

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

October 21, 2008

The Regular Meeting of the Third Laguna Hills Mutual Board of Directors, a California non-profit mutual benefit corporation, was held on Tuesday, October 21, 2008 at 9:30 A.M. at 24351 El Toro Road, Laguna Woods, California.

Directors Present: Carol Moore, Cynthia Conners (11:48 A.M.), Dominic Burrasca, John Paulus, Isabel Muennichow, Jim Matson (12:05 P.M.), Larry Souza, Stanley Feldstein, Don Lippert, Kathryn Freshley, Carol Skydell

Directors Absent: None

Others Present: Milt Johns, Patty Kurzet (Janet Price 10:30 A.M. – 10:58 A.M.)
Executive Session: Milt Johns, Patty Kurzet, Cris Trapp

CALL TO ORDER

Director Carol Moore, 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 Feldstein 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 Laguna Woods Village Channel 6 Camera Crew were acknowledged.

APPROVAL OF AGENDA

Without objection, the Agenda was approved as amended by moving agenda item 22(g) *Entertain Motion to Approve an Unbudgeted Expenditure of \$3,500 to Host a Holiday Party* to the beginning of the meeting when the remaining directors enter the meeting.

CHAIR'S REPORT—Carol Moore

President Moore commented on changes occurring in the Community and commitments of the Board Directors to improve the Community.

APPROVAL OF THE MINUTES

The Board reviewed the Minutes of the Regular Meeting of September 16, 2008, and without objection, the Board approved the minutes.

The Board reviewed the Minutes of the Special Meeting of September 26, 2008, and without objection, the Board approved the minutes.

The Board reviewed the Minutes of the Organizational Meeting of October 2, 2008, and without objection, the Board approved the minutes.

President Moore announced the proper procedure for Members speaking during Member Comments.

THIRD MUTUAL MEMBER COMMENTS

- Jerry Sheinblum (3488-C) announced the next CCA Town Hall Meeting and commented on building out onto common area
- Bud Nesvig (2392-3H) commented on PCM's Compliance Coordinator and his request for a disciplinary hearing
- Sherry Katz (2321-B) commented on her alteration roof billing dispute
- Lucie Falk (3377-A) expressed her sentiments on the Board working together
- Corkie Eley (2401-2E) commented on the Mutual's financial requirement limitations as stated in the CC&Rs, and the shared cost concept

RESPONSES TO MEMBER COMMENTS AND GENERAL DIRECTOR COMMENTS

- Director Muennichow commented on Mr. Sheinblum's comment regarding common area
- Director Moore apologized to Mr. Nesvig regarding his hearing
- Director Paulus responded to Ms. Katz's comments regarding her roof dispute
- Directors Muennichow, Feldstein, Paulus, and Lippert responded to Ms. Eley's financial requirement comments
- Directors Souza, Skydell, Feldstein, Burrasca, Freshley responded to Ms. Eley's comment on the shared cost concept

GENERAL MANAGER'S REPORT

Mr. Johns commented on GRF Bylaw change recommendations regarding the creation of the Nominating Committee by way of the Corporate Members.

Directors commented on the purpose of the Nominating Committee.

CONSENT CALENDAR

By a vote of 7-1-0 (Director Burrasca opposed), the Consent Calendar was approved as written and the following actions were taken:

Maintenance & Construction Committee Recommendations:

2314-D	Approval to Retain Stone Planter Wall, with contingencies
2317-B	Denial of Alteration Roof Billing Dispute
2317-C	Denial of Alteration Roof Billing Dispute
2317-D	Denial of Alteration Roof Billing Dispute
2321-B	Denial of Alteration Roof Billing Dispute

- 3160-A Approval to Retain Almond Colored Frame of Patio Door, with contingencies
- 3186-B Approval to Install Columns and Wood Trellis at Entry to Manor, with contingencies
- 3188-C Approval to Retain Patio Extension with stepping stone path, with contingencies
- 3287-A Approval to Install Wood Fence and Gate at front patio, with contingencies
- 3323-B Approval to Retain Storage Shed behind manor, with contingencies
- 3394-A Approval to perform Master Bath Remodel and Door and Window Modifications to Manor, with contingencies
- 3415-N Approval to Convert Living Room and Dining Room Windows to Sliding French Doors, with contingencies
- 3528-A Approval to Remove Fireplace and Chimney, with contingencies
- 5038 Approval to construct Room Addition on Rear Patio, with contingencies
- 5039 Approval to Construct Laundry Room in Garage with Bedroom Access, with contingencies
- 5092 Approval to Widen Driveway By 18" using Concrete, with contingencies
- 5180 Approval to Install Handrail in Front of Manor, with contingencies
- 5335-C Approval to Install Rear Patio Addition with Interlocking Pavers, with contingencies
- 5359-N Approval to Install Doggie Door in Living Room Wall, with contingencies
- 5551-A Approval to Construct Room Additions on Rear Patio and Master Bedroom, with contingencies

