



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

October 17, 2017

The Regular Meeting of the Third Laguna Hills Mutual Board of Directors, a California non-profit mutual benefit corporation, was held on Tuesday, October 17, 2017, at 9:30 AM, at 24351 El Toro Road, Laguna Woods, California

Directors Present: Rosemarie diLorenzo, Bill Walsh, James Tung, Burt Baum, Steve Parsons, Bunny Carpenter, John Frankel, Annette Sabol Soule, Jules Zalon, Bert Moldow and Susan Caine

Directors Absent: None

Staff Present: Open Session: Brad Hudson, Lori Moss, Leslie Cameron, Betty Parker and Chris Spahr

Executive Session: Brad Hudson, Lori Moss, Francis Rangel and Leslie Cameron

Others Present: Judith Troutman, GRF Director and Marcy Sheinwold, VMS Director, and Bruce Hartley

Executive Session: Sandra L. Gottlieb, Esq. of Swedelson Gottlieb

1. CALL TO ORDER

Rosemarie diLorenzo, President of the Corporation, chaired and opened the meeting, and stated that it was a Regular Meeting held pursuant to notice duly given. A quorum was established, and the meeting was called to order at 9:31 a.m.

2. PLEDGE OF ALLEGIANCE

Director Zalon led the Membership in the Pledge of Allegiance.

3. ACKNOWLEDGEMENT OF MEDIA

The Globe and the Channel 6 Camera Crew, by way of remote cameras, were acknowledged as present.

4. APPROVAL OF AGENDA

Director Parsons moved to approve the agenda as presented, Seconded by Director Carpenter and by way of a unanimous vote passed unanimously.

5. APPROVAL OF THE MINUTES

5a. September 12, 2017 – Special Open Session

5b. September 19, 2017 – Regular Session

Director Walsh moved to approve the minutes as presented. The motion was seconded by Director Moldow and passed unanimously.

6. REPORT OF THE CHAIR

President diLorenzo commended Luis Enrique Lopez and Dennis Pratt for the rescue of a resident during a fire. Director diLorenzo announced there are two Board Members running for GRF and asked for applications to serve on the VMS Board to be voted on by December 1.

7. OPEN FORUM

- Nancy Mancill (5344-A) wants the dog park to stay open.
- John Sauers (5377-B) commented on the “Members First” policy. The Mutual should not be subsidizing Golfers. RV storage is not full; the buses are empty. Suggested we go to an on-demand service for the buses.
- Norma Jean Davis (437-A) supports the Dog Park.
- Mark Nussbaum (3198-C) supports the Dog Park and would like an update.
- Nahid Nodoust (3169-A) spoke against the new rental policy.
- Nasser Abbaszadeh (3169-A) spoke against the new rental policy requiring a background check and credit report. There are conflicts with our Third Mutual policy.
- Susan Gaile-Bain (5518-2H) spoke against the new “Members First” policy and feels renters are treated as second class citizens. Susan is a renter and was reminded that only members are allowed to address the Board.
- Terrill Reish (3378-B) spoke against the new rental policy. After the passing of his mother they inherited the property and would like to lease the property.
- Milton Miyauchi (3441-A) asked that the grass be removed to conserve water, was given a letter of approval and now he is getting notices that he is in violation of the landscaping rules.
- Janet Major (2114-A) spoke in favor of keeping the Dog Park open.
- Carol Moore (3399-A) spoke against the new rental policy and the new paperwork that is required. Requiring a background check is not fair and it’s illegal.
- Jay Klampert (2326-O) spoke in favor of the Dog Park and would like an update.
- Dale Klampert (2326-O) spoke in favor of keeping the Dog Park open.
- Martin Rhodes (5369-2A) spoke against the new rental policy and the different fees that apply to non-members.

- Reed Archambault (5518-1C) spoke against the new “Members First” policy that treats renters as a second class citizen.
- Judith Troutman (3011-B) spoke about the need to communicate better with the Members. Many Members are misinformed about the new policies. Encouraged more Members to run for the Board.
- Mareka Montegnies (5519-3C) asked how to get her washer and dryer replaced, remove the rates and fix the leak in an unoccupied unit.

8. RESPONSES TO OPEN FORUM SPEAKERS

Director diLorenzo spoke against the Members First policy and will talk to GRF about the new policy. The Director asked for an update on the Dog Park.

