

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

**December 15, 2009**

The Regular Meeting of the Third Laguna Hills Mutual Board of Directors, a California non-profit mutual benefit corporation, was held on Tuesday, December 15, 2009 at 9:30 A.M. at 24351 El Toro Road, Laguna Woods, California.

Directors Present: Carol Moore, John Paulus, Kathryn Freshley, Mary Robertson, Carol Skydell, Dominic Burrasca, Noel Hatch, Lucy Shimon, Mike Straziuso, Don Lippert

Directors Absent: Stanley Feldstein

Others Present: Milt Johns, Patty Kurzet, and Janet Price (10:12 AM -10:34 AM)

**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 Carol Skydell led the Membership in the Pledge of Allegiance to the Flag.

**ACKNOWLEDGEMENT OF PRESS**

Ms. Claire Webb from the Laguna Woods Globe was present, and the Channel 6 Camera Crew, by way of remote cameras, were acknowledged as present.

**APPROVAL OF AGENDA**

Without objection, the Board approved the agenda as amended by removing *2234-D Denial of request for Mutual to reverse unoccupied manor inspection fee, and reaffirm policy* from the Maintenance and Construction Consent Calendar and returned it back to the Committee.

**CHAIR'S REPORT—Carol Moore**

President Moore congratulated the new United board members, encouraged residents to get involved in the Community's governance, commented on water conservation, and thanked Staff for putting together the Volunteer Luncheon.

**APPROVAL OF THE MINUTES**

The Board reviewed the minutes of the Regular Meeting of November 17, 2009. Director Freshley moved to approve the minutes. Director Shimon seconded the motion and the motion carried by a vote of 8-0-1 (Director Lippert abstained).

### **THIRD MUTUAL MEMBER COMMENTS**

- Richard Moos (5345-A) commented on replacing Director Straziuso with Director Feldstein on the Finance Committee
- Corkie Eley (2401-2E) commented on the contents of the budget package she received in the mail
- Bud Nesvig (2392-3H) commented on his proposed appointment on the Nominating Committee and requested withdrawal of his name from the resolution, and commented on expenses incurred from his disciplinary hearing for water heater damage
- Karel Brouwer (3189-C) commented on the epoxy program

### **RESPONSES TO MEMBER COMMENTS**

- Director Hatch welcomed Director Lippert back and commented on the Finance Committee assignments
- Director Freshley commented on the budget package
- Director Robertson addressed Mr. Moos' commented on the Finance Committee assignments and the contents of the annual mailing
- Director Straziuso commented on his removal as Vice-Chair on the Finance Committee

### **GENERAL MANAGER'S REPORT**

Mr. Milt Johns provided an update on the Plan-A-Ride demand response bus program, commented on water conservation, and reported that the El Toro Water District rescinded a portion of the penalty fees assessed to the Mutual.

### **CONSENT CALENDAR**

Director Freshley made a motion to approve the Consent Calendar as amended. Director Paulus seconded the motion and the motion carried by a vote of 8-0-1 (Director Skydell abstained), and the Board took the following actions:

#### Maintenance & Construction Committee Recommendations:

2166-C	Denial of request to install concrete ramp
2400-1D	Approval of request to alter the length of the kitchen window, with contingencies
2402 Bldg	Approve request of residents at Building 2402 for the Mutual to remove fountain at the Mutual's Expense
3070-B	Approval of request to install wood panel to underside of the entry cover, with contingencies
3254-C	Approval of request to install rear patio cover and perform a master bedroom window modification, with contingencies
3530-C	Approval of request to remove chimney, build laundry room in garage, and install a wider sliding glass door in living room, with contingencies
4013-3G	Approval of request to retain unauthorized roof mounted heat pump package unit, with contingencies
5126	Approval of request to retain stepping stones
5253	Approval of request to perform rear patio addition, with contingencies

- 5307 Approval of request to extend rear patio and install enclosure, with contingencies

Landscape Committee Recommendations

- 2328-T Denial of request for tree removal  
2379-B Approval of request for turf removal and installation of shrub bed at the Mutual's expense  
3162-C Denial of request for tree removal  
5335-C Denial of request for two (2) tree removals  
5452 Approval of request for plant replacements at the Mutual Member's expense  
5568-A Denial of request for two (2) tree removals