Landscape Committee Recommendations

Meeting was not held.

Finance Committee Recommendations

RESOLUTION 03-08-86

WHEREAS, Member ID 931-530-19 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 21, 2008 that the Board of Directors hereby approves the recording of a Lien for Member ID 931-530-19; 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 03-08-87

WHEREAS, Member ID 931-530-75 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 21, 2008 that the Board of Directors hereby approves the recording of a Lien for Member ID 931-530-75; 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 03-08-88

WHEREAS, Member ID 931-591-42 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 21, 2008 that the Board of Directors hereby approves the recording of a Lien for Member ID 931-591-42; 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 03-08-89

WHEREAS, Member ID 931-710-95 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 21, 2008 that the Board of Directors hereby approves the recording of a Lien for Member ID 931-710-95; 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 03-08-90

WHEREAS, Member ID 932-810-25 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, October 21, 2008 that the Board of Directors hereby approves the recording of a Lien for Member ID 932-810-25; 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.

RESOLUTION 03-08-91

WHEREAS, Member ID 933-050-29 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 21, 2008 that the Board of Directors hereby approves the recording of a Lien for Member ID 933-050-29; 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 03-08-92

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, October 21, 2008 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.

TREASURER'S REPORT

Director John Paulus reported on the Treasurer's Report and Resale & Lease Activities.

Ms. Janet Price entered the meeting at 10:30 A.M.

Ms. Price left the meeting at 10:58 A.M.

Members Bud Nesvig (2392-3H) commented on resales.

COMMITTEE REPORTS

Director Lippert reported from the Maintenance and Construction Committee.

The Secretary of the Corporation, Director Kathryn Freshley, read a proposed resolution authorizing a supplemental appropriation to replace shingle roofs with tile for seven Catalina style buildings. Director Carol Skydell moved to approve the resolution. Director Don Lippert seconded the motion.

By a vote of 8-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 03-08-93

WHEREAS, currently there are 11 Catalina style buildings with composition shingle roofs and 7 of those are scheduled for replacement in 2009; and

WHEREAS, the Maintenance and Construction Committee requested Staff to investigate replacing the composition shingles with tile;

NOW THEREFORE BE IT RESOLVED, October 21, 2008, that the Board of Directors of this Corporation hereby authorizes the use of normal weight Capistrano tile roofing materials as the roofing replacement product on the Catalina style buildings that have existing composition shingle roofs; and

RESOLVED FURTHER, that for the 7 Catalina style buildings with existing shingle roofs scheduled for roof replacement in 2009, the Board authorizes the increased cost of \$37,500 for tile in lieu of shingle be funded through a supplemental appropriation from the Replacement 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 Secretary of the Corporation read a proposed resolution authorizing a supplemental appropriation to investigate building foundation conditions. Director Feldstein moved to approve the resolution. Director Lippert seconded the motion.

Director Souza left the meeting at 11:03 A.M.

By a vote of 7-0-0 (Director Souza was absent from the meeting), the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 03-08-94

WHEREAS, 10 buildings in Third Mutual have been identified as having apparent damage to the foundation and require further evaluation by a licensed structural engineer; and

WHEREAS, of the 10 buildings requiring further inspection, 2 buildings exhibit the most need for major repair;

NOW THEREFORE BE IT RESOLVED, October 21, 2008, that the Board of Directors of this Corporation hereby authorizes a supplemental appropriation in the amount of \$41,900, to be funded from the General Operating Fund to investigate foundation conditions, develop repair plans for the foundations of 10 Buildings, and begin construction on the two buildings requiring major repair; 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 an unbudgeted expenditure to construct curb cuts. Director Feldstein moved to approve the resolution. Director Lippert seconded the motion.

