

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

**October 17, 2006**

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, 2006 at 9:00 A.M. at 24351 El Toro Road, Laguna Woods, California.

Directors Present: Jim Matson, Richard Moos, Gunter Vogt, Carol Moore, Isabel Muennichow, Bob Hatch, Ray Gros, Dominic Burrasca, George Arnold, Jim Keysor, Larry Souza

Directors Absent: None

Others Present: Milt Johns, Patty Fox  
*Executive Session:* Milt Johns, Patty Fox, Cris Trapp

**CALL TO ORDER**

Director Jim Matson, 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 9:00 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 Dominic Burrasca led the Membership in the Pledge of Allegiance to the Flag.

**ACKNOWLEDGEMENT OF PRESS**

Cheryl Walker from the Laguna Woods Globe, and by way of remote cameras, the LWV Channel 6 Camera Crew were acknowledged as present.

**APPROVAL OF AGENDA**

The Agenda was approved as submitted.

**APPROVAL OF THE MINUTES**

The Minutes of the Special Meeting of August 11, 2006, the Regular Meeting of September 19, 2006, and the Special Meeting of September 28, 2006 were approved as submitted.

**MEMBER COMMENTS**

- Bud Nesvig (2392-3H) commented on his request for documents
- Corkie Eley (2401-2E) commented on GRF's proposed joint venture
- Jerry Sheinblum (3488-C) announced the next CCA Townhall Meeting
- Lucie Falk (3377-A) commented on distribution of flyers

Director Richard Moos announced the opening of the Laguna Canyon Foundation Nature Center on November 4, 2006 and encouraged the Membership to attend.

**CHAIRMAN'S REPORT – Jim Matson**

President Matson welcomed the new Board Members and commented on his goals for the Board to achieve during the upcoming year.

**GENERAL MANAGER'S REPORT**

Mr. Milt Johns updated the Board on GRF's evaluation of a proposed joint venture to secure land entitlements.

**TREASURER'S REPORT**

Director Richard Moos reported on the Treasurer's Report and Resale & Lease Activities.

The Secretary of the Corporation, Director Isabel Muennichow, read the following proposed resolution on approving a Collection and Lien Enforcement Policy:

**RESOLUTION 03-06**

**WHEREAS**, Section 1365 of the California Civil Code requires that homeowner associations have a specific policy relating to collection of delinquent assessment accounts and enforcement of liens placed upon such delinquent properties; and

**NOW THEREFORE BE IT RESOLVED**, November 21, 2006 that the Board of Directors of this Corporation hereby approves the attached Collection and Lien Enforcement Policy and Procedures for Assessment Delinquencies, effective January 1, 2007; and

**RESOLVED FURTHER**, that Resolution M3-92-61, adopted July 21, 1992 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.

Director Moos made a motion to approve the resolution. Director Gunter Vogt seconded the motion. Discussion ensued.

Director Muennichow made a motion to table the resolution to satisfy the required statutory thirty-day notice requirements. Director Moos seconded the motion and the motion carried unanimously.

**OLD BUSINESS**

Mr. Johns provided a summary of rules codifying the means by which Board Meetings will be held. By way of consensus, the Board approved the rules.

**NEW BUSINESS**

Director Hatch made a motion to re-establish the Plumbing Ad Hoc Committee. The motion was seconded and carried unanimously.

The Board reviewed, discussed and revised the proposed Committee Appointments. By way of consensus the Board approved the Appointments with the changes, and the following resolution was adopted:

**RESOLUTION 03-06-49**

**RESOLVED**, October 17, 2006 that the following persons are hereby appointed to serve on the committees and services of this corporation:

**Finance**

Richard Moos, Chair  
Bob Hatch, Vice Chair  
Dominic Burrasca  
Carol Moore  
Jim Keysor  
Advisors: Bill Partridge, Jim Hart, Rich Haskell

**Laguna Canyon Foundation Representative**

Richard Moos

**Landscape**

Gunter Vogt, Chair  
Carol Moore, Vice Chair  
George Arnold  
Dominic Burrasca  
Bob Hatch  
Richard Moos  
Isabel Muennichow  
Larry Souza  
Advisors: John Dudley, Ann Souza

**Long Range Planning**

Isabel Muennichow, Chair  
Bob Hatch  
Jim Matson  
Larry Souza  
Carol Moore  
Gunter Vogt  
Jim Keysor  
George Arnold

**Maintenance and Construction**

Larry Souza, Chair

George Arnold  
Dominic Burrasca  
Ray Gros  
Bob Hatch  
Jim Keysor  
Jim Matson  
Carol Moore  
Richard Moos  
Isabel Muennichow  
Gunter Vogt  
Advisors: John Heiney, John Paulus

