

MINUTES OF THE REGULAR MEETING OF THE
BOARD OF DIRECTORS OF THIRD LAGUNA HILLS MUTUAL
A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION

February 21, 2012

The Regular Meeting of the Third Laguna Hills Mutual Board of Directors, a California non-profit mutual benefit corporation, was held on Tuesday, February 21, 2012 at 9:30 A.M. at 24351 El Toro Road, Laguna Woods, California.

Directors Present: Mike Straziuso, Won Chang, Isabel Muennichow, Sy Wellikson (9:30 A.M. - 10:22 A.M.), Rae Tso, Carol Moore, John Paulus, Kathryn Freshley, Dick Palmer, Denny Welch, Lucy Shimon

Directors Absent: None

Others Present: Jerry Storage, Patty Kurzet

Executive Session: Jerry Storage, Patty Kurzet, Cris Robinson, Luis Rosas

CALL TO ORDER

Director Mike Straziuso, President of the Corporation, chaired the meeting and stated that it was a regular meeting held pursuant to notice duly given and that a quorum was present. The meeting was called to order at 9:30 A.M.

A moment of silence was held to honor the US Troops serving our country and those placed in harm's way.

PLEDGE OF ALLEGIANCE

Director Wellikson led the Membership in the Pledge of Allegiance to the Flag.

ACKNOWLEDGEMENT OF MEDIA

A representative of the Press was present, and the Channel 6 Camera Crew, by way of remote cameras, was acknowledged as present.

APPROVAL OF AGENDA

Without objection, the Board approved the agenda as submitted.

CHAIR'S REMARKS—Mike Straziuso

Chair Straziuso spoke to the members' responsibility to pull the fire alarm if there is a fire in the building; commented on the revisions to the Open Meeting Act; encouraged residents to attend committee meetings to voice their opinions; spoke to United's decision to not provide the full agenda package to the membership; and read a resolution on Director Guidelines passed by the Board in 2005.

APPROVAL OF THE MINUTES

Without objection the Board reviewed, revised, and approved the minutes of the Regular Meeting of January 17, 2012 and the Board reviewed, revised, and approved the minutes of the Special Meeting of January 30, 2012.

CONSENT CALENDAR

Without objection, the Board approved the Consent Calendar and took the following actions:

Maintenance & Construction Committee Recommendations:

- 2328-Q Deny request to reverse damage restoration charges and agree to reverse charges for water heater repair, leak investigation and accrued late charges
- 3427-N Deny request for Mutual to apply top coat at Mutual's expense to first floor concrete walkway and center ramp for Building 3427
- 3489-C Approve variance request to install a 40' x 3' concrete stoop at rear of manor, with contingencies
- 4008-1F Deny variance request to retain original windows after retrofitting sliding glass door
- 5341-A Approve to reverse half of charges billed for re-roofing alteration room addition
- 5391-A Approve variance request for door and window modifications at rear of manor, with contingencies
- 5391-A Approve variance request to apply colored texture to exterior garage wall
- 5531-O Deny request to reverse emergency chargeable services charge and late charges for water heater repair and agree to reverse remaining accrued late charges
- 5545-A Approve variance request to extend rear patio slab, widen front walkway and perform other hardscape modifications at manor, with contingencies

Landscape Committee Recommendations

- 5391-B Denial of appeal request for tree removal
- 3223-B Denial of request for three (3) tree removals
- 3290-C Denial of request for three (3) tree removals
- 3403-O Denial of request for two (2) tree removals
- 3427-N Approval of request for landscape design change at the Mutual Member's expense
- 4002-3C Approval of request for tree removal and replacement at Mutual Member's expense
- 4014-2E Approval of request for tree removal and replacement at Mutual Member's expense

Finance Committee Recommendations

RESOLUTION 03-12-20

Recording of Lien

WHEREAS, Member ID 931-370-25 is currently delinquent to Third Laguna Hills Mutual 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, February 21, 2012, that the Board of Directors hereby approves the recording of a Lien for Member ID 931-370-25; 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.

GENERAL MANAGER'S REPORT

Mr. Storage updated the membership on the ongoing GRF projects within the Community.