Member Pat Feeney (2399-1E) commented on the motion.

The Directors responded to Ms. Feeney's comments.

By a vote of 7-0-0 (Director Souza was absent from the meeting), the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 03-08-95

WHEREAS, by way of Resolution 03-07-117, the Board of Directors of this Corporation directed that when GRF installs a curb cut, the Mutual sidewalk be ramped to match the curb cut and that the costs associated with the curb cut and sidewalk ramps be apportioned to the Mutual and GRF; and

WHEREAS, an Operating Budget for curb cuts has been established for 2009; and

WHEREAS, at its October 7, 2008 Board Meeting, GRF authorized staff to proceed with the construction of five curb cuts in 2008;

NOW THEREFORE BE IT RESOLVED, October 21, 2008, that the Board of Directors of this Corporation hereby authorizes staff to proceed with the construction of the five curb cuts in 2008; and

RESOLVED FURTHER, that the Board of Directors hereby authorizes an unbudgeted operating expense to fund the construction estimated to be \$5,000 per curb cut with a total expenditure estimated to be \$25,000; 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 an unbudgeted expenditure for additional Garden Villa Recreation Room improvements. Director Skydell moved to approve the resolution. Director Lippert seconded the motion.

Director Souza returned to the meeting at 11:11 A.M.

By a vote of 8-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 03-08-96

WHEREAS, through the direction from the Garden Villa Recreation Room Ad Hoc Committee, and in response to routine service requests, Staff has conducted a variety of maintenance services in the 53 Garden Villa Recreation Rooms during 2008; and

WHEREAS, the Ad Hoc Committee has requested Staff to perform additional replacements and improvements in some of the Garden Villa Recreation Rooms beyond those services already completed year to date;

NOW THEREFORE BE IT RESOLVED, October 21, 2008 the Board of Directors of this Corporation hereby authorizes Staff to proceed in 2008 with additional replacements and improvements in various Garden Villa Recreation Rooms as directed by the Garden Villa Recreation Room Ad Hoc Committee; and

RESOLVED FURTHER, that in addition to those services already completed through September 30, 2008 through expenditures totaling \$85,027, the Board hereby authorizes additional expenditures of \$52,000 to be funded through an unbudgeted expenditure from the Garden Villa Recreation Room Fund for the purpose of performing additional replacements and improvements in 2008; 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 for installation of handrails. Director Paulus moved to approve the resolution. Director Skydell seconded the motion and discussion ensued.

Member Jerry Sheinblum (3488-C) commented on the motion.

By a vote of 8-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 03-08-97

RESOLVED, October 21, 2008, that the Board hereby approves a program for the installation of handrails on the ramps leading to the lower manors of the 18 Catalina, La Quinta, Casa Milano and Villa Lugano style buildings where such handrails currently do not exist; and

RESOLVED FURTHER, that the Board of Directors of this Corporation hereby authorizes a supplemental appropriation in the amount of \$151,500 to be funded from the Unappropriated Expenditures Fund to implement such program; 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 John Paulus reported on the Garden Villa Recreation Room Ad-Hoc Committee.

Director Freshley left the meeting at 11:18 A.M.

Director Lippert reported from the Standards Sub Committee.

Director Lippert reported from the Plumbing Ad Hoc Committee.

No one reported from the Board Operating Rules Ad Hoc Committee.

President Moore reported that the Landscape Committee did not meet this month.

In Director Freshley's absence, Director Muennichow read a proposed resolution approving a plant warranty policy. Director Muennichow moved to approve the resolution. Director Burrasca seconded the motion and discussion ensued.

Director Freshley returned to the meeting at 11:25 A. M.

Director Lippert moved to amend the motion revising the following paragraphs to read:

NOW THEREFORE BE IT RESOLVED, October 21, 2008, that the Board of Directors of this Corporation hereby approves a policy that a **180** ~~30~~-day guarantee is given on all ornamental plants installed as a chargeable service; and

RESOLVED FURTHER, that should the plant(s) fail **within 180 days** for whatever reason, the plant(s) is replaced at no charge ~~effective 30 days from the installation date~~; and

Director Souza seconded the motion and the amendment carried by a vote of 8-0-0.