Finance Committee Recommendations

**RESOLUTION 03-09-155**

**WHEREAS**, Member ID 931-470-42 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**, December 15, 2009, that the Board of Directors hereby approves the recording of a Lien for Member ID 931-470-42; and

**RESOLVED FURTHER**, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out this resolution as written.

**RESOLUTION 03-09-156**

**WHEREAS**, Member ID 931-481-18 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**, December 15, 2009, that the Board of Directors hereby approves the recording of a Lien for Member ID 931-481-18; and

**RESOLVED FURTHER**, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out this resolution as written.

**RESOLUTION 03-09-157**

**WHEREAS**, Member ID 931-681-26 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**, December 15, 2009, that the Board of Directors hereby approves the recording of a Lien for Member ID 931-681-26; and

**RESOLVED FURTHER**, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out this resolution as written.

**RESOLUTION 03-09-158**

**WHEREAS**, Member ID 933-611-94 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**, December 15, 2009, that the Board of Directors hereby approves the recording of a Lien for Member ID 933-611-94; and

**RESOLVED FURTHER**, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out this resolution as written.

**RESOLUTION 03-09-159**

**WHEREAS**, Member ID 933-630-66 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**, December 15, 2009, that the Board of Directors hereby approves the recording of a Lien for Member ID 933-630-66; and

**RESOLVED FURTHER**, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out this resolution as written.

**RESOLUTION 03-09-160**

**WHEREAS**, Member ID 934-903-50 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**, December 15, 2009, that the Board of Directors hereby approves the recording of a Lien for Member ID 934-903-50; and

**RESOLVED FURTHER**, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out this resolution as written.

**FINANCE REPORT**

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

Ms. Janet Price entered the meeting at 10:12 A.M.

Director Straziuso advised that the legal fees up-to-date are 100% over-budget and commented on his concerns about discussing the fees in closed verses open session.

Ms. Price left the meeting at 10:34 A.M.

Director John Paulus reported from the Maintenance and Construction Committee.

The Secretary of the Corporation, Director Skydell, read a proposed resolution ratifying the Mutual's policy to use fumigation as a whole structure termite treatment method. Director Skydell moved to approve the resolution. Director Shimon seconded the motion and discussion ensued.

Mutual Members Margaret Klein (3487-A), Harry Curtis (5371-2A) commented on the program.

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

**RESOLUTION 03-09-161**

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

**WHEREAS**, the Mutual annually budgets for a Pest Control Termites Program as a way to address termite infestation in the Mutual's buildings; and the Maintenance and Construction Committee has recommended that the Board of Directors formally identify and approve its specific methods of termite management; and

**WHEREAS**, the Mutual's current procedure to treat termite infestation is to use chemicals as a localized treatment and tent fumigation as a whole-structure treatment; and

**WHEREAS**, the Mutual annually contracts with a licensed contractor to conduct termite inspections and perform treatment when necessary; and

**WHEREAS**, fumigation is the most commonly applied whole-structure treatment, and its effectiveness has been demonstrated throughout the years of research;

**NOW THEREFORE BE IT RESOLVED**, December 15, 2009, that the Board of Directors hereby affirms its use of fumigation treatments as the whole structure termite eradication treatment method in the Mutual's structures where termite infestations have migrated into inaccessible structure areas, and chemical treatments as the localized termite eradication treatment method in the Mutual's structures where termite infestations exist in accessible structure areas for the Mutual; and

**RESOLVED FURTHER**, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out this resolution as written.

The Secretary of the Corporation read the following proposed resolution implementing a program for replacement of the mailboxes at the LH-21 Buildings:

**RESOLUTION 03-09-**

**WHEREAS**, some of the original mailboxes in the Mutual's LH-21 Buildings are beyond repair or nearing that point, and the locks which give the post office access to the boxes are frequently failing and the post office may cease delivery to such boxes if the security is not maintained; and

**NOW THEREFORE BE IT RESOLVED**, December 15, 2009, that the Board of Directors of this Corporation hereby implements a program for proactive replacement of mailboxes at 27 LH-21 Buildings; and

**RESOLVED FURTHER**, that such mailboxes shall be replaced over a six-year period, with three buildings to receive new external cluster-type mailboxes in 2010 and the remaining 24 buildings to receive new external cluster-type mailboxes over the years 2011 through 2015 and to authorize the Maintenance and Construction Committee to approve the specifications, locations and cost of the replacement mailboxes at each building; and