Director Baum spoke about the rumors going around the community about the Dog Park. The Board is actively working with GRF and City of Laguna Woods to keep the Dog Park open. The Third Mutual Board doesn't have anything to do this new policy and comments need to be directed to the GRF Board. Approximately, one-third of the people who live in Third Mutual are renters. The Board of Directors is requiring background checks and credit scores from the Lessee to assure that we maintain a secure environment. We are not against renters; we want to make this fair for everyone.

Director Sabol-Soule spoke in favor of requiring background checks and credit scores from lessees.

Director Moldow feels that the GRF policy is in conflict with the Third Mutual policies. We are meeting today to discuss this policy. Residents need to contact Resident Services to have their washer and dryer replaced, report rats and report leaks in unoccupied manors. Ten elevators are being refurbished every year.

Director Carpenter spoke about the age requirements for lessees.

Director Walsh and Baum mentioned that Third doesn't allow subleasing your manor.

CEO, Brad Hudson gave an update on the Dog Park. The MOU with the City of Laguna Woods needs some work. We are moving forward to move the Dog Park to a location that is not on Third Mutual property.

9. UPDATE FROM VMS

Marcy Sheinwold gave an update from the VMS Board. The Board meets with different department heads at each meeting; VMS met with Jackie Giacomazzi in Human Resources at the last meeting and will meet with Bruce Hartley in General Services at the next meeting. The VMS Board is working on five goals: provide exemplary customer service, facilitate efficient operations, provide a safe community, provide transparent communications and being an employer of choice. The handyman service will cover

services that are not covered by the Maintenance Department through your Mutual. Residents are encouraged to use Dwelling Live for gate access; There is a new Broadband provider; the RV Lots are being renovated and Thursday is the Great Shake Out at 9:19 a.m.

10. REPORT OF THE CEO

CEO, Brad Hudson, ask for feedback from the community on the new website. Mr. Hudson introduced Bruce Hartley, Director of General Services, in charge of paving, custodial, landscaping and trash services. We are currently caught up on our paving and concrete requests. Landscaping around the manors is now under General Services Division. Golf maintenance has been removed from landscaping and is now under the direction of the new Golf Operations Manager, Tom McCray.

Bruce Hartley, Director of General Services spoke about paving, custodial, landscaping and trash services. His main focus is with the landscaping department.

Our plan is to communicate better with residents on when the work will get done. The landscape employees are working harder under Bruce Hartley. Improvements have already been made with Paving and Custodial services. All work requests, including trash services, needs to go through Resident Services at (949) 597-4600. If resident has already called Resident Services and they have a complaint, please contact Bruce Hartley at bruce.hartley@vmsinc.org.

Rosemarie diLorenzo complemented Bruce Hartley on the carport and trash enclosure cleaning program.

11. CONSENT CALENDAR

11a. Architectural Control and Standards Committee Recommendations:

None

11b. Landscape Committee Recommendations:

None

11c. Finance Committee Recommendations:

Approval of Resolution to Record Lien against Member ID: 931-630-71

RESOLUTION 03-17-121

Recording of a Lien

WHEREAS, Member ID 931-630-71; 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, October 17, 2017, that the Board of Directors hereby approves the recording of a Lien for Member ID 931-630-71 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.

Approve Filing of Separate Small Claims Court Case against Member ID: 933-190-72

RESOLUTION 03-17-122

Filing of Separate Small Claims Court Case

WHEREAS, the Finance Committee recommends filing separate Small Claims Court cases of \$2,500 (or less) in an attempt to collect delinquent chargeable services by way of a judgment or stipulation against members/owners in Third Laguna Hills Mutual; and

NOW THEREFORE BE IT RESOLVED, October 17, 2017, that the Board of Directors hereby approves the filing of a separate Small Claims Court case for Member ID 933-190-72 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 Parsons made a motion to approve the Consent Calendar as presented. The motion was seconded by Director Moldow and passed unanimously.

12. Unfinished Business

None

13. New Business

None

14. Committee Reports

14a. Report of the Finance Committee/Financial Report

Director Parsons, reported from the Finance Committee, gave updates on Third Mutual financial, delinquencies and commented on the Resale Activities Report. The demand is up for Unit resales. Next special meeting will be November 7, 2017, at 1:30 p.m. in the Sycamore Room.

14b. Report of the Architectural Control and Standards Committee

Director Moldow reported from the Architectural Control and Standards Committee. The next meeting will be October 23, 2017, at 9:30 a.m. in the Sycamore Room.

