

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

March 13, 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, March 13, 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 (via telephone), Jack Bassler, Charles Hammer, Mary Stone, Barbara B. Howard

Directors Absent: None

Staff Present: Jerry Storage, Patty Kurzet; Cris Robinson, Luis Rosas (Executive Session only)

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 Bassler led the Pledge of Allegiance to the Flag.

ACKNOWLEDGEMENT OF PRESS

A representative of the Laguna Woods Globe 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 submitted.

CHAIR'S REMARKS

President Beldner commented on the Board's trip to a CAI luncheon last month to hear a presentation on dealing with nuisances and foreclosures, and commented on the PPV Group's advertisement attacking the Board's decision to affirm its six-month lease restriction policy.

President Beldner announced that there will be a maximum time limit of 3 minutes per member for Member Comments, and a member may only address the Board once during this period.

MEMBER COMMENTS

- Leo George (2099-A) commented on the Board's six-month lease restriction policy and how it depreciates the value of the manors in United.
- Stephanie Magid (439-A) commented on the Board's press release in the Globe reaffirming its six-month lease restriction policy.
- Ms. Gottlieb reminded the membership that she represents the corporate entity and not the Board.
- Phillip and Nancy Doran (895-C) spoke to the Board's press release in the Globe and the appearance of the lack of transparency and announced that the PPV will be holding a townhall meeting on the six-month lease restriction policy.
- Ron Stenson (285-C) commented on the number of vacancies in the Mutual.
- Marie Gates (2124-D) spoke on behalf of the "Let There Be Light" group and commented on additional lighting.
- Charlene Sydow (646-A) commented on the following issues: lighting, the Board no longer providing full agenda packets to the residents, and the lease restriction policy.
- Tony Dauer (96-C) spoke to people walking in the streets, lighting, landscaping, additional parking, and recycling bins.
- Libby Marks (82-Q) commented on the alleged decrease in property values due to the lease restriction policy.

RESPONSE TO MEMBER COMMENTS

- Director Bassler responded to comments made on lighting.
- Director Stone commented on city street lighting.
- Director Copley encouraged Mr. Dauer to attend the appropriate committee meetings to address his concerns and improvements to the Community, and commented on residents paying for copies of the agenda.
- President Beldner stated that the Board would have to consider rescinding its decision to not provide agenda packets to the membership next month because it is not an agenda item at this meeting.

Ms. Gottlieb advised that the Board may add agenda items at the meeting if there was an item that was unforeseen and to place it on the agenda would require a two-third's vote of the directors present.

Without objection, the Board agreed to add under Unfinished Business a motion to rescind a portion of the motion made last month to make the Board agendas available to residents when requested by a member at the member's expense per the Civil Code.

APPROVAL OF MINUTES

The Board reviewed and approved without objection the minutes of the Regular Meeting of February 14, 2012.

NEW BUSINESS

Director Copley made a motion to appoint Directors Bassler and Stone to serve on the GRF Clubhouse 2 Renovation Ad Hoc Committee. Director Vogel seconded the motion and discussion ensued.

By a vote of 6-5-0 (Directors Bassler, Stone, Howard, Hammer, and Copley voted in favor, Directors Brians, Turner, Dalis, Vogel, and Gerson opposed, and President Beldner voted in favor to break the tie), the motion carried.

The Secretary of the Corporation, Director Barbara Copley, read the proposed changes to the Mutual Committee Appointments resolution. 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 01-12-53

RESOLVED, March 13, 2012, that the following persons are hereby appointed to serve the corporation in the following capacities:

Finance Committee

Mary Stone- Chair
Paul Vogel – Vice Chair
John Dalis
Heather Gerson
Barbara Howard
Advisors: Libby Marks, Florence Kleinfeld

Governing Documents Ad Hoc Committee

Inactive at this time

Joint GRF Bylaw Committee

Inactive at this time

Landscape Committee

Barbara Copley – Chair
Charlie Hammer – Vice Chair
Roger Turner
Jack Bassler
Advisors: Cynthia Chyba, Alex Melgun

