

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

July 17, 2007

The Regular Meeting of the Third Laguna Hills Mutual Board of Directors, a California non-profit mutual benefit corporation, was held on Tuesday, July 17, 2007 at 9:30 A.M. at 24351 El Toro Road, Laguna Woods, California.

Directors Present: Jim Matson, Gunter Vogt, Isabel Muennichow, Larry Souza, Ray Gros, John Paulus, Rich Haskell, Richard Moos

Directors Absent: Dominic Burrasca, Bob Hatch, Carol Moore

Others Present: Milt Johns, Patty Fox, Janet Price (9:50 A.M. – 9:59 A.M.)
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 9:30 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 Richard Moos led the Membership in the Pledge of Allegiance to the Flag.

ACKNOWLEDGEMENT OF PRESS

Lindsey Baguio from the Laguna Woods Globe, and by way of remote cameras, the Laguna Woods Village 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 Regular Meeting of June 19, 2007 were approved as submitted.

MEMBER COMMENTS

- Larry Johnston (50-B) commented on traffic enforcement
- Jerry Sheinblum (3488-C) announced the next CCA Townhall Meeting
- Lucie Falk (3377-A) commented on director elections
- Bud Nesvig (2392-3H) inquired on air conditioning systems
- Harry Curtis (5371-2A) commented on Garden Villa maintenance

CHAIRMAN'S REPORT – Jim Matson

President Matson commented on the cancelled GRF Board Meeting regarding staff support expenditures, and encouraged the residents to attend the upcoming Budget Meeting to discuss Version 2.

GENERAL MANAGER'S REPORT

Mr. Milt Johns updated the Membership on GRF's land planning process, and announced the upcoming Business Planning Meetings and encouraged member participation.

Ms. Janet Price entered the meeting at 9:50 A.M.

TREASURER'S REPORT

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

Ms. Price left the meeting at 9:59 A.M.

OLD BUSINESS

President Matson introduced Virginia Templeton, Chair of the Nominating Committee, who announced that the Nominating Committee has completed its interviews, thanked the Committee for its hard work on recruiting candidates, and announced the date for the Meet the Candidates.

Mutual Members Jerry Sheinblum (3488-C) and Lucie Falk addressed Virginia Templeton on her report.

NEW BUSINESS

One of the Inspectors of Election, Charlene Brant, addressed the Board on the balloting process.

The Secretary of the Corporation, Director Isabel Muennichow, read a proposed resolution on approving the Ballot Package for the 2007 Director Election. Director Muennichow moved to approve the resolution. Director Gros seconded the motion and discussion ensued.

Absent objection, the date of the counting of the ballots will be added to the ballot, and the statement "Envelope B must be signed or the ballot will not be counted" will be added under the fourth bullet point.

Mutual Member Lucie Falk commented on the resolution.

By a vote of 6-0-1 (Director Haskell abstained) the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 03-07-77

RESOLVED, July 17, 2007, that the ballot package for the 2007 Election of Directors of this Corporation, as prepared by the managing agent, 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.

Mr. Johns provided a summary of a request from Mr. Roger Brady, non-resident owner, for special circumstances to the Mutual's occupancy requirements.

Director Moos made a motion to approve the request. Director Rich Haskell seconded the motion and discussion ensued. By a vote of 7-0-0 the motion carried.

CONSENT CALENDAR

Absent any objections the Consent Calendar was approved, and the following actions were taken:

Maintenance & Construction Committee Recommendations:

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|--------|--|
| 3102-C | Approval of request to replace bedroom window with sliding glass door, with contingencies |
| 3402-B | Approval of request to fill in existing patio sliding glass door openings and install smaller windows in two bedrooms and reduce size of living room window, with contingencies |
| 3513-B | Approval of request to install pergolas in front entry and in common area near rear patio, with contingencies |
| 3513-C | Approval of request to install solar panels on roof, and replace two windows with one large window, with contingencies |
| 5217 | Approval to uphold Chargeable Services Policy re dispute of charges for services performed to garbage disposal |
| 5283 | Approval of request to install walkway, raised planter and decorative ledger stone to exterior walls, with contingencies |
| 5378-B | Approval of request to remodel front entrance portico, install entry fence, perform window alterations, and install split-block wall with concrete cap at rear patio, with contingencies |
| 5388-B | Approval of request to convert living room sliding glass door and window into four-panel sliding glass door, and convert the two bedroom sliding glass doors to window, with contingencies |
| 5556-A | Approval of request to convert bedroom window to sliding glass door, with contingencies |
| 5560-B | Approval of request to extend rear patio slab and install slumpstone wall, with contingencies |

President Matson reported on the request of 3513-C to install solar panels and welcomed the Discovery Channel personnel who were present to film a documentary called "Green That House."

Landscape Committee Recommendations

No Recommendations. Meeting was not held.

Finance Committee Recommendations

RESOLUTION 03-07-78

WHEREAS, Member ID 931-371-11 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, July 17, 2007 that the Board of Directors hereby approves the recording of a Lien for Member ID 931-371-11; 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.

RESOLUTION 03-07-79

WHEREAS, Member ID 933-190-02 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, July 17, 2007 that the Board of Directors hereby approves the recording of a Lien for Member ID 933-190-02; 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.

RESOLUTION 03-07-80

WHEREAS, Member ID 933-190-43 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, July 17, 2007 that the Board of Directors hereby approves the recording of a Lien for Member ID 933-190-43; 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

President Matson reported from the Maintenance and Construction Committee.

Director John Paulus 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 John Paulus reported from Resident Information Services.

Director Ray Gros reported from the Traffic Committee.

GRF COMMITTEE REPORTS

Director Richard Moos reported from the GRF Finance Committee.

Director Larry Souza reported from the Maintenance & Construction Committee.

No report was made reported from the Community Activities Committee.

Director Gunter Vogt reported from the Landscape Committee.

Director Isabel Muennichow reported from the Government and Public Relations Committee.

Director John Paulus reported from the GRF Security and Community Access Committee.

Director Rich Haskell reported from the Broadband Services Committee.

Director Ray Gros reported from the Bus Services Committee.

DIRECTORS COMMENTS

- Director Haskell commented on Earthquake insurance
- Director Moos commented on resolving the GRF expenditure issue
- Director Souza commented on circumventing the time laps on resolving issues around the Community
- Director Gros updated the Membership on the electricity bill committee
- President Matson commented on setting priorities on improving the Community

The meeting recessed at 11:03 A.M. and reconvened into Executive Session at 12:16 P.M.

The Traffic Committee of the Board met in Executive Session on June 27, 2007 to discuss member disciplinary issues.

During its June 19, 2007 Regular Executive Session Board Meeting, the Board reviewed and approved the Minutes of the Regular Executive Meeting of May 15, 2007; authorized the recording of Notices of Default for Member ID 930-764-56, Member ID 931-710-73, Member ID 932-201-54, Member ID 932-201-57, Member ID 932-310-45, Member ID 932-791-75, Member ID 933-030-12, and Member ID 935-100-13; approved a revised officer resolution; heard three disciplinary hearings; and discussed contractual, potential litigation, and personnel issues.

On June 19, 2007 the Board took confidential action by way of written unanimous consent regarding disciplinary matters.

With no further business before the Board of Directors, the meeting was adjourned at 4:02 P.M.

Isabel Muennichow, Secretary