Mr. Storage also updated the membership on Third Mutual projects including the replacement of beams at various buildings; elevator hydraulic cylinder replacement program; the three-story fire alarm system upgrades; the waterline epoxy piping program; water conservation; the flood mitigation in cul-de-sacs 371 and 378 and watershed in cul-de-sacs 203, 219, 221, 222; water heater electrical upgrades; slope repairs; garden villa chandelier replacements; and Third Mutual's Non-Emergency Chargeable Services.

President Straziuso described the Board decorum for Member Comments.

THIRD MUTUAL MEMBER COMMENTS and PUBLIC FORUM

- Lucie Falk (3377-A) commented on water conservation and spoke to clubhouse shower heads and faucets.
- Mary Pat Touns (3467-B) addressed her concern with the elimination of non-emergency chargeable services.
- Bud Nesvig (2392-3H) commented on the epoxy lining coating installed at his building.
- Art Harris (3244-1G) commented on community access and commented on the Community receiving discounts from Lowe's and not from The Home Depot.
- Harry Curtis (5371-2A) spoke on behalf of the Garden Villa Association regarding the mailrooms.

DIRECTORS' RESPONSES TO MEMBER COMMENTS

- Director Palmer responded to Ms. Falk's comments on water conservation.
- Directors Tso and Welch spoke to the mailboxes at the Garden Villas.
- Director Paulus responded to comments on the epoxy program.
- Mr. Storage responded to Mr. Harris' comments regarding Lowe's and The Home Depot.

Director Wellikson left the meeting at 10:22 A.M. and did not return.

UNFINISHED BUSINESS

The Secretary of the Corporation, Director Isabel Muennichow, read a proposed resolution approving the revised Third Mutual Real Estate Sign Placement policy, which was postponed from the previous month to satisfy the 30-day notification requirement.

A motion was made and seconded.

By a vote of 9-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 03-12-21

Placement of Real Estate Signs

WHEREAS, to protect the aesthetic integrity of Laguna Woods Village, and further to prevent the diminishment of the surrounding beauty of the Community, it is necessary to establish architectural guidelines with respect to real estate signage;

NOW THEREFORE BE IT RESOLVED, February 21, 2012, that the Board of Directors of this Corporation hereby adopts the following policy regarding the temporary placement of real estate signs:

1. Sign Location: To be displayed in one (1) of the following locations:
 - (a) the manor window
 - (b) adjacent to a wall of the manor, within one (1) foot of the structure
 - (c) on the gate of the subject manor
2. Maximum Number: One per residence
3. Maximum Sign Area: The smaller of 6 square feet or 20% of the window area
4. Maximum Character Size: 12 inches
5. Sign Copy: Pertaining only to the sale, rent or lease of the manor
6. Sign Material: Wood, metal, paper, or plastic
7. Sign Illumination: None permitted
8. Permit Requirement: None

RESOLVED FURTHER, that Resolution 03-06-31 adopted August 15, 2006 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.

The Secretary of the Corporation read a proposed resolution approving the revised requirement that a Manor owner must replace all non-compliant toilets within a Manor upon

fee title transfer, which was postponed from the previous month to satisfy the 30-day notification requirement.

Without objection, the Board agreed to add the word "over" in the second paragraph.

A motion was made and seconded.

By a vote of 9-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 03-12-22

WHEREAS, Third Mutual pays out of the Collected Assessments, also known as Carrying Charges, the cost of commonly metered water services for the Manors, which payment by Third Mutual includes the increasingly expensive cost of the water used to flush all toilets within each such Manor; and

WHEREAS, two consulting firms have become the clearinghouse for all toilet manufacturers by establishing the test procedures for **over** 1900 toilets; and

WHEREAS, most manufacturers have sought the approval of these test procedures and have redesigned their toilets to meet the stated criteria; and

WHEREAS, that testing and that compliance has been accepted by the California Urban Water Conservation Council as well as cities throughout the country; and

WHEREAS, MaP (Maximum Toilet Performance) testing shows efficient toilets must not exceed 1.6 gallons and be able to flush 1000 grams (2.2 pounds) of solid waste as outlined in the MaP Standards, and have a 3-inch tank drain outlet:

NOW THEREFORE BE IT RESOLVED, February 21, 2012, that the Board of Directors of this Corporation hereby requires that prior to the date any record fee title to a Manor is transferred, the Manor Owner must replace all non-compliant toilets within their Manor with toilets which meet or exceed the MaP Standard for 1.6 gallon toilets; and

RESOLVED FURTHER, that any 1.6 gallon per flush or lower toilets installed in a manor prior to January 1, 2012 will be considered compliant with this resolution by the Mutual and will not require replacement under this resolution; and

RESOLVED FURTHER, that Resolution 03-11-197, adopted November 15, 2011 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, effective January 1, 2012.

NEW BUSINESS

Director Welch made a motion to dissolve the Smoking Issues Ad Hoc Committee. Director Paulus seconded the motion and discussion ensued. The motion carried by a vote 7-2-0 (Directors Moore and Muennichow abstained).

The Board considered the proposed changes to the Mutual Committee appointments.

Director Moore made a motion to remove the deletion of the appointment to the Laguna Canyon Foundation. Director Welch seconded the motion and discussion ensued. The motion carried unanimously.

The Secretary of the Corporation read the proposed changes as amended to the Mutual Committee appointments. Director Welch moved to approve the resolution. Director Tso seconded the motion.

By a vote of 9-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 03-12-23

Mutual Committee Appointments

RESOLVED, February 21, 2012, that the following persons are hereby appointed to serve on the committees and services of this Corporation; and

RESOLVED FURTHER, that each committee chair in consultation with the vice chair may appoint additional members and advisors with interim approval by the President subject to the approval of the Board of Directors:

Board Operating Rules Committee

~~Isabel Muennichow, Chair~~ **Mike Straziuse, Chair**

Kathryn Freshley, Vice Chair

Carol Moore

~~Mike Straziuse~~ **Isabel Muennichow**

Denny Welch

Lucy Shimon

Rae Tso

Non-Voting Advisors: Carol Skydell, ~~Pat Feeney~~ Noel Hatch

Community Revitalization (ad hoc committee)

Carol Moore, Chair

Lucy Shimon, Vice Chair

Non-Voting Advisors: Carol Skydell, Richard Moren, Kay Livingston

Finance (Committee of the Whole)

Rae Tso, Chair
Mike Straziuso, Vice Chair
Non-Voting Advisors: Jim Hart

Landscape (Committee of the Whole)

~~Mike Straziuso, Chair~~ **Isabel Muennichow, Chair**
Lucy Shimon, Vice Chair
Non-Voting Advisors: John Dudley, Barbara Marsh, Judith Troutman, Harriet Arnest, Mike Matzenbacher

Maintenance and Construction (Committee of the Whole)

Denise Welch, Chair
Won Chang, Vice Chair
Non-Voting Advisors: Joseph Heller, Richard Moren, Shari Horne

Management Agreement Ad Hoc Committee (Committee of the Whole)

Meet and Confer

John Paulus
Kathryn Freshley
Mike Straziuso

New Resident Orientation

Per Rotation List

Resident Problem Resolution Services

John Paulus, Chair
Denise Welch, Vice-Chair

~~Smoking Nuisance Ad Hoc Committee~~ RESCINDED

~~Carol Moore~~
~~Isabel Muennichow~~
~~Kathryn Freshley~~

Traffic Rules and Regulations ad hoc committee

Dick Palmer, Chair
Carol Moore, Vice Chair
3rd Person Per Rotation List

Laguna Canyon Foundation

Carol Moore

RESOLVED FURTHER, Resolution 03-11-216, adopted December 20, 2011 is hereby superseded and canceled.

