the redline will illustrate what is being voting on.

Director Addington stated that this is a well-balanced agreement.

Director Torng said he is glad guarantors is back on table and he believes it will increase prices and housing demand if it is passed. The more turnover here will increase the housing price.

Advisor Stone stated that committee members should wait until the Chair calls on them to speak at this meeting and it will be a much more efficient meeting.

Advisor Strom stated that some are looking at this topic as an investment but she thinks it's more to do with allowing family to help each other.

9. Future Agenda Items

- A Member Guide to United Governance
- Executive Committees and how the word "charter" is currently used
- Explanation of requirements for an heir to become a Member

10. Date of next meeting is September 23, 2019

Committee agreed there would be no committee meeting in August.

11. Adjournment at 3:02 p.m.


Maggie Blackwell, Chair