14c. Report of the Maintenance & Construction Committee

Director Moldow reported from the Maintenance and Construction Committee. The next meeting will be November 6, 2017, at 1:00 p.m. in the Board Room.

Parking / Golf Cart Task Forces

Director Frankel reported from the Parking Task Force and showed a map where the red curb program was completed and where the program still needs to be completed.

Director Sabol-Soule reported from the Golf Cart Parking Task Force.

14d. Report of Landscape Committee

Director Carpenter reported from the Landscape Committee. October 28th at 9:30 there will be a neighborhood meeting with Bruce Hartley and Lori Moss. Residents who wish to give their input on the colors for the Breezeway repainting project should come to the next M&C meeting. Next meeting will be November 2, 2017, at 9:00 a.m. in the Sycamore Room.

14e. Report of the Laguna Woods Village Traffic Hearings

Director Zalon reported from the Laguna Woods Village Traffic Hearings. Next Hearing will be October 25, 2017, at 9:00 a.m. and 1:00 p.m. in the Board Room.

14f. Report of the Communications Committee

Director Baum reported from the Communications Committee. The Committee is consulting with Ms. Moldel on how to conduct a survey. Next meeting will be October 23, 2017, at 1:30 p.m. in the Willow Room.

14g. Report of the Energy and Technology Committee

Director Walsh reported from the Energy and Technology Committee. The exit signs for the Garden Villa Recreation Rooms have been electrified and that project is completed. The Committee is currently working on street lights and compiling a report on the Solar Project that others can use. The next meeting will be December 5, 2017, at 10:00 a.m. in the Cypress Room.

14h. Report of the Water Committee

Director Tung reported from the Water Committee. Director Zalon reported on a meter reading error that has been corrected and credited through the Finance Department. Recycle Water project will start in November. Next Meeting TBD.

14i. Report of the Resident Policy and Compliance Task Force

Director Baum reported from the Resident Policy and Compliance Task Force met on September 25, 2017. The next meeting will be held today and future meetings will be announced.

Director Cain complimented Violet Lawrence for her service on the Garden Villas Breezeway Task Force.

15. GRF COMMITTEE HIGHLIGHTS

Members reported on the following GRF Committees.

15a. Community Activities Committee – Next special meeting will be October 19, 2017, at 2:00 p.m. in the Board Room. Next regular meeting is November 9, 2017 at 2:00 p.m. in the Board Room.

15b. Finance Committee – Next meeting will be October 25, 2017, at 1:30 p.m. in the Board Room.

15c. Landscape Committee – Next meeting will be November 9, 2017, at 9:00 a.m. in the Cypress Room.

15d. Maintenance & Construction Committee – Next meeting will be November 15, 2017, at 1:00 p.m. in the Board Room.

15e. Media and Communications Committee – Next meeting will be October 18, 2017, at 1:30 p.m. in the Cypress Room.

15f. Mobility & Vehicles Committee – Next meeting will be October 26, 2017, at 1:30 p.m. in the Board Room.

15g. Security and Community Access Committee – Next meeting will be October 26, 2017, at 1:30 p.m. in the Board Room.

Judith Troutman, GRF Director, gave an update on the GRF PAC Ad Hoc Committee and commented that changes are listed in detail on the Website. Director Frankel and Walsh serve on the committee from the Third Mutual Board.

16. FUTURE AGENDA ITEMS

16a. Entertain a Motion to Approve a Golf Cart Policy

16b. Entertain a Motion to Approve a Plug in Vehicle Policy

17. DIRECTORS' COMMENTS

There were no Director comments.

18. RECESS

The Board recessed at 12:07 p.m. and reconvened into Executive Session at 12:44 p.m.

Summary of Previous Closed Session Meetings per Civil Code Section §4935

During the September 19, 2017, – Regular Executive Session Board Meeting, the Board approved the minutes of the August 11, 2017 Special Business Plan Meeting and August

15, 2017 Regular Executive Session; approved one Write-off and one Notice of Sale; heard four Appeal Hearing; discussed other Member Disciplinary matters; discussed leasing matters; discussed Member Delinquency matters; discussed Personnel matters; and discussed Litigation matters.

During the September 26, 2017, Executive Hearing Committee meeting the Committee held four member Disciplinary Hearings; and three Common Area Damage Reimbursement Hearings.

19. ADJOURNMENT

With no further business before the Board of Directors, the meeting was adjourned at 5:37 PM.

Burt Baum, Secretary
Third Laguna Hills