

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

**January 10, 2012**

The Regular Meeting of the Board of Directors of United Laguna Hills Mutual, a California Non-Profit Mutual Benefit Corporation, was held on Tuesday, January 10, 2012 at 9:30 A.M. at 24351 El Toro Road, Laguna Woods, California.

Directors Present: Ron Beldner, Catherine Brians, Paul Vogel, Roger Turner, John Dalis, Barbara Copley, Heather Gerson, Jack Bassler, Charles Hammer, Mary Stone, Barbara B. Howard

Directors Absent: None

Staff Present: Jerry Storage, Patty Kurzet

Others Present: Sandra Gottlieb of Swedelson & Gottlieb

**CALL TO ORDER**

Ron Beldner, President of the Corporation, chaired and opened the meeting, and stated that it was a Regular Meeting held pursuant to notice duly given. A quorum was established and 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 Turner led the Pledge of Allegiance to the Flag.

**ACKNOWLEDGEMENT OF PRESS**

No representative of the Press was present, and the Channel 6 Camera Crew, by way of remote cameras, was acknowledged as present.

**APPROVAL OF AGENDA**

Without objection, the Board approved the agenda as amended by removing *535-A Approval of request to retain non-standard door location in room addition* from the Maintenance and Construction Committee Consent Calendar to discuss in Executive Session, and removed *567-B Approval of request to retain custom paint color and wall attachments in entry patio area* and *720-D Denial of request to retain patio storage cabinets* from the Maintenance and Construction Committee Consent Calendar, returning them back to the Maintenance and Construction Committee.

Without objection, the Board agreed to limit the total time for Member Comments to 20 minutes, and if further time is necessary, the Board would consider allotting additional time.

**MEMBER COMMENTS**

- Leo George (2099-A) spoke to the Mutual's 6-month lease restriction.

- Nancy Duran (895-C) commented on the 6-month lease restrictions and a possible recall of the Board if it does not eliminate the restriction.
- Ron Stenson (285-C) spoke to his opposition to the Mutual's 6-month lease restriction.
- Stephanie Magid (439-A) compared Laguna Woods Village with other senior communities and spoke to the 6-month lease restrictions.
- Maggie Brown (468-D) commented on the Board speaking about the 6-month lease policy in closed session.
- Doug Rook (30-F) spoke on behalf of the Cost Savings Group and spoke to ways on improving on operation and effectiveness within the Community.
- Dennis Bennett (551-E) spoke to the 6-month lease restrictions and asked that the Board take formal action to eliminate the restriction.
- Roberta Berk (933-B) commented on the open gates at Aliso Creek during the rainy season.
- Betty Salazar (40-O) spoke to the 6-month lease restrictions and devaluing of manors.
- Tony Dauer (96-C) commented on additional recycling bins and encouraged residents to place the appropriate item in the designated container, and further commented on carport electricity, smart meters, and solar energy.

#### **RESPONSE TO MEMBER COMMENTS**

- Director Copley commented on recycling bins and posting instructions on how to use them.
- Sandra Gottlieb clarified that she is counsel for the Corporation and is charged with protecting the interests of the Corporation.

#### **APPROVAL OF MINUTES**

The Board reviewed and approved without objection the minutes of the Regular Meeting of December 13, 2011.

#### **CHAIR'S REMARKS**

President Beldner introduced Regina Wallace, a United States Postal Service Letter Carrier for the Community, who personally helped a resident evacuate from a burning building on November 26, 2011. President Beldner recognized and presented her with a Commendation for her heroic actions.

#### **NEW BUSINESS**

Director Gerson made a motion to renew the Board's CAI Membership at a cost of \$705. Director Stone seconded the motion and the motion carried unanimously.

The Board considered holding the Mutual's Traffic Hearings on a quarterly basis to hear violations that occur within the Mutual's cul-de-sacs, due to GRF's decision to hold hearings for violations on GRF streets.

Director Copley made a motion to hold the Traffic Hearings on a quarterly trial basis. The motion failed due to the lack of a second.

### **UNFINISHED BUSINESS**

No unfinished business came before the Board.

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

Mr. Storage updated the membership on the ongoing GRF projects within the Community and at the Clubhouses.

Mr. Gene Hart entered the meeting at 10:12 A.M.

Mr. Storage introduced Mr. Gene Hart, Director of Security, who spoke to the Membership on the Security Division's processes and procedures, and provided ways on how residents can keep their valuables and personal information safe.