The Secretary of the Corporation read the proposed changes to the GRF Committee appointments. Director Muennichow moved to approve the resolution. Director Welch seconded the motion. By a vote of 9-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 03-12-24

GRF Committee Appointments

RESOLVED, February 21, 2012, that in compliance with Article 7, Section 7.3 of the Golden Rain Foundation Bylaws, adopted September 2011, the following persons are hereby appointed to serve on the committees of the Golden Rain Foundation:

Business Planning

Rae Tso

~~Sy Wellikson~~ Mike Straziuso

Community Activities

Won Chang

Denny Welch

Finance

Rae Tso

Mike Straziuso

Landscape Committee

~~Mike Straziuso~~—Isabel Muennichow

Lucy Shimon

Maintenance and Construction

Denny Welch

John Paulus

Media and Communication Committee

Kathryn Freshley

Won Chang

Mobility and Vehicles Committee

Lucy Shimon

Dick Palmer

Security and Community Access

Won Chang

Carol Moore

RESOLVED FURTHER, Resolution 03-11-217, adopted December 20, 2011 is hereby superseded and canceled.

The Secretary of the Corporation read a proposed resolution approving appointments to the Candidate Information Committee. Director Welch moved to approve the resolution. Director Tso seconded the motion.

By a vote of 9-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 03-12-25

RESOLVED, February 21, 2012, that the following persons are hereby appointed to serve on the Candidate Information Committee of this Corporation:

Bob Hatch
Mark Schneider
Shari Horne
Marian Dailey
TBD
TBD
TBD

RESOLVED, that Resolution 03-11-68, adopted May 17, 2011 is hereby superseded and cancelled.

The Secretary of the Corporation read a proposed resolution approving the Inspectors of Election. Director Welch moved to approve the resolution. Director Tso seconded the motion.

Member Nesvig (2392-3H) commented on the appointments.

By a vote of 9-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 03-11-26

ESOLVED, February 21, 2012, that the Board of Directors of this Corporation hereby appoints the following persons as Inspectors of Election:

Hillel Pitlik
Charline Brant
Gene Brant
Alternate

RESOLVED FURTHER, that such appointees shall serve for the counting of the ballots for the 2012 Election of Directors of this Corporation and any other elections that may arise; and

RESOLVED FURTHER, that such appointments shall remain in effect until successors are appointed by the Board; and

RESOLVED FURTHER, that Resolution 03-11-52 adopted April 19, 2011 is hereby superseded and cancelled.

FINANCE REPORT

Director Rae Tso gave the Treasurer's and the Finance Committee Reports, and commented on the Resale & Lease Activities.

COMMITTEE REPORTS

President Straziuso reported from the Landscape Committee.

Member Lucie Falk (3377-A) addressed the Board on landscaping.

The Secretary of the Corporation read the following proposed resolution approving the installation of recycling instructional signs at all trash enclosures:

RESOLUTION 03-12-

WHEREAS, the Landscape Committee studied a proposal to outfit all trash enclosures (including the posting of signs near the trash chute on each floor at three-story buildings) with recycling instructional signage, and found it was more cost effective and practical to outfit only trash enclosures and to exclude all three-story buildings;

NOW THEREFORE BE IT RESOLVED, February 21, 2012, that the Board of Directors of this Corporation hereby agrees to install 225 recycling instructional signs at all trash enclosures at an estimated cost of \$26,000 to be funded from the Unappropriated Expenditures Fund; 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.

The resolution failed due to the lack of a motion.

Director Denny Welch reported from the Maintenance and Construction Committee.

The Secretary of the Corporation read a proposed resolution authorizing a supplemental appropriation to approve the copper pipe epoxy lining contract for 12 buildings. Director

Welch moved to approve the resolution. Director Chang seconded the motion and discussion ensued.

Member Bud Nesvig (2392-3H) commented on the epoxy program.

By a vote of 9-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 03-12-27

WHEREAS, bids have been received on the copper pipe epoxy coating for 12 buildings in 2012; and

WHEREAS, the 2012 Reserves Plan for Third Mutual includes \$901,479 for copper pipe epoxy coating for 8 buildings; and

WHEREAS, the Maintenance and Construction Committee requested a revision to the Reserves Plan to accelerate the epoxy lining which would require 12 buildings to be epoxy lined in 2012, 13 buildings in 2013, and 13 buildings in 2014 which would require supplemental funding as the bid exceeds the existing reserve expenditure plan;

NOW THEREFORE BE IT RESOLVED, February 21, 2012, that the Board of Directors of this Corporation hereby authorizes a supplemental appropriation of \$574,521, to be funded from the Replacement Fund to approve the copper pipe epoxy lining contract for 12 buildings in 2012; 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.