**New Resident Orientation**

Per Rotation List

**Plumbing Ad Hoc Committee**

Ray Gros, Chair  
Jim Matson

**Resident Information Services**

Dominic Burrasca

**Select Audit**

Richard Moos  
Bob Hatch

**Standards Sub-Committee**

Jim Matson, Chair  
Bob Hatch  
Larry Souza  
Dominic Burrasca  
Ray Gros

**Traffic**

George Arnold, Chair  
Dominic Burrasca  
Jim Keysor

**RESOLVED FURTHER**, Resolution 03-06-20, adopted April 18, 2006 is hereby superseded and canceled.

The Board reviewed, discussed, and revised the proposed GRF Committee Appointments. By way of consensus the Board approved the Appointments with changes, and the following resolution was adopted:

**RESOLUTION 03-06-50**

**RESOLVED**, October 17, 2006 that, in compliance with Article 7, Section 7.2 of the Golden Rain Foundation Bylaws, adopted May 2002, the following persons are hereby appointed to serve on the committees of the Golden Rain Foundation:

**Business Planning**

Richard Moos  
Jim Matson

**Bus Services Committee**

Dominic Burrasca  
Jim Keysor

**Broadband Services Committee**

Carol Moore  
Isabel Muennichow

**City-Wide Trails and Signs Sub-Committee**

Gunter Vogt

**Community Activities**

George Arnold  
Carol Moore

**Finance**

Bob Hatch  
Richard Moos

**Government and Public Relations**

Isabel Muennichow  
Jim Keysor

**Joint Long Range Planning**

Isabel Muennichow  
Bob Hatch

**Landscape Committee**

Dominic Burrasca  
Gunter Vogt

**Maintenance and Construction**

Jim Matson  
Larry Souza

**Security**

Ray Gros  
George Arnold

**RESOLVED FURTHER**, that Resolution 03-06-28, adopted July 18, 2006 is superseded and cancelled.

President Matson commented on establishing an Architectural Control Committee comprised of residents with backgrounds in architecture and design to review exterior architecture improvement submittals to the Committee. Discussion ensued.

Mutual Members Rich Haskell (3240-A) commented on encouraging residents to improve their own manors; Jerry Sheinblum (3488-C) addressed the Board on residents approving the improvements; and Lucie Falk (3377-A) commented on allowing residents to upgrade the exterior of their manors.

By way of consensus, the Board agreed to move forward with the concept.

The Secretary of the Corporation read the following resolution on approving a policy on Reporting Hate Incident/Hate Crimes:

**RESOLUTION 03-06-**

**WHEREAS**, it is the desire of the Corporation to create an environment that is safe for all residents and free of attack against an individual's disability, gender, nationality, race or ethnicity, religion, and/or sexual orientation; and

**WHEREAS**, to support residents in that regard the Board of Directors of this Corporation desires to implement procedures to help individuals efficiently and effectively report hate crimes and incidents to the proper authorities:

**NOW THEREFORE BE IT RESOLVED**, November 21, 2006 that the Board of Directors of this Corporation recommends that any individual that believes a hate crime or incident may have occurred take the following action:

- Call the Laguna Woods Police Services at (949) 770-6011 immediately and make a report. **IN AN EMERGENCY SITUATION, CALL 911.**
- Obtain medical attention, if needed. Be sure to keep all medical documentation.
- Leave all evidence in place. Do not touch or remove or clean up anything.
- Document what happened by: taking photographs of all evidence, **including physical bodily damage, writing down exactly what was**

said, particularly any words that indicate bias motivation, and other information that may be valuable.

- Get the name(s), address(es) and phone number(s) of other victims and witnesses.
- If possible, write down a description of the perpetrator and the perpetrator's vehicle.
- Call **1-888-NO-2-HATE** and report the occurrence to OC Human Relations.

**RESOLVED FURTHER**, that the Officers and Agents of the Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

Director Muennichow moved to approve the resolution. The motion was seconded and discussion ensued.

Director Ray Gros amended the motion to include in the fourth bullet point after the word "photograph" the words "including physical bodily damage." Director Arnold seconded the motion. Discussion ensued.

By a vote of 9-0-1 (Director Moos abstained), the amendment carried.

Director Hatch made a motion to table the resolution to satisfy the required statutory thirty-day notice requirements. The motion was seconded and the motion carried unanimously.