**RESOLVED FURTHER**, that the specifications for the replacement mailboxes shall address removal of the original mailboxes and stuccoing and painting over the resultant cavities, landscape modifications and concrete pad installation at the new mailbox location, purchase and installation of new pedestal mailboxes, and installation of electrical wiring and a light fixture to illuminate the general area of the mailbox location; and

**RESOLVED FURTHER**, that the Board hereby authorizes unbudgeted operating expenditures of approximately \$5,700 per building for the replacement of mailboxes at three LH-21 Buildings in 2010, and funding for future year's programs' would be included in the Business Plan going forward; and

**RESOLVED FURTHER**, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out this resolution as written.

Director Skydell moved to approve the resolution. Director Paulus seconded the motion and discussion ensued.

Mutual Members Larry Souza (5077), Marty Rhodes (5369-2A), Pat Feeney (2399-1E), Harry Curtis (5371-2A) commented on the resolution.

Director Shimon amended the motion to eliminate the words "over a six-year period, with three buildings to receive new external cluster-type mailboxes in 2010 and the remaining 24 buildings to receive new external cluster-type mailboxes over the years 2011 through 2015" in the 3<sup>rd</sup> paragraph. Director Lippert seconded the motion and discussion ensued.

The amendment was withdrawn.

By a vote of 1-8-0 (Director Lippert voted in favor), the resolution failed.

Without objection, the Board reconsidered the resolution.

Director Robertson amended the resolution to remove the word "three" and add the words "up to five" and remove the number "24" in the 3<sup>rd</sup> paragraph, and remove the word "three" and add the words "up to five" in the 5<sup>th</sup> paragraph. Director Hatch seconded the motion.

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

**RESOLUTION 03-09-162**

**WHEREAS**, some of the original mailboxes in the Mutual's LH-21 Buildings are beyond repair or nearing that point, and the locks which give the post office access to the boxes are frequently failing and the post office may cease delivery to such boxes if the security is not maintained; and

**NOW THEREFORE BE IT RESOLVED**, December 15, 2009, that the Board of Directors of this Corporation hereby implements a program for proactive replacement of mailboxes at 27 LH-21 Buildings; and

**RESOLVED FURTHER**, that such mailboxes shall be replaced over a six-year period, with **up to five** ~~three~~ buildings to receive new external cluster-type mailboxes in 2010 and the remaining ~~24~~ buildings to receive new external cluster-type mailboxes over the years 2011 through 2015 and to authorize the Maintenance and Construction Committee to approve the specifications, locations and cost of the replacement mailboxes at each building; and

**RESOLVED FURTHER**, that the specifications for the replacement mailboxes shall address removal of the original mailboxes and stuccoing and painting over the resultant cavities, landscape modifications and concrete pad installation at the new mailbox location, purchase and installation of new pedestal mailboxes, and installation of electrical wiring and a light fixture to illuminate the general area of the mailbox location; and

**RESOLVED FURTHER**, that the Board hereby authorizes unbudgeted operating expenditures of approximately \$5,700 per building for the replacement of mailboxes at **up to five** ~~three~~ LH-21 Buildings in 2010, and funding for future year's programs' would be included in the Business Plan going forward; and

**RESOLVED FURTHER**, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out this resolution as written.

The Secretary of the Corporation read a proposed resolution authorizing an unbudgeted expenditure to obtain services of a contractor to remove existing flooring which contains asbestos materials from the recreation rooms, kitchens and restrooms at Buildings 2405, 4009, and 5370. Director Skydell moved to approve the resolution. Director Hatch seconded the motion and discussion ensued.

Mutual Members Larry Souza (5077), Harry Curtis (5371-2A), and Karel Brouwer (3189-C) commented on the motion.

By a vote of 5-2-2 (Directors Burrasca and Shimon opposed, and Directors Skydell and Robertson abstained), the motion carried and the Board of Directors adopted the following resolution:

**RESOLUTION 03-09-163**

**WHEREAS**, the Garden Villa Recreation Room Committee has determined that replacement of the vinyl flooring in the Recreation Room kitchens and restrooms at Buildings 2405, 4009, and 5370 is necessary; and

**WHEREAS**, the replacement of the vinyl flooring requires removal of original asbestos containing flooring materials to facilitate installation of new flooring; and

**WHEREAS**, removal of asbestos containing materials requires the services of an appropriately qualified contractor;

**NOW THEREFORE BE IT RESOLVED**, December 15, 2009, that the Board of Directors of this Corporation hereby authorizes an unbudgeted operating expenditure of \$4,050 to obtain services of a contractor for removal and disposal of existing asbestos containing flooring materials from the Recreation Room kitchens and the restrooms at Buildings 2405, 4009, and 5370; and

**RESOLVED FURTHER**, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out this resolution as written.

Director Lippert made a motion to establish an Ad Hoc Committee to develop standards for placement of hanging potted plants in common area and appoint Directors Paulus, Freshley, and Straziuso and resident member Harry Curtis. By a vote of 8-0-1 (Director Lippert abstained), the motion carried.