By a vote of 8-0-0, the motion carried as amended and the Board of Directors adopted the following resolution:

RESOLUTION 03-08-98

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

WHEREAS, the Landscape Committee has recommended that the Board of Directors document specific policies;

NOW THEREFORE BE IT RESOLVED, October 21, 2008, that the Board of Directors of this Corporation hereby approves a policy that a 180 day guarantee is given on all ornamental plants installed as a chargeable service; and

RESOLVED FURTHER, that should the plant(s) fail within 180 days for whatever reason, the plant(s) is replaced at no; 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 an insect identification service. Director Feldstein moved to approve the resolution. Director Lippert seconded the motion and discussion ensued.

By a vote of 8-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 03-08-99

RESOLVED, October 21, that at no charge, the Landscape Department shall provide a service to the member of identifying indoor insect pests whenever samples are brought in to Property Services or the Landscape Office; 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 nuisance pest control policy. Director Skydell moved to approve the resolution. Director Lippert seconded the motion and discussion ensued.

By a vote of 8-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 03-08-100

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

WHEREAS, the Landscape Committee has recommended that the Board of Directors document specific policies;

NOW THEREFORE BE IT RESOLVED, October 21, 2008, that the Board of Directors of this Corporation hereby approves a policy that upon resident request, the Pest Control Crew shall provide outside pesticide applications for nuisance pests (that are not considered to be turf and ornamental landscape pests) such as; crickets and oriental cockroaches that can be controlled with the same product and/or method that is used to control ants (done at no charge to the member); 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 holiday decorations and ornaments policy. Director Skydell moved to approve the resolution. Director Lippert seconded the motion.

By a vote of 8-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 03-08-101

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

WHEREAS, the Landscape Committee has recommended that the Board of Directors document specific policies;

NOW THEREFORE BE IT RESOLVED, October 21, 2008, that the Board of Directors of this Corporation hereby approves a policy that during the holidays, lawns and shrubs are selectively maintained in order to accommodate seasonal yard ornaments placed on the lawns and within planting beds (done at no charge to the member); 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 policy on prioritizing routine maintenance over chargeable services. Director Burrasca moved to approve the resolution. Director Paulus seconded the motion and discussion ensued.

Director Cynthia Connors entered the meeting at 11:48 A.M.

By a vote of 7-0-2 (Directors Conners and Skydell abstained), the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 03-08-102

RESOLVED, October 21, 2008 that the Landscape crews are committed to meeting the Mutual's service levels first before performing chargeable services; 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.

No one reported from the Long Range Planning Committee.

Director John Paulus reported from Resident Problem Resolution Services.

Director Dominic Burrasca reported from the Traffic Committee.

Director Burrasca left the meeting at 11:55 A.M.

OLD BUSINESS

The Secretary of the Corporation read a proposed resolution on approving a standard for benches donated to the Mutual. Director Paulus moved to approve the resolution. Director Muennichow seconded the motion and discussion ensued.

By a vote of 8-0-0 (Director Burrasca was absent from the meeting), the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 03-08-103

WHEREAS, over the years, a few benches, in a variety of styles, have been donated to the Mutual by individuals or organizations, and these benches affect the aesthetics of the Community and can affect landscape maintenance operations; and

WHEREAS, currently the Mutual has no approved policy regarding standard styles, colors or anchoring used for donated benches;

NOW THEREFORE BE IT RESOLVED, October 21, 2008 that the Board of Directors hereby approves the thermoplastic coated metal mesh bench in dark green as its bench standard style and color for benches donated to the Mutual; and

RESOLVED FURTHER, that the Board of Directors further approves, as an alternative, benches made of recycled plastic in dark green (similar to the ones used on the golf course of recent); and

RESOLVED FURTHER, that such benches shall be installed on either a concrete pad (if along sidewalk) or on concrete anchors in the grass (if the location is not along sidewalk); and

RESOLVED FURTHER, that the determination of whether the bench would have a back or not would be determined on a case-by-case basis, depending upon the location of the bench on Third property; and

RESOLVED FURTHER, that the cost of manufacturing and installation of the bench shall be borne by the donor; and

RESOLVED FURTHER, that Resolution 03-08-69 adopted August 19, 2008 is hereby rescinded; 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 Burrasca returned to the meeting at 11:59 A.M.

Due to time constraints, and without objection, the Board agreed to dispense with the reading of the remaining resolutions.