Joint Long Range Planning Committee

Inactive at this time

Maintenance and Construction Committee

Jack Bassler – Chair
Barbara Copley – Vice Chair
Catherine Brians
Charlie Hammer
Advisor: Lynn Hamm

New Resident Orientation

Per Rotation List

Resident Relations Information Services

Mary Stone – Chair
Catherine Brians
Jack Bassler

Standards Sub-Committee

Inactive at this time

Traffic Hearing

Roger Turner – Chair
John Dalis
Paul Vogel

Laguna Canyon Foundation

TBD

RESOLVED FURTHER, that Resolution 01-11-212, adopted October 20, 2011 is hereby superseded and canceled.

UNFINISHED BUSINESS

Director Copley made a motion to rescind a portion of the motion made last month to make Board agendas available to residents when requested by a member at the member's expense per the Civil Code, and instead make the full agenda available to the membership upon advance request at no cost. Director Brians seconded the motion and discussion ensued.

The motion carried by a vote of 9-0-1 (Director Vogel abstained).

The Board will continue to make the agenda cover available to the audience during board meetings.

The Board considered continuing the distribution of the Village Snap Shot for United Mutual. Director Stone made a motion to discontinue the distribution. Director Bassler seconded the motion and discussion ensued.

Member Linda Wilson (816-P) commented on the motion.

By a vote of 6-5-0 (Directors Bassler, Stone, Howard, Hammer, and Copley voted in favor, Directors Brians, Turner, Dalis, Vogel, and Gerson opposed, and President Beldner voted in favor to break the tie), the motion carried.

GENERAL MANAGER'S REPORT

Mr. Storage updated the membership on the ongoing GRF projects within the Community and at the Clubhouses, as well as ongoing projects in United Mutual,

specifically CDS 67 improvements, flood mitigation, CDS 7 lighting project, and water heater electrical upgrades.

Mr. Storage introduced Kurt Rahn, Landscape and Recreation Director, who spoke to the Membership on the Landscape Division's processes and procedures, specifically to the Yellow Stake Program.

CONSENT CALENDAR

Without objection the Board approved the Consent Calendar as written and the Board took the following actions:

Maintenance and Construction Committee Recommendations:

RESOLUTION 01-12-54

RESOLVED, March 13, 2012, that the request of Mr. Charles Parson of 102-A Via Estrada to relocate a window to accommodate an HVAC installation at his 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 Member(s) at Manor 102-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 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 01-12-55

RESOLVED, March 13, 2012, that the request of Ms. Sheila Kernell of 178-B Avenida Majorca for a patio extension and block wall with wrought iron and to perform window to door modifications exclusive of converting the bedroom one window into French doors is hereby approved; and

RESOLVED FURTHER, that all future costs and maintenance associated with the subject alterations are the responsibility of the Mutual member at manor 178-B; 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 Community Center; and

RESOLVED FURTHER, that the patio slab must be installed as per United Mutual Alteration Standard Section 22- *Patio Slab Extensions*. The block wall must be installed as per Section 8- *Patio Block Walls*, and the window to sliding glass door modifications must be installed as per Section 31 - *Windows and Window Attachments*, paragraph 7.0, *Sliding Glass Doors*. The wrought iron on the patio wall must be installed as per Section 16 - *Fences, Wrought Iron; and*

RESOLVED FURTHER, that any required landscape, irrigation, and drainage revisions are to be performed by the Landscape Division at the expense of the requesting Mutual member at Manor 178-B; 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 01-12-56

RESOLVED, March 13, 2012, that the request of Mrs. Ellen Foster of 193-C Avenida Majorca to perform window and door modifications at her manor 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 193-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 01-12-57

RESOLVED, March 13, 2012, that the request of Mrs. Laura Karich of 217-G Avenida Majorca to create a patio wall opening at her manor is hereby approved; and

