

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

**September 27, 2011**

The Special Meeting of the Third Laguna Hills Mutual Board of Directors, a California non-profit mutual benefit corporation, was held on Tuesday, September 27, 2011 at 1:00 P.M. at 24351 El Toro Road, Laguna Woods, California.

Directors Present: Carol Moore, Kathryn Freshley, Denise Welch, Sy Wellikson, Carol Skydell, Isabel Muennichow, Lucy Shimon, Dick Palmer, Dominic Burrasca

Directors Absent: John Paulus, Rae Tso

Staff Present: Jerry Storage, Patty Kurzet, Pamela Bashline

**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 1:00 P.M.

**ACKNOWLEDGEMENT OF PRESS**

No one from the press was present.

The Board discussed the need to conserve water and reviewed a resolution requiring that a Manor Owner must replace all non-compliant toilets within their Manor with toilets which meet or exceed the MaP Standard for 1.6 gallon toilets prior to the date any record fee title to a Manor is transferred.

Ms. Bashline asked for clarification as to whether or not those Transfers not involving money are included in the requirement.

Ms. Bashline left the meeting at 1:30 P.M.

Director Skydell read the following proposed resolution requiring that prior to the date any record fee title to a Manor is transferred, a Manor Owner must replace all non-compliant toilets within their Manor with toilets which meet or exceed the MaP Standard for 1.6 gallon toilets:

**RESOLUTION 03-11-**

**WHEREAS**, Third Mutual pays out of the Collected Assessments, also known as Carrying Charges, the cost of commonly metered water services for the Manors, which payment by Third Mutual includes the increasingly expensive cost of the water used to flush all toilets within each such Manor; and

**WHEREAS**, two consulting firms have become the clearinghouse for all toilet manufacturers by establishing the test procedures for 1900 toilets; and

**WHEREAS**, most manufacturers have sought the approval of these test procedures and have redesigned their toilets to meet the stated criteria; and

**WHEREAS**, that testing and that compliance has been accepted by the California Urban Water Conservation Council as well as cities throughout the country; and

**WHEREAS**, MaP (Maximum Toilet Performance) testing shows efficient toilets must not exceed 1.6 gallons and be able to flush 1000 grams (2.2 pounds) of solid waste as outlined in the MaP Standards, and have a 3-inch tank drain outlet:

**NOW THEREFORE BE IT RESOLVED**, November 15, 2011, that the Board of Directors of this Corporation hereby requires that prior to the date any record fee title to a Manor is transferred, the Manor Owner must replace all non-compliant toilets within their Manor with toilets which meet or exceed the MaP Standard for 1.6 gallon toilets; 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, effective January 1, 2012.

Director Skydell moved to approve the resolution. Director Muennichow seconded the motion.

Director Muennichow made a motion to postpone the resolution to the October meeting to conform to the 30-day notification requirement. Director Welch seconded the motion and the motion carried unanimously.

#### **DIRECTORS COMMENTS**

Director Palmer commented on receiving quotes from Lowes and Home Depot.

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

During its Regular Executive Session meeting of September 20, 2011 the Board reviewed and approved the minutes of August 16, 2011; heard no disciplinary hearings; approved filing two separate Small Claims Cases of \$2,500 (or less); discussed the legal matters of Elliot Nesvig v. Third Mutual; Gladys Yacoubian v. Third Mutual; and Lee Childress v. Third Mutual; and discussed other member disciplinary and legal matters.

**ADJOURNMENT**

With no further business before the Board of Directors, the special meeting was adjourned at 1:56 P.M.

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Carol Skydell, Secretary