Director Paulus made a motion to continue using resident member Hillel Pitlik as a representative for the Elevator Replacement Program. Director Skydell seconded the motion. Discussion ensued and the motion carried unanimously.

Mutual Member Dick Palmer (3031-O) and Margaret Klein (3487-A) commented on water conservation.

No report was given from the Board Operating Rules Ad Hoc Committee.

Director Mary Robertson reported from the Landscape Committee.

Director Carol Skydell reported from the Ad Hoc Information Access Committee.

Director John Paulus reported from Resident Problem Resolution Services.

Director Dominic Burrasca reported from the Traffic Committee.

### **OLD BUSINESS**

The Secretary of the Corporation read the proposed changes to the Mutual's committee appointments. Director Skydell moved to approve the resolution. Director Hatch seconded the motion and discussion ensued.

Director Straziuso objected to the proposed change to the Finance Committee.

Without objection, the Board replaced Director Straziuso on the Maintenance and Construction Committee as Vice-Chair with Director Burrasca.

Director Robertson made a motion to keep Director Straziuso as Vice-Chair on the Finance Committee. Director Straziuso seconded the motion and discussion ensued. By a vote of 4-5-0 (Directors Robertson, Hatch, Straziuso and Shimon voted in favor), the amendment failed.

Mutual Member Barbara Marsh (3433-B) commented on the appointments.

By a vote of 5-3-1 (Directors Robertson, Straziuso and Shimon opposed, and Director Hatch abstained), the motion carried and the Board of Directors adopted the following resolution:

### **RESOLUTION 03-09-164**

**RESOLVED**, December 15, 2009, 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 Ad Hoc Committee (Committee of the Whole)**

Stanley Feldstein, Chair

Carol Skydell, Vice Chair

#### **Exterior Paint Colors Ad Hoc Committee**

Carol Skydell, Chair  
Non-Voting Advisors: Allen Cohen, Ann Souza, Nina Brice

**Finance (Committee of the Whole)**

Kathryn Freshley, Chair  
**Stanley Feldstein, Vice Chair (replacing Mike Straziuso)**  
Non-Voting Advisors: Allen Cohen, Jim Hart

**Garden Villa Recreation Room Committee**

John Paulus, Chair  
Kathryn Freshley, Vice Chair  
Non-Voting Advisors: Harry Curtis, Shari Horne, Marion Dailey

**Laguna Canyon Foundation Representative**

Carol Skydell

**Landscape (Committee of the Whole)**

Mary Robertson, Chair  
Lucy Shimon, Vice Chair  
*Non-Voting Advisors:* Gerald Figliuzzi, John Dudley, **Shari Horne**

**Joint Long Range Planning**

Noel Hatch  
Carol Skydell

**Maintenance and Construction (Committee of the Whole)**

John Paulus, Chair  
**Dominic Burrasca, Vice Chair (replacing Don Lippert)**  
*Non-Voting Advisor:* Richard Palmer, Larry Souza

**New Resident Orientation**

Per Rotation List

**Plumbing Ad Hoc Committee**

John Paulus  
Dominic Burrasca  
Don Lippert  
Carol Moore

**Resident Problem Resolution Services**

John Paulus, Chair  
Dominic Burrasca, Vice-Chair

**Standards Sub-Committee**

Don Lippert  
Kathryn Freshley

**Select Audit**

Kathryn Freshley  
Mike Straziuso

**Information Access Ad Hoc Committee**

Carol Skydell, Chair  
Mary Robertson, Vice Chair  
Lucy Shimon  
*Non-Voting Advisor:* Pat Feeney and Isabel Muennichow

**Traffic**

Dominic Burrasca, Chair  
Mary Robertson, Vice-Chair  
Stanley Feldstein

**RESOLVED FURTHER**, Resolution 03-09-134, adopted October 20, 2009 is hereby superseded and canceled.

The Secretary of the Corporation read the proposed changes to GRF's committee appointments. Director Skydell moved to approve the resolution. Director Lippert seconded the motion and discussion ensued.