The Secretary of the Corporation read a proposed resolution approving a trash room or chute cleaning policy. Director Muennichow moved to approve the resolution. Director Shimon seconded the motion and discussion ensued.

By a vote of 8-1-0 (Director Welch opposed), the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 03-12-28

WHEREAS, the Board of Directors recognizes that many policies and services have been implemented by way of practice over the years but not formally documented;

NOW THEREFORE BE IT RESOLVED, February 21, 2012, that the Board of Directors of this Corporation hereby approves a policy that when staff receives

a complaint about the cleanliness of a particular trash room or chute in three-story buildings, Staff would gain approval from the Board prior to contracting with necessary professional services to perform necessary cleaning; 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.

The Secretary of the Corporation read a proposed resolution authorizing a supplemental appropriation to test and identify lead-based paint. Director Muennichow moved to approve the resolution. Director Welch seconded the motion and discussion ensued.

By a vote of 9-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 03-12-29

WHEREAS, in April 2010, the U.S. Environmental Protection Agency (EPA) implemented a new Lead Renovation, Repair, and Painting Rule (RRP) requiring that all renovations covered under this rule must be performed by certified firms, using certified renovators and other trained workers; and

WHEREAS, the provisions of the RRP Rule require specific actions be taken when lead-based paint is present, and both the Exterior Paint Program and the Repairs Prior to Paint Program include activities that could trigger the RRP rule as do many other repair and renovation activities performed by the Mutual;

NOW THEREFORE BE IT RESOLVED, February 21, 2012, that the Board of Directors of this Corporation hereby authorizes a supplemental appropriation in the amount of \$18,700, to be funded from the Unappropriated Expenditures Fund to authorize an outside service to test and identify which buildings, if any, on the Mutual's 2013 Exterior Paint Program contain lead-based paint; 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.

The Secretary of the Corporation read the following resolution approving criterion to be placed on the Contractor Referral List:

RESOLUTION 03-12-

WHEREAS, a Contractor Referral List has been compiled to assist Laguna Woods Village residents in choosing a contractor;

NOW THEREFORE BE IT RESOLVED, February 21, 2012, that the Board of Directors of this Corporation hereby approves the following criterion that allows a contractor to be placed on the list:

1. A contractor shall be in clear and active status with the California State Contractor's License Board (SCLB). A copy of license must be filed with the Permits and Inspections Department; and
2. A contractor shall hold a minimum of \$100,000 general liability insurance, and worker's compensation as required by the CSLB. A current copy of the general liability insurance must be supplied and on file with the Permits and Inspections Department; and
3. A contractor shall have a minimum of three (3) recommendation letters from Laguna Woods Village residents.

RESOLVED FURTHER, that any one of the following items will cause removal from the referral list:

1. Expired contractor's license
2. Expired CSLB-required general liability or worker's compensation insurances
3. Failure to obtain Mutual and/or City of Laguna Woods permits prior to commencement of work
4. Failure to comply with the requirements of the Mutual permit

RESOLVED FURTHER, that once a contractor has been removed from the referral list, the contractor cannot be placed back on the list; and

RESOLVED FURTHER, that Resolution 03-03-03 adopted January 21, 2003, is hereby superseded and canceled; 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 Muennichow moved to approve the resolution. Director Welch seconded the motion and discussion ensued.

Director Freshley moved to refer the resolution back to the Maintenance and Construction Committee for further review. Director Moore seconded the motion. The motion carried unanimously.

Director Muennichow made a motion authorizing the digitizing of water meter data for an estimated cost of \$2,000 funded by funds set aside for the water conservation pilot program established in Resolution 03-10-187. Director Palmer seconded the motion and the motion carried unanimously.

Director Shimon made a motion authorizing Director Palmer to inspect supply line risers for low flow at 10 meters at night with Security escort using a stethoscope. Director Palmer seconded the motion and discussion ensued.