Director Paulus moved to approve the following proposed resolution approving an appeals policy:

RESOLUTION 03-08

WHEREAS, Third Mutual's governing documents require a Member to seek approval from the Board of Directors on many matters of Corporate business by way of the committee structure for review of a question that will ultimately be determined by the Board; and

WHEREAS, such committees forward recommendations regarding Members' requests to the Third Board for consideration, and if the proposed request is disapproved, then such decision is subject to appeal to the Third Board by the Mutual Member;

NOW THEREFORE BE IT RESOLVED; October 21, 2008 the Board of Directors of this Corporation hereby establishes the following appeals policy for alterations and surrounding area improvement requests for this Corporation:

1. Within 30 days of the Board's decision, a requesting Member may appeal the Board's decision by requesting another review by the appropriate Third committee; and
2. The Committee will accord the member an opportunity for a hearing at the next meeting and then make a recommendation to the Board of Directors. Upon receipt and review of the recommendation from the committee, the Board of Directors will make a final decision; and
3. No further appeals will be granted for a twelve (12) month period from the date of the Board's final decision on the appeal. This twelve-month period shall apply to both the original requesting Mutual Member and the subsequent members(s) on the same issue, if any.

RESOLVED FURTHER, that the purpose of this resolution is to codify existing unwritten policy; and

RESOLVED FURTHER, that Resolution 03-03-48 adopted June 17, 2003 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 Feldstein seconded the motion and discussion ensued.

Director Matson entered the meeting at 12:05 P.M.

Director Lippert moved to amend the motion to change the time period to appeal from 30 days to 60 days. Director Paulus seconded the motion and discussion ensued.

Director Paulus moved to refer the resolution to the Rules Committee. Director Freshley seconded the motion and the motion carried by a vote of 9-1-0 (Director Souza opposed).

Director Paulus moved to approve a proposed resolution approving a customizing irrigation scheduling policy. Director Lippert seconded the motion.

By a vote of 10-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 03-08-104

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

WHEREAS, the Landscape Committee has recommended that the Board of Directors document specific policies;

NOW THEREFORE BE IT RESOLVED, October 21, 2008, that the Board of Directors of this Corporation hereby approves a policy that upon resident request, sprinkler systems shall be temporarily shut off in order to accommodate outdoor parties and/or gatherings at no charge. Custom irrigation scheduling to accommodate personal plantings, timing preferences, or similar considerations shall not be provided; 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 Feldstein moved to approve a proposed resolution increasing the annual common area electricity usage fee. Director Lippert seconded the motion and discussion ensued.

By a vote of 7-0-2 (Directors Souza and Connors abstained), the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 03-08-105

WHEREAS, as a convenience to the residents, Third Mutual allows rechargeable battery powered vehicles to be recharged in Mutual-owned carports as well as other common areas; and

WHEREAS, to recover the electricity expense incurred, residents recharging rechargeable battery powered vehicles pay an annual fee designed to reimburse the Mutual for the cost of the used electricity;

NOW THEREFORE BE IT RESOLVED, October 21, 2008 that due to escalating electricity rates, the Board of Directors of this Corporation hereby authorizes and directs its managing agent to increase the annual common area electricity usage fee from \$72 to \$80 per year; and

RESOLVED FURTHER, that the increase shall be effective January 1, 2009; and

RESOLVED FURTHER, that Resolution M3-02-46 adopted September 17, 2002 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 Paulus moved to approve a proposed resolution approving limiting leases. Director Burrasca seconded the motion and discussion ensued.

By a vote of 10-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 03-08-106

WHEREAS, many mortgage lenders and mortgage insurers will not make or insure mortgage loans on homes within common interest developments that have a large number of non-owner-occupied units; and

WHEREAS, a high percentage of non-owner-occupied manors may affect members' ability to obtain financing and negatively impact sales of manors and property values; and

WHEREAS, it is desirable to maintain a minimum level of owner-occupied manors in order to facilitate mortgage loans being made to prospective and existing members;

NOW THEREFORE BE IT RESOLVED, October 21, 2008, that a minimum of 70% of the manors in Third Laguna Hills Mutual will be owner-occupied at all times and a maximum of 30% of the manors may be leased, effective December 1, 2008; and

RESOLVED FURTHER, when the number of leases reaches 30% (1,830) no more leasing will be allowed until such time as the number of leases declines below 1,830; 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 Matson moved to approve a proposed resolution authorizing non-emergency inspections of manor interiors that have been identified as being unoccupied for one year or more. Director Paulus seconded the motion and discussion ensued.