The Secretary of the Corporation read the following proposed resolution on establishing an Anti-Littering Policy:

#### **RESOLUTION 03-06**

**RESOLVED**, November 21, 2006 that it is prohibited for any person knowingly and intentionally, without the consent of the Board of Directors, ***except for those policies expressly allowed by the Board of Directors***, to dump, deposit, place, throw, leave, or cause or permit dumping, depositing, placing, throwing, or leaving of, litter on any property ~~owned~~ and managed by the Corporation; and

**RESOLVED FURTHER**, that the term "litter," as used herein, means all ~~papers, flyers, pamphlets, written materials of all kind~~, rubbish, refuse, waste material, garbage, offal, paper, glass, cans, bottles, trash, debris, or any foreign or organic substance of every kind and description; and

**RESOLVED FURTHER**, that any person found guilty of violating this anti-littering policy shall be subject to disciplinary action, ***per the Corporation's***

***Progressive Disciplinary Policy***, ~~up to and including a fine of Five Hundred Dollars (\$500) for each instance of littering;~~ and

**RESOLVED FURTHER**, that the Officers and Agents of the Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

Director Gros moved to approve the resolution. Director Vogt seconded the motion. Discussion ensued. Changes were made and approved by consensus.

Mutual Members Rich Haskell (3240-A) and Lucie Falk (3377-A) addressed the Board on the resolution.

Director Gros made a motion to table the resolution to satisfy the required statutory thirty-day notice requirements. The motion was seconded and carried unanimously.

### **CONSENT CALENDAR**

By way of consensus, the Consent Calendar was approved unanimously and the following actions were taken:

#### Maintenance & Construction Committee Recommendations:

- |         |  |
|---------|--|
| 3232-A  | Approval of request to install interlocking stones on common area, with contingencies  |
| 3379-C  | Denial of request to install Solarium partially on common area   |
| 3487-A  | Approval of request to retain fountain and stepping stones, with contingencies   |
| 3513-B  | Approval of request to extend back patio slab, with contingencies  |
| 4010-3C | Approval of request to retain black colored front doors behind existing black security screen doors, with contingency            |
| 5077    | Approval of request of multiple alterations – landings, walkways, driveway, landscape wall and water feature, with contingencies |
| 5077    | Approval of request to install stone-facing on exterior walls  |
| 5510-3E | Denial of request to remove metal bars from the exterior of bedroom window   |

#### Landscape Committee Recommendations

No Recommendations. Meeting was not held.

#### Finance Committee Recommendation



**RESOLUTION 03-06-51**

**WHEREAS**, Member ID 931-350-62 is currently delinquent to Third Laguna Hills Mutual with regard to the monthly assessment in an amount exceeding \$1800; 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, 2006 that the Board of Directors hereby approves the recording of a Lien for Member ID 931-350-62; 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.

**COMMITTEE REPORTS**

Director Larry Souza reported from the Maintenance and Construction Committee.

Director Jim Matson reported from the Standards Sub Committee.

Director Ray Gros reported from the Plumbing Ad-Hoc Committee.

Director Gunter Vogt reported from the Landscape Committee.

Director Isabel Muennichow reported from the Third Long Range Planning Committee.

Director Dominic Burrasca reported from Resident Information Services.

Director Ray Gros reported from the Traffic Committee.

Mutual Member Lucie Falk (3377-A) commented on carport parking.

**GRF COMMITTEE REPORTS**

Director Robert Hatch reported from the GRF Finance Committee.

Director Larry Souza reported from the Maintenance & Construction Committee.

Mutual Member Lucie Falk (3377-A) addressed Director Souza on his report.

Director George Arnold reported from the Community Activities Committee.

Director Dominic Burrasca reported from the Landscape Committee.

Director Jim Keysor reported from the Government and Public Relations Committee.

Director Ray Gros reported from the GRF Security and Community Access Committee.

Director Carol Moore reported from the Broadband Services Committee.

Director Dominic Burrasca reported from the Bus Services Committee.

### **DIRECTORS COMMENTS**

- Director Vogt commended President Matson on a well run meeting
- Director Hatch commented on the proposed joint venture
- Director Gros recommended that the coffee pots be turned off
- Director Muennichow thanked the Membership for voting for her and commented on members attending meetings and announced the Theatre Guild performance
- President Matson thanked the Board for appointing him to the Board and to the Presidency, and commented on communicating with the residents

The meeting recessed at 11: 44 A.M. and reconvened into Executive Session at 12:32 P.M.

The Traffic Committee of the Board met in Executive Session on September 27, 2006 to discuss member disciplinary issues.

With no further business before the Board of Directors, the meeting was adjourned at 3:30 P.M.

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Isabel Muennichow, Secretary