

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

April 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, April 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; Cris Robinson, Sandy Meyer (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.

PLEDGE OF ALLEGIANCE

Director Barbara B. Howard 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 amended by moving 9(c) *Entertain Motion to Ratify Resolution 01-12-72* to closed session and revising the wording in the agenda.

CHAIR'S REMARKS

No comments were made.

MEMBER COMMENTS

- Phil Doran (895-C) commented on co-op pricing and the hardships caused by the six-month leasing policy.
- Marv Rosenhaft (823-A) commended the Board on its six-month lease policy.
- Tony Dauer (96-C) spoke to the proper use of recycling bins, water conservation, additional parking, solar panels and lighting.
- Margaret Pearlman (342-D) spoke on behalf of the "Let There Be Light" group and commented on improving street lighting.

- Pamela Grundke (2214-B) spoke to the Community's loss of its 501(c)(4) tax status and asked the Board to look into how it would impact the Community financially.
- Nancy Doran (895-C) addressed comments made by Mr. Rosenhaft about the six-month lease restriction.
- Marilyn Bristol (582-C) thanked the Board for its six-month lease restriction policy.
- Burns Nugent (482-C) spoke on behalf of the Candidate Information Committee and encouraged those interested in running for the Board to pick up an application in the General Manager's office.

RESPONSE TO MEMBER COMMENTS

- Director Dalis responded to Mr. Doran's comments on co-op sales.
- Director Copley spoke to the decrease in recycling contamination and commented on water conservation.
- President Beldner spoke to recycling, water conservation, comparable sales of co-ops and rental restrictions.

APPROVAL OF MINUTES

The Board reviewed and approved without objection the minutes of the Regular Meeting of March 13, 2012.

UNFINISHED BUSINESS

The Secretary of the Corporation read the following proposed resolution establishing an Interior Pest Control Policy, which was postponed from last month to conform to the 30-day notification requirement:

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.

Without objection, the Board postponed the motion to the May meeting to satisfy the 30-day notification requirement.

The Secretary of the Corporation read the following proposed resolution approving the Administrative Guidelines for Financial Qualifications:

RESOLUTION 01-12

WHEREAS, prospective buyers of manors in United Laguna Hills Mutual are required to meet minimum financial requirements for membership;

NOW THEREFORE BE IT RESOLVED, June 12, 2012, that the Board of Directors of this Corporation approves the Administrative Guidelines for Financial Qualifications 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 Stone moved to approve the resolution. Director Gerson seconded the motion and discussion ensued.

Director Stone amended the motion to lower the secondary financing percentage requirement from 90% to 80% of the purchase price. The motion was seconded and discussion ensued.

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

By a vote of 4-6-0 (Directors Brians, Hammer, Dalis, Gerson, Vogel, and Bassler opposed) the amendment failed.

Without objection, the Board postponed the motion to the May meeting to conform to the 30-day notification requirements.

NEW BUSINESS

Mr. Scott Dunham, Risk Manager, reported that the Mutual has had 4 minor cooking-related fires in the past 2 weeks (affected residents were not insured) and 3 major fires (2 affected residents were insured) in the past 18 months where stoves were inadvertently left on and ignited combustible materials. Mr. Dunham