Mr. Gene Hart left the meeting at 10:32 A.M.

### **CONSENT CALENDAR**

Director Gerson moved to approve the Consent Calendar as amended. Director Bassler seconded the motion and the motion carried with Director Stone abstaining, and the Board took the following actions:

### **Maintenance and Construction Committee Recommendations:**

#### **RESOLUTION 01-12-01**

**RESOLVED**, January 10, 2012, that the request of Ms. Kathleen Scott of 33-P Calle Aragon to install tile in the second story bedroom at her manor is hereby denied; 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 01-12-02**

**RESOLVED**, January 10, 2012, that the request of Ms. Merry L. Morgan of 59-H Calle Cadiz to install a door in Bedroom One is hereby approved; and

**RESOLVED FURTHER**, that all costs and maintenance for the alteration, present and future, are the responsibility of the Mutual Member(s) at Manor 59-H; and

**RESOLVED FURTHER**, that all required Mutual and City of Laguna Woods permits must be obtained and the appropriate City of Laguna Woods permit numbers be submitted to the Mutual through the Permits and Inspections Office located in the Laguna Woods Village Community Center; 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 01-12-03**

**WHEREAS**, by way of Resolution 01-06-75 the Board adopted its Damage Restoration Policy whereby members are responsible for repairs to Mutual property that was damaged as a result of alterations, improvements, or redecoration; and

**WHEREAS**, the Alteration Permit requirements, and the Occupancy Agreement further define the Member's responsibilities with respect to alterations; and

**WHEREAS**, Mr. Parviz Jafarinia of 101-C Via Estrada requests that the Mutual reimburse him for work performed by an outside contractor to repair a deteriorated sewer line during a bathroom remodel;

**NOW THEREFORE BE IT RESOLVED**, January 10, 2012, that the Board of Directors of this Corporation hereby upholds its policies and contractual documents and denies the request of Mr. Parviz Jafarinia of 101-C Via Estrada that the Mutual reimburse him \$4,600 for expenses incurred relating to his bathroom remodel and sewer line 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.

**RESOLUTION 01-12-04**

**RESOLVED**, January 10, 2012, that the appeal request of Mr. Paul Woodward of 443-E Avenida Sevilla to retain vinyl rain gutters and downspouts installed at his manor is hereby denied; and

**RESOLVED FURTHER**, that the Board requires removal of the subject gutters and downspouts within thirty (30) days of the Board's decision; and

**RESOLVED FURTHER**, that the Member shall be noticed for a hearing in accordance with the Board's directive in May 2010 for failure to obtain alteration permits; 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 01-12-05**

**RESOLVED**, January 10, 2012, that the request of Mr. and Mrs. Kevin Herbinson of 489-C Calle Cadiz to relocate a bedroom window at their manor is hereby approved; and

**RESOLVED FURTHER**, that all costs for repair and maintenance associated with the subject alteration, present and future, are the responsibility of the Mutual Members at Manor 489-C; and

**RESOLVED FURTHER**, that all required Mutual and City of Laguna Woods permits must be obtained and the appropriate City of Laguna Woods permit numbers be submitted to the Mutual through the Permits and Inspections Office located in the Laguna Woods Village Community Center; 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 01-12-06**

**WHEREAS**, Mr. Bernard Lee of 505-B Avenida Sevilla was found by Laguna Woods Village Security Staff to be in violation of the Mutual's traffic rules and regulations by parking his golf cart on his manor's patio; and

**WHEREAS**, Mr. Lee has acknowledged the offense, but requests that the Board allow him to continue to park his golf cart on the patio for easy access and mobility assistance, and to enable him to re-charge the cart with electricity from his manor; and further asks the Board to waive the \$120 annual fee associated with the Golf Cart Electric Charge;

**NOW THEREFORE BE IT RESOLVED**, January 10, 2012, that the request of Mr. Bernard Lee of 505-B Avenida Sevilla to continue to park his golf cart on his patio and that the Board waives the \$120 annual fee associated with the Golf Cart Electric Charge is hereby denied; and

**RESOLVED FURTHER**, that the Board requires payment of the \$120 annual Golf Cart Electric Charge; and

**RESOLVED FURTHER**, that the Board requires the Member to park in a designated vehicle parking area as defined by the Mutual's Traffic Rules and Regulations; 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 01-12-07**