By a vote of 10-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 03-08-107

WHEREAS, Third Mutual currently does not conduct regular, periodic inspections of manor interiors to assist with determining the condition of the

manor and taking remedial action to reduce loss or damage to Mutual controlled property; and

WHEREAS, there has been an increased concern with the condition of manors which have been vacant for one or more years; and

WHEREAS, based on corporate counsel's advice, and the Mutual's governing documents, the Mutual has the right to inspect manors at a reasonable hour in the event of an emergency, at any time; and the right to enter manors at a reasonable hour in non-emergency situations for the purposes of inspections to determine whether maintenance or repairs may be necessary, as well as performing such maintenance and/or making repairs;

NOW THEREFORE BE IT RESOLVED, October 21, 2008 that the Board of Directors hereby authorizes non-emergency inspections of manor interiors that have been identified as being unoccupied for one year or more; and

RESOLVED FURTHER, that the Mutual will provide a minimum of 15 days' notice of inspection to the owner of record of each vacant manor; and

RESOLVED FURTHER, that the Mutual will conduct the non-emergency inspections with Security personnel in attendance unless access is specifically denied by the owner of record; and

RESOLVED FURTHER, that if the owner of record does not respond after two contact attempts by the Mutual or specifically denies entry, the matter will be referred to the Board for member disciplinary action; and

RESOLVED FURTHER, that non-emergency inspections will be conducted with Security personnel in attendance to document and ensure there is no adverse impact upon the manor interior by the Mutual's inspection; and

RESOLVED FURTHER, that the inspector will identify and note conditions within the manors and facilitate remediation of adverse functional conditions identified; and

RESOLVED FURTHER, the Mutual will charge an inspection and administration fee of \$100 to the member owning the inspected manor; and

RESOLVED FURTHER, that the inspection and administration costs not offset by collected fees will be charged to the Mutual as unbudgeted operating expenditures in 2008 and will be included in the Mutual's annual operating budget going forward; and

RESOLVED FURTHER, that necessary emergency repairs, those that are required to prevent damage to Mutual property, that are the responsibility of the member will be carried out and charged to the owner of record; and

RESOLVED FURTHER, that necessary emergency repairs that are the responsibility of the Mutual will be carried out at Mutual cost; 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.

NEW BUSINESS

Without objection, the Board agreed to entertain a motion to approve an unbudgeted expenditure of \$3500 to host a holiday party.

Director Muennichow made a motion to approve an unbudgeted expenditure of \$3500 to host a holiday party for the volunteer directors. Director Connors seconded the motion and discussion ensued.

Director Muennichow moved to amend the motion to designate 2 people to speak to the United Board with the purpose of agreeing to donate a maximum of \$1500 each to the party. Director Connors seconded the motion and discussion ensued.

Members Barbara Marsh (3433-B) commented in favor of the motion; and Katherine McDaniel (3379-N) expressed her opposition to the motion.

By a vote of 5-6-0 (Directors Paulus, Lippert, Skydell, Feldstein, and Burrasca voted against, and President Moore voted against the motion to break the tie), the amendment failed.

Member Shari Horne (2354-3C) suggested that the Board invite the members.

Director Souza left meeting at 12:50 P.M.

By a vote of 0-8-1 (Director Connors abstained and Director Souza was absent from meeting), the main motion failed.

Director Souza returned to the meeting 12:52 P.M.

A motion was made, seconded, and carried unanimously to appoint Director Muennichow to the City of Laguna Woods' Greening of the Woods Committee

The Secretary of the Corporation read a proposed resolution on approving the Mutual Committee Appointments. Director Feldstein moved to approve the resolution. Director Skydell seconded the motion and discussion ensued.

Without objection, the Board agreed to add the following appointments: Marian Dailey as an advisor to the Garden Villa Recreation Room Ad Hoc Committee, in lieu of John Dwyer; Nina Brice as an advisor to the Exterior Paint Colors Ad Hoc Committee, and Cynthia Connors as Chair of the Rules Committee.