Director Muennichow made a motion to postpone the discussion to next month. Director Tso seconded the motion and discussion ensued. By a vote of 3-5-1 (Directors Muennichow, Tso, and Chang voted in favor, and Director Welch abstained), the motion failed.

By a vote of 9-0-1 (Director Muennichow abstained), the main motion carried.

President Straziuso entertained a motion to not implement laundry room preventive maintenance program for all 794 laundry room washer and dryers and direct staff to continue to repair washers and dryers under current service levels. No motion was made. The policy is already in place.

Director Palmer reported from the Water Conservation Sub-Committee.

Director Muennichow reported from the Board Operating Rules Committee.

Director Paulus reported from the Resident Problem Resolution Services.

Director Palmer reported from the Traffic Committee.

No report was made from the Traffic Rules and Regulations Ad Hoc Committee.

Director Welch made a motion to appoint Directors Welch, Muennichow and Palmer to the Traffic Rules and Regulations Ad Hoc Committee. Director Chang seconded the motion and discussion ensued.

Director Muennichow amended the motion to replace Director Muennichow with Director Tso. Director Tso seconded the motion. The motion carried with Directors Moore, Paulus, and Freshley abstaining.

By a vote of 6-3-0 (Directors Freshley, Moore and Muennichow opposed), the main motion as amended carried.

The Secretary of the Corporation read a proposed resolution approving the Traffic Rules and Regulations Ad Hoc Committee charter. Director Welch moved to approve the resolution. Director Chang seconded the motion and discussion ensued.

By a vote of 4-3-3 (Directors Chang, Welch, and Palmer voted in favor; Directors Moore, Freshley, and Paulus opposed; Directors Muennichow, Shimon, Tso abstained, and President Straziuso voted in favor to break the tie), the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 03-12-30

Traffic Rules and Regulations Ad Hoc Committee Charter

WHEREAS, the Traffic Rules and Regulations Ad Hoc Committee has been established by the Third Laguna Hills Mutual Board of Directors on January 17, 2012; and

NOW THEREFORE BE IT RESOLVED, February 21, 2012, that the Board of Directors of this Corporation hereby assigns the general duties and responsibilities imposed upon all standing committees of Third Laguna Hills Mutual as follows:

1. Recommend, evaluate, and review any proposed modifications to the Third Laguna Hills Mutual Traffic Rules and Regulations and present these modifications to the Third Laguna Hills Mutual Board of Directors for final approval and implementation

RESOLVED FURTHER, that this Ad Hoc Committee shall present any proposed modifications to the Board of Directors by September 1, 2012, when the Committee shall be disbanded; and

RESOLVED FURTHER, that the Directors serving on this Ad Hoc Committee may appoint and remove advisors as necessary; 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 Moore reported from the Community Revitalization Committee.

GRF Committee Reports

- None

ADDITIONAL MEMBER COMMENTS

- Shari Horne (2354-3C) commented on fire alarms.
- Judith Troutman (3011-B) thanked the Board for conducting a civil meeting.

DIRECTORS' COMMENTS

- Director Welch wished health, wealth and time to enjoy them.
- Director Paulus commented on hot water heater installations, cracks in buildings, and getting committee recommendations on the agendas.

The Board recessed at 12:16 P.M. and reconvened into Executive Session at 1:10 P.M.

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

During its Regular Executive Session meeting of January 17, 2012 the Board approved the minutes of the Regular Executive Session of December 20, 2011 and the Special Executive Session of December 28, 2011; approved recording of Notices of Default for Member ID 930-764-37, Member ID 931-360-96, Member ID 932-200-79, and Member ID 932-201-54; approved 4 delinquent assessment write-offs; approved filing six separate Small Claims Cases of \$2,500 (or less); heard 4 disciplinary hearings; discussed the legal matters of Elliot Nesvig v. Third Mutual; Gladys Yacoubian v. Third Mutual; and Lee Childress v. Third Mutual; and discussed other member disciplinary, contractual and legal matters.

The Traffic Committee of the Board met in Executive Session on January 25, 2012 to discuss member disciplinary issues.

With no further business before the Board of Directors, the meeting was adjourned at 3:57 P.M.

Isabel Muennichow, Secretary