**RESOLVED**, January 10, 2012, that the request of Mr. and Mrs. Richard Gustaferro of 520-D Calle Aragon to install a storage closet at the entry to their manor and to install a satellite dish on the roof is hereby denied; 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 01-12-08**

**RESOLVED**, January 10, 2012, that the request of Ms. Eleanor Orewyler of 579-O Avenida Majorca to perform balcony railing modifications at her manor is hereby approved; and

**RESOLVED FURTHER**, that all costs and maintenance for the entire balcony railing system, present and future, including paint, and any damage to the balcony deck system should it occur, are the responsibility of the Mutual Member(s) at Manor 579-O; and

**RESOLVED FURTHER**, that new construction or modified railing is required to be done per current code regulations; therefore, all required Mutual and City of Laguna Woods permits must be obtained and the appropriate City of Laguna Woods permit numbers be submitted to the Mutual through the Permits and Inspections Office located in the Laguna Woods Village Community Center; and

**RESOLVED FURTHER**, that whether the existing railing is to be modified, or the existing railing completely removed and replaced, testing for lead is required before cutting of any balcony railings; and

**RESOLVED FURTHER**, that the rail may be sampled by a California Department of Public Health (CDPH) certified Lead Inspector/Assessor or a CDPH Lead Sampling Technician under his/her supervision for presence of Lead Based Paint (LBP), and the member may provide the Permits and Inspections Department with documentation that the railing tested negative for the presence of LBP; otherwise the Member may assume the rail contains LBP; and

**RESOLVED FURTHER**, that if the test results are positive for LBP, or assumed to contain LBP, the Member has two choices:

a. Welding new railing rods: A lead abatement contractor must abate the lead in areas of welding points before the new rods are welded in place. Visual inspections and lead wipe samples should be collected by a California Department of Public Health (CDPH) certified Lead Inspector/Assessor or a CDPH Lead Sampling Technician under his/her supervision following the lead abatement work and a copy of that inspector's clearance report will be provided to the Permits and Inspections Department. All removed paint by abatement contractor must go through waste characterization process prior to disposal; or

b. Removing and replacing the entire railing: The contractor must be Lead RRP certified, follow the requirements, training and procedures for Exterior Lead RRP work, comply with OSHA protection rules for his employees, and conduct waste characterization prior to disposing the removed railings.

**RESOLVED FURTHER**, that under either choice, the Member must provide the Permits and Inspections Department a copy of the waste sampling results and hazardous waste disposal manifest; 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 01-12-09**

**WHEREAS**, Ms. Judy Zatony Vaughan of 588-C Avenida Majorca in cul-de-sac (CDS) 61 and additional residents of CDS 60 and CDS 61 have asked United Mutual to install a handrail along a concrete path adjacent to Laundry 95 and Building 589, due to a steep walkway;

**NOW THEREFORE BE IT RESOLVED**, January 10, 2012, that the request of Ms. Judy Zatony Vaughan of 588-C Avenida Majorca and additional residents of CDS 60 and CDS 61 that the Mutual install a handrail along a concrete path adjacent to Laundry 95 is hereby approved; and

**RESOLVED FURTHER**, that the installation shall be at the Member's expense at an estimated cost of \$2,750; and

**RESOLVED FURTHER**, that the Mutual would perform the work using an outside contractor, and bill the Member accordingly. The Mutual would maintain and repair the handrail subsequent to installation; 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 01-12-10**

**RESOLVED**, January 10, 2012, that the appeal request of Ms. Phyllis Wallace of 822-A Via Alhambra to retain a breezeway storage cabinet at her manor is hereby denied; and

**RESOLVED FURTHER**, that the Board requires removal of the subject cabinet within thirty (30) days of the Board's decision; and

**RESOLVED FURTHER**, that the Member shall be noticed for a hearing in accordance with the Board's directive in May 2010 for failure to obtain an alteration permit; 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 01-12-11**

**RESOLVED**, January 10, 2012, that the appeal request of Ms. Estelle Friedman of 822-B Via Alhambra to retain a breezeway storage cabinet at her manor is hereby denied; and

**RESOLVED FURTHER**, that the Board requires removal of the subject cabinet within thirty (30) days of the Board's decision; and

**RESOLVED FURTHER**, that the Member shall be noticed for a hearing in accordance with the Board's directive in May 2010 for failure to obtain an alteration permit; 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 01-12-12**

**RESOLVED**, January 10, 2012, that the request of Mr. and Mrs. Roland Demanche of 2015-A Via Mariposa West to install an additional window in Bedroom One of their manor is hereby approved; and