By a vote of 6-4-0 (Directors Feldstein, Muennichow, Burrasca, Skydell, Lippert and Freshley voted in favor), the motion carried and the Board of Directors adopted the following resolution, as amended:

RESOLUTION 03-08-108

RESOLVED, October 21, 2008 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:

Exterior Paint Colors Ad Hoc Committee

Cynthia Conners

Carol Skydell

*Advisors: Allen Cohen, Ann Souza, **Nina Brice***

Finance (Committee of the Whole)

John Paulus, Chair

Stanley Feldstein, Vice Chair

Advisors: Allen Cohen, Jim Hart

Garden Villa Recreation Room Ad Hoc Committee

John Paulus

Larry Souza

Jim Matson

*Advisors: Bud Nesvig, Harry Curtis, Shari Horne, **Marion Dailey***

Laguna Canyon Foundation Representative

Carol Skydell

Landscape (Committee of the Whole)

Stanley Feldstein, Chair

Isabel Muennichow, Vice Chair

Advisors: Gerald Fugliuzzi, John Dudley

Law Firm Search Ad Hoc Committee

Stanley Feldstein

Carol Skydell

Don Lippert

Long Range Planning

Carol Skydell

Kathryn Freshley

Stanley Feldstein

Management Agreement Ad Hoc Committee

Committee of the Whole

Maintenance and Construction (Committee of the Whole)

Don Lippert, Chair

John Paulus, Vice Chair

New Resident Orientation

Per Rotation List

Plumbing Ad Hoc Committee

John Paulus

Dominic Burrasca

Don Lippert

Carol Moore

Larry Souza

Resident Problem Resolution Services

John Paulus

Dominic Burrasca

Carol Skydell

Rules & Admin Procedures Ad Hoc Committee (Committee of the Whole)

Cynthia Conners, Chair

Standards Sub-Committee

Don Lippert

Kathryn Freshley

Larry Souza

Select Audit

Stanley Feldstein

John Paulus

Kathryn Freshley

Traffic

Dominic Burrasca

Don Lippert

RESOLVED FURTHER, Resolution 03-08-34, adopted April 15, 2008 is hereby superseded and canceled.

The Secretary of the Corporation read a proposed resolution on approving the GRF Committee Appointments. Director Lippert moved to approve the resolution. Director Paulus seconded the motion and discussion ensued.

Director Feldstein made a motion to replace Director Muennichow with President Moore on the CAC Committee. Director Freshley seconded the motion and the motion carried unanimously.

By a vote of 10-0-0, the motion carried and the Board of Directors adopted the following resolution as amended:

RESOLUTION 03-08-109

RESOLVED, October 21, 2008 that, in compliance with Article 7, Section 7.3 of the Golden Rain Foundation Bylaws, adopted May 2006, the following persons are hereby appointed to serve on the committees of the Golden Rain Foundation:

Business Planning

John Paulus
Kathryn Freshley

Bus Services Committee

Dominic Burrasca
Cynthia Conners

Broadband Services Committee

Isabel Muennichow
Kathryn Freshley

Community Activities

~~Carol Moore~~ Isabel Muennichow
Carol Skydell

Finance

John Paulus
Stanley Feldstein
Kathryn Freshley (alternate)

Government and Public Relations

Isabel Muennichow
Carol Skydell

Landscape Committee

Stanley Feldstein
Carol Moore

Maintenance and Construction

Don Lippert
John Paulus

Security and Community Access

Isabel Muennichow
Dominic Burrasca

RESOLVED FURTHER, Resolution 03-08-15, adopted February 19, 2008 is hereby superseded and canceled.

Director Muennichow made a motion to appoint Directors Feldstein and Freshley to the GRF Golf Starter Building Ad Hoc Committee. Director Lippert seconded the motion and the motion carried unanimously.

Due to time constraints, the Board agreed to suspend consideration and approval of the remaining agenda items until the November meeting.

GRF COMMITTEE REPORTS HIGHLIGHTS

Due to time constraints, no GRF reports were made.

PUBLIC FORUM

Due to time constraints, no comments from non-Third members were made.

Director Comments

- Director Burrasca commented on bus benches

The Board recessed for lunch at 1:15 P.M. and reconvened into Executive Session at 1:43 P.M.

The Traffic Committee of the Board met in Executive Session on September 24, 2008 to discuss member disciplinary issues.

With no further business before the Board of Directors, the meeting was adjourned at 5:35 P.M.

Kathryn Freshley, Secretary