Director Straziuso objected to the proposed changes to the Finance Committee.

By a vote of 5-4-1 (Directors Robertson, Hatch, Straziuso and Shimon opposed, Director Lippert abstained, and President Moore voted in favor to break the tie), the motion carried and the Board of Directors adopted the following resolution:

**RESOLUTION 03-09-165**

**RESOLVED**, December 15, 2009, 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:

**Broadband Services Committee**

Noel Hatch  
Kathryn Freshley

**Business Planning**

Carol Moore  
Kathryn Freshley

**Bus Services Committee**

Lucy Shimon  
Noel Hatch

**Community Activities**

Carol Moore  
Mary Robertson

**Finance**

Kathryn Freshley  
**Stanley Feldstein (replacing Mike Straziuso)**

**GRF Ad Hoc Bylaw Committee**

Noel Hatch  
Stanley Feldstein

**Golf Starter Building Ad Hoc Committee**

Kathryn Freshley  
Stanley Feldstein

**Government and Public Relations**

Kathryn Freshley  
Carol Skydell

**Landscape Committee**

Mary Robertson  
Lucy Shimon

**Maintenance and Construction**

John Paulus  
**Dominic Burrasca (replacing Don Lippert)**

**Recreation Master Planning Sub-Committee**

Carol Moore  
Mary Robertson

**Security and Community Access**

Carol Skydell  
Dominic Burrasca

**RESOLVED FURTHER**, Resolution 03-09-135, adopted October 20, 2009 is hereby superseded and canceled.

**NEW BUSINESS**

The Secretary of the Corporation read a proposed resolution approving the appointments to the Nominating Committee. Director Skydell moved to approve the resolution. Director Hatch seconded the motion and discussion ensued.

Without objection, the Board removed Bud Nesvig from the Committee.

By a vote of 7-1-1 (Director Burrasca opposed and Director Straziuso abstained), the motion carried and the Board of Directors adopted the following resolution as amended:

**RESOLUTION 03-09-166**

**RESOLVED**, December 15, 2009, that the following persons are hereby appointed to serve on the Nominating Committee of this Corporation:

Isabel Muennichow, Chair  
~~Bud Nesvig~~  
Jerry Sheinblum  
Wendy Burry  
Gunter Vogt  
Denise Welch  
Margaret Klein (alternate)

**RESOLVED**, that Resolution 03-09-64, adopted June 16, 2008 is hereby superseded and cancelled.

Director Skydell made a motion to establish a Joint Long Range Planning Committee, and appoint Directors Noel Hatch and Carol Skydell. Director Hatch seconded the motion and discussion ensued.

Mutual Members Isabel Muennichow (5285), Marty Rhodes (5369-2A), and Pat Feeney (2399-1E) commented on the motion.

By a vote of 9-0-0 the motion carried.

Director Hatch made a motion to ratify letter to the El Toro Water District requesting reconsideration of the assessed penalties to the Mutual. Director Skydell seconded the motion and the motion carried unanimously.

**GRF COMMITTEE REPORTS HIGHLIGHTS**

Due to time constraints, the Board dispensed with the GRF Highlights.

**PUBLIC FORUM**

No comments were made.

**Director Comments**

- Director Straziuso thanked those who voted for him and commented on the committee appointments
- Director Skydell wished everyone a happy holiday
- Director Freshley wished everyone a happy holiday
- Director Lippert commented on the Gate 9 street construction and encouraged residents to drive carefully and wished everyone a happy holiday

The Board recessed at 12:56 P.M. and reconvened into Executive Session at 1:44 P.M.

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

During its November 17, 2009 Regular Executive Session, the Board reviewed and approved the minutes of the Regular Executive Session meeting of October 20, 2009; approved the recording of Notices of Default for Member ID 932-200-66, Member ID 932-791-75; authorized delinquency write-offs for three units; heard three disciplinary hearings; considered establishing foreclosure sale dates for two units; and discussed litigation, and other disciplinary matters.

The Traffic Committee of the Board met in Executive Session on November 25, 2009 to discuss member disciplinary issues.

With no further business before the Board of Directors, the meeting was adjourned at 3:50 P.M.

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Carol Skydell, Secretary