RESOLVED FURTHER, that all future costs and maintenance associated with the subject alterations are the responsibility of the Mutual member(s) at 217-G; and

RESOLVED FURTHER, that the patio wall opening must be approximately 6'-0" X 3'-6" and be on the same plane to match the existing opening at neighboring Manor 217-H; 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 the finished openings must match the existing finish on the patio wall. Wood finish trim or brick veneer is not allowed; 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 01-12-58

RESOLVED, March 13, 2012, that the request of Mr. Leonard Galaway of 241-C Calle Aragon to retain the bedroom window reduction at his 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 241-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 must be submitted to the Mutual through the Permits and Inspections office located in the Laguna Woods Village Community Center. The building permit from the City of Laguna Woods would verify that the framing, subject window, and stucco installation have been completed as per current building code; 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 01-12-59

RESOLVED, March 13, 2012, that the request of Ms. Barbara Powell of 356-A Avenida Castilla to retain a non-standard size garden window at her manor is hereby denied; and

RESOLVED FURTHER, that the Board requests that the Member install a garden window per the conditions of the permit, or restore the window to its original size, within 45 days of the Board's decision on the matter; 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 01-12-60

WHEREAS, Mr. and Mrs. Dodge, former members of 408-B Avenida Castilla, have requested the Mutual reimburse them \$1,753.16 for their kitchen countertop replacement; and

WHEREAS, the Mutual's component replacement reimbursement practice provides for reimbursement when a member chooses to complete their own replacement of a countertop qualified by the Mutual for replacement; and

WHEREAS, the Dodges initially had measurements performed and ordered a special order countertop with the Mutual, and the Mutual incurred a cost of \$1,051.83 for the special order countertop; and

WHEREAS, the Dodges claim that they placed a hold on their order, and they then ordered their countertop replacement by an outside service;

NOW THEREFORE BE IT RESOLVED, March 13, 2012 that the Board of Directors hereby approves the reimbursement request of former members of 408-B Avenida Castilla in the amount of \$1,753.16 for countertop replacement, to be funded by 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.

RESOLUTION 01-12-61

RESOLVED, March 13, 2012, that the Board of Directors hereby affirms its Damage Restoration Policy and denies the request of Ms. Susan Kramer of 586-D Avenida Majorca that the Mutual reverse charges totaling \$262 for dry-down services related to a toilet overflow in her manor associated with alteration plumbing; and

RESOLVED FURTHER, that the expense of \$262 is hereby due immediately and payable by 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.

RESOLUTION 01-12-62

RESOLVED, March 13, 2012, that the request of Ms. Joan Karl of 721-C Avenida Majorca to install a patio addition and perform window to door modifications at her 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 721-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 must be submitted to the Mutual through the Permits and Inspections Office located in the Laguna Woods Community Center; and

RESOLVED FURTHER, that the patio slab must be installed as per United Mutual Alteration Standard Section 22- *Patio Slab Extensions*. The window to sliding glass door modifications must be installed as per Section 31- *Windows and Window Attachments*, paragraph 7.0, *Sliding Glass Doors*; and

RESOLVED FURTHER, that any required landscape, irrigation and drainage revisions are to be performed by the Landscape Division at the expense of the requesting Mutual 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.

RESOLUTION 01-12-63

WHEREAS, per the Summary of Chargeable Maintenance Services, the Mutual allows members to replace countertops using outside vendors and reimburses members for the cost incurred up to and not in excess of the estimate provided by the Mutual for countertop replacement, minus any charges incurred by the Mutual for labor and/or materials related to the change; and

WHEREAS, Mr. and Mrs. Zeilman of 880-Q Via Mendoza replaced their kitchen countertop using an outside vendor and requested a reimbursement of \$780.67 in addition to the \$512.49 countertop reimbursement already received; and