**RESOLVED FURTHER**, that all future costs and maintenance associated with the subject alteration are the responsibility of the Mutual member at 2015-A; and

**RESOLVED FURTHER**, that all required Mutual and City of Laguna Woods permits must be obtained and the appropriate City of Laguna Woods permit numbers must be submitted to the Mutual through the Permits and Inspections Office located in the Laguna Woods Village Community Center; 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 01-12-13**

**WHEREAS**, Ms. Rose Lee Roberts of 2028-D Via Mariposa East was found by Laguna Woods Village Security Staff to be in violation of the Mutual's traffic rules and regulations by parking her golf cart on her manor's patio; and

**WHEREAS**, Ms. Roberts has acknowledged the offense, but requests that the Board allow her to continue to park her golf cart on the patio for easy access and mobility assistance, and to enable her to re-charge the cart with electricity from her manor; and further asks the Board to waive the \$120 annual fee associated with the Golf Cart Electric Charge;

**NOW THEREFORE BE IT RESOLVED**, January 10, 2012, that the request of Ms. Rose Lee Roberts of 2028-D Via Mariposa East to continue to park her golf cart on her patio and that the Board waives the \$120 annual fee associated with the Golf Cart Electric Charge is hereby denied; and

**RESOLVED FURTHER**, that the Board requires payment of the \$120 annual Golf Cart Electric Charge as well as the estimated \$58 for common area landscaping repairs caused by her golf cart; and

**RESOLVED FURTHER**, that the Board requires the Member to park in a designated vehicle parking area as defined by the Mutual's Traffic Rules and Regulations; 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 01-12-14**

**RESOLVED**, January 10, 2012, that the request of Ms. Suzanne Fligiel of 2054-E Via Mariposa East to install an exterior rolling shutter on the bedroom window at her manor is hereby approved; and

**RESOLVED FURTHER**, that all costs for repair, and maintenance associated with the subject alteration are the responsibility of the Mutual Member(s) at 2054-E; and

**RESOLVED FURTHER**, that a required Mutual permit must be obtained through the Permits and Inspections Office located in the Laguna Woods Village Community Center; and

**RESOLVED FURTHER**, that should the shutter be installed with an electric motor, an electrical permit would be required from the City of Laguna Woods; 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 01-12-15**

**WHEREAS**, on October 20, 2011, the Board of Directors approved the request of Mr. Hubert Park of 2164-A Via Mariposa East to extend Bedroom One into the existing planter area at the side of his manor, with contingencies; and

**WHEREAS**, Mr. Park has appealed the Board's decision with respect to the third contingency which requires him to submit wet-stamped architectural plans for approval;

**NOW THEREFORE BE IT RESOLVED**, January 10, 2012, that the appeal request of Mr. Hubert Park of 2164-A Via Mariposa East with respect to the third contingency which requires him to submit wet-stamped architectural plans for approval is hereby denied; and

**RESOLVED FURTHER**, that all of the following original contingencies are required, including wet stamped architectural plans, for the proposed bedroom extension to insure the structural integrity of the building is maintained:

1. All future costs and maintenance associated with the subject alterations are the responsibility of the Mutual member at 2164-A.
2. All required Mutual and City of Laguna Woods permits must be obtained and the appropriate City of Laguna Woods permit numbers must be submitted to the Mutual through the Permits and Inspections Office located in the Laguna Woods Village Community Center.

3. Prior to issuance of a permit, updated and unit-specific plans depicting the proposed alterations, signed and wet-stamped by a California-licensed structural engineer or architect, must be submitted to the Permits and Inspections Office for approval. These plans must include structural calculations required to insure the structural integrity of the building is maintained upon completion of the proposed alterations.

**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.

**Landscape Committee Recommendations:**

444-C	Approval of appeal request for more plants
217-A	Denial of request for tree removal

**Finance Committee Recommendations:**

**RESOLUTION 01-12-16**

**WHEREAS**, Member ID 947-370-93 is currently delinquent to United 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**, January 10, 2012, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-370-93; 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 01-12-17**

**WHEREAS**, Member ID 947-372-50 is currently delinquent to United 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**, January 10, 2012, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-372-50; 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 01-12-18**

**WHEREAS**, Member ID 947-381-36 is currently delinquent to United 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**, January 10, 2012, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-381-36; 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 01-12-19**

**WHEREAS**, Member ID 947-403-53 is currently delinquent to United 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**, January 10, 2012, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-403-53; 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 01-12-20**

**WHEREAS**, Member ID 947-405-50 is currently delinquent to United 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**, January 10, 2012, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-405-50; 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 01-12-21**

**WHEREAS**, Member ID 947-406-17 is currently delinquent to United 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**, January 10, 2012, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-406-17; 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 01-12-22**

**WHEREAS**, Member ID 947-406-66 is currently delinquent to United 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**, January 10, 2012, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-406-66; 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 01-12-23**

**WHEREAS**, Member ID 947-408-03 is currently delinquent to United 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**, January 10, 2012, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-408-03; 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 and SERVICES**

##### **FINANCE REPORT**

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

Director Bassler reported from the Maintenance and Construction Committee.

The Secretary of the Corporation, Director Barbara Copley, read a proposed resolution approving to paint the interior curb in cul-de-sac 95. Director Copley moved to approve the resolution. Director Bassler seconded the motion.

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

#### **RESOLUTION 01-12-24**

**WHEREAS**, a traffic consultant reviewed the existing parking conditions in cul-de-sac (CDS) 95 to identify any necessary improvements, and recommended additional parking restrictions should be added on the interior curb radius at the northern and eastern corners of the CDS;

**NOW THEREFORE BE IT RESOLVED**, January 10, 2012, that Board hereby approves the application of red paint to approximately (2) 100' sections of the interior curb in CDS 95 to restrict parking in order to maintain safe sighting distances and adequate lane widths for parking and travel through the cul-de-sac; 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 the restoration of the curb in front of Building 883 to unrestricted parking. Director Copley moved to approve the resolution. Director Stone seconded the motion.

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

**RESOLUTION 01-12-25**

**WHEREAS**, a resident residing in cul-de-sac (CDS) 81 requested removal of the red curb in her CDS stating that it is an inconvenience and has no obvious reason to be there; and

**WHEREAS**, upon further examination, Staff found no reason why there is twenty-three feet of red curb directly in front of Building 883 ending at the adjacent carport in the CDS;

**NOW THEREFORE BE IT RESOLVED**, January 10, 2012, that the Board of Directors of this Corporation hereby approves the restoration of the curb in front of Building 883 to unrestricted parking with the exception of the five feet closest to the end wall of the carport to have an assured five-foot wide access to the driveway; 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 the installation of emergency phones in wheelchair lifts at a requesting Member's expense. Director Copley moved to approve the resolution. Director Gerson seconded the motion and discussion ensued.

Member Maxine McIntosh (68-C) addressed the Board on the motion.

By a vote of 8-1-1 (Director Stone opposed and Director Howard abstained), the motion carried and the Board of Directors adopted the following resolution:

**RESOLUTION 01-12-26**

**WHEREAS**, United Mutual owns, operates, and maintains 25 wheelchair lifts which currently do not have phones installed, and which are not required by the regulations or codes of the State of California, the City, or the Fire Authority; and

**WHEREAS**, some residents who utilize the lifts have requested the Mutual install 2-way communication devices (phones) in the lifts to call for assistance when a lift malfunctions;

**NOW THEREFORE BE IT RESOLVED**, January 10, 2012, that the Board of Directors of this Corporation hereby approves the installation of emergency phones in wheelchair lifts at a requesting Member's expense; and

**RESOLVED FURTHER**, that the Mutual would perform the work using an outside contractor, and bill the Member accordingly, and would maintain and repair the emergency phone(s) subsequent to installation; 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 Turner left the meeting at 10:55 A.M.

Director Gerson made a motion that the Board no longer require funds be held for tub enclosures (as long as shower curtains are in place), medicine cabinets, and hampers that have been removed, due to the finding that these specific components provided by the Corporation may be considered outdated or otherwise undesirable to the Member. Director Brians seconded the motion and the motion carried unanimously.

Director Turner returned to the meeting at 10:57 A.M.

The Secretary of the Corporation read the following proposed resolution adopting a policy regarding the temporary placement of real estate signs:

**RESOLUTION 01-12-**

**WHEREAS**, to protect the aesthetic integrity of Laguna Woods Village, and further to prevent the diminishment of the surrounding beauty of the Community, it is necessary to establish architectural guidelines with respect to real estate signage;

**NOW THEREFORE BE IT RESOLVED**, February 14, 2012 that the Board of Directors of this Corporation hereby adopts the following policy regarding the temporary placement of real estate signs:

1. Sign Location: To be displayed in one (1) of the following locations:
  - a) the manor window
  - b) adjacent to a wall of the manor, within one (1) foot of the structure
  - c) on the gate of the subject manor
2. Maximum Number: One per residence
3. Maximum Sign Area: The smaller of 6 square feet or 20% of the window area
4. Maximum Character Size: 12 inches
5. Sign Copy: Pertaining only to the sale, rent or lease of the manor
6. Sign Material: Wood, metal, rigid poster board, or plastic
7. Sign Illumination: None permitted
8. Permit Requirement: None

**RESOLVED FURTHER**, that Resolution 01-06-48 adopted June 13, 2006 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 Copley moved to approve the resolution. Director Gerson seconded the motion.

Member Tony Dauer (96-C) commented on the motion.

Without objection, the Board postponed the resolution to the February meeting to satisfy the 30-day notification requirement.

Director Copley reported from the Landscape Committee.

The Secretary of the Corporation read the following proposed resolution approving the revised bench standard:

#### **RESOLUTION 01-12**

**WHEREAS**, by way of Resolution 01-10-225, the Board of Directors of this Corporation approved the Heritage Bench style made of recycled plastic slats and a heavy-duty cast aluminum frame in green for use exclusively for all Water Wise Gardens (aka Gathering Gardens), and the seat height of the bench shall be at least 18"; and for all other areas the standard style

and color for benches donated to the Mutual or purchased by the Mutual shall be the thermoplastic coated metal mesh benches in dark green; and

**WHEREAS**, the Landscape Committee recommended that because of its more desirable qualities in providing attractiveness and comfort, and to provide uniformity within the property owned by the Mutual; that the Heritage Bench style should be the standard bench style in ***the following*** all-applications:

- Gathering Gardens and ***landscaped areas***
- benches donated to the Mutual and;
- benches purchased by the Mutual

With the exception of benches along the street that shall be the thermoplastic coated metal mesh; and

**NOW THEREFORE BE IT RESOLVED**, February 14, 2012, that the Board of Directors hereby approves the Heritage Bench style made of recycled plastic slats and a heavy-duty cast aluminum frame in green for all benches within United Mutual, and the seat height of the bench shall be at least 18”;

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

**RESOLVED FURTHER**, that for benches donated the cost to purchase and install the bench shall be borne by the donor; and

**RESOLVED FURTHER**, that Resolution 01-10-225, adopted October 22, 2010 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 Copley moved to approve the resolution. Director Gerson seconded the motion and discussion ensued.

Without objection the Board agreed to remove the word “all” and add the words “the following” in the second paragraph.

Director Turner amended the resolution to add the words “landscaped areas” in the second paragraph. Director Stone seconded the motion and the amendment carried by a vote of 9-1-0 (Director Bassler opposed).

Member Maxine McIntosh (68-C) spoke to the resolution and recommended that the Board approve quick drying benches.

Without objection, the Board postponed the resolution as amended to the February meeting to satisfy the 30-day notification requirement.

### **GRF HIGHLIGHTS**

- No reports were made

### **DIRECTORS' FORUM**

- Director Brians stated that as a Board member she has an obligation to uphold Board policies and to protect the Corporation.
- Director Stone expressed her sentiments with living in the Community.
- Director Howard commented on her concern with the 6-month lease restriction.
- Director Dalis commented on United Mutual having more resales than Third Mutual.
- Director Gerson wished everyone a Happy New Year and that she is looking forward to a productive year.
- Director Vogel commented on the 6-month lease restriction.
- President Beldner stated that the Board is sensitive to the needs of the Community, but the Board has to follow the laws that govern it.

### **MEETING RECESS**

The Regular Open Session Meeting recessed at 11:30 A.M. and reconvened into the Regular Executive Session at 11:40 A.M.

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

During its Regular Executive Session meeting of December 13, 2011, the Board reviewed and approved the minutes of the Regular Executive Session meeting of November 8, 2011, the Special Executive Session meeting of November 22, 2011, and the Special Executive Session meeting of November 28, 2011; approved delinquent assessment and chargeable services write-offs; heard three (3) disciplinary hearings and imposed fines totaling \$1,100 for violations of the Mutual's rules and regulations; and discussed litigation, contractual, and other member disciplinary matters.

### **ADJOURNMENT**

With no further business before the Board of Directors, the meeting was adjourned at 4:04 P.M.

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Barbara Copley, Secretary