WHEREAS, the Mutual incurred costs of \$56.84 for countertop measurement and \$780.67 for the actual countertop, and in accordance with the Mutual policy, the Members were reimbursed \$512.49 for the expense, which was \$1,350 less the cost the Mutual incurred for measurement and materials; and

WHEREAS, the Zeilman's dispute that they cancelled the order;

NOW THEREFORE BE IT RESOLVED, March 13, 2012, that the Board of Directors of this Corporation hereby agrees to reimburse Mr. and Mrs. Zeilman of 880-Q Via Mendoza one half of the \$780.67 (\$390.34) for expense incurred for the countertop materials; 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 01-12-64

RESOLVED, March 13, 2012, that the request of Ms. Joan Karl, former owner of 942-B Avenida Majorca, to create a patio wall opening at the manor is hereby approved; and

RESOLVED FURTHER, that all future costs and maintenance associated with the subject alterations are the responsibility of the Mutual member(s) at 942-B; 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 the finished openings must match the existing finish on the patio wall. Wood finish trim or brick veneer is not allowed; 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.

Landscape Committee Recommendations:

342-A	Denial of request for three tree removals
674-D	Denial of request for plant replacements

Finance Committee Recommendations:

RESOLUTION 01-12-65

WHEREAS, Member ID 947-377-16 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, March 13, 2012, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-377-16; 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 01-12-66

WHEREAS, Member ID 947-390-27 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, March 13, 2012, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-390-27; 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 01-12-67

WHEREAS, Member ID 947-419-14 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, March 13, 2012, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-419-14; 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.

Director Vogel left the meeting at 11:09 A.M.

The Secretary of the Corporation read a proposed resolution denying the appeal request of 535-A Via Estrada to retain a non-standard door in her room addition. Director Copley moved to approve the resolution. Director Bassler seconded the motion and discussion ensued.

Ms. Gottlieb advised that the Board should follow its governing documents.

Director Vogel returned to the meeting at 11:16 A.M.

Member Linda Wilson (816-P) addressed the Board on the motion.

By a vote of 7-3-0 (Directors Bassler, Dalis, and Howard opposed), the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 01-12-68

RESOLVED, March 13, 2012, that the appeal request of Mrs. Karen Leroux of 535-A Via Estrada to retain a non-standard door in her room addition at her manor is hereby denied; and

RESOLVED FURTHER, that the Board hereby requires that the door be installed in accordance to United Mutual Standard Alteration Plan 22 within 90 days of the Board's decision on the matter; 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 the following proposed resolution establishing an Interior Pest Control Policy:

RESOLUTION 01-12

WHEREAS, the Mutual's current approach to manor pest control issues is essentially consistent with legal counsel's opinion that the Mutual does not have the responsibility to eradicate pests in individual manors; however, the Mutual does not have a formal policy in place to address such matters; and

WHEREAS, establishing a policy would enable Staff to efficiently and effectively administer pest eradication measures should the need arise in a multi-unit building infestation, as well as effectively set an expectation level for residents regarding responsibilities on pest control issues in their manors;

NOW THEREFORE BE IT RESOLVED, May 8, 2012, that the Board of Directors of this Corporation hereby establishes an Interior Pest Control Policy as attached to the minutes of this meeting; 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 Bassler seconded the motion.

Without objection, the Board postponed the resolution to the April meeting to conform to the 30-day notification requirement.

The Secretary of the Corporation read a proposed resolution approving the application of colors Creekside and Classic Navajo to the body and trim for CDS 204 carport. Director Copley moved to approve the resolution. Director Bassler 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 01-12-69

WHEREAS, by way of Resolution 01-07-161, the Board of Directors of this Corporation approved the paint color palette and guidelines for its Exterior Paint Program; and

WHEREAS, the Board-approved palette designates the colors Arizona Tan (body color), Pearl White (trim color) and Shadow White (interior color) as the paint colors to be used on all carport structures; and

WHEREAS, the Board would like to apply the colors Creekside (body color) and Classic Navajo (trim color) to the exterior of the carports in Cul-de-sac 204 (CDS);

NOW THEREFORE BE IT RESOLVED, March 13, 2012, that the Board of Directors of this Corporation hereby approves the application of colors Creekside and Classic Navajo to the body and trim for CDS 204 carport painting during the 2012 Paint Program; and

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

Director Copley made a motion to approve the request of the Member(s) at Manor 710-D to paint the A/D elevation of Building 710 the standard approved paint colors of Stairstep (body) and Pearl White (trim). Director Gerson seconded the motion and discussion ensued. By a vote of 8-2-0 (Directors Turner and Vogel opposed), the motion carried.

The Secretary of the Corporation read a proposed resolution approving the application of colors Sage and Classic Navajo to the body and trim for CDS 205 carport. Director Copley moved to approve the resolution. Director Bassler 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 01-12-70

WHEREAS, by way of Resolution 01-07-161, the Board of Directors of this Corporation approved the paint color palette and guidelines for its Exterior Paint Program; and

WHEREAS, the Board-approved palette designates the colors Arizona Tan (body color), Pearl White (trim color) and Shadow White (interior color) as the paint colors to be used on all carport structures, and

WHEREAS, the Board would like to apply the colors Sage (body color) and Classic Navajo (trim color) to the exterior of the carports in Cul-de-sac 205 (CDS);

NOW THEREFORE BE IT RESOLVED, March 13, 2012, that the Board of Directors of this Corporation hereby approves the application of colors Sage and Classic Navajo to the body and trim for CDS 205 carport painting during the 2012 Paint Program; and

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

Director Copley reported from the Landscape Committee.

The Secretary of the Corporation read the following proposed resolution approving the installation of 35 recycling instructional signs in Cul-de-sacs 16, 18, 35, 40, 63, 205, 206 and 209:

RESOLUTION 01-12-

WHEREAS, reports of contamination of recycling bins in trash enclosures have been received because sorting instructions are not available to residents;

NOW THEREFORE BE IT RESOLVED, March 13, 2012, that the Board of Directors of this Corporation hereby approves the installation of 35 recycling instructional signs in Cul-de-sacs (CDS) 16, 18, 35, 40, 63, 205, 206 and 209 at a cost of \$4,000 to be funded from the Contingency 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.

Director Copley moved to approve the resolution. Director Brians seconded the motion and discussion ensued.

Members Tony Dauer (96-C) and Judith Rizzo (3098-B) commented on recycling bins.

By a vote of 5-5-0 (Directors Hammer, Dalis, Stone, Bassler, and Howard voted in favor,) the motion failed.

GRF HIGHLIGHTS

- No reports were made

DIRECTORS' FORUM

- Director Stone commented on qualifications to occupy a unit.

- Director Brians commented on the imbalance on the Board regarding committee assignments.
- Director Turner commented on the Mutual's rules and regulations regarding occupancy and encouraged residents to report illegal occupancies.
- Director Dalis stated that the Board agrees to disagree.
- Director Vogel encouraged residents to read the Board's press release on its 6-month lease restriction policy as published in the Globe and posted on the website.
- President Beldner encouraged residents to attend committee meetings to voice their issues and concerns.

MEETING RECESS

The Regular Open Session Meeting recessed at 12:12 P.M. and reconvened into the Regular Executive Session at 12:21 P.M.

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

During its Regular Executive Session meeting of February 14, the Board reviewed and approved the minutes of the Regular Executive Session meeting of January 10, 2012; approved delinquent assessment write-offs; heard four (4) 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.

During its February 16, 2012 Special Adjourned Executive Session, the Board discussed contractual and member discipline issues.

During its February 24, 2012 Special Executive Session, the Board discussed contractual issues.

ADJOURNMENT

With no further business before the Board of Directors, the meeting was adjourned at 7:01 P.M.

Barbara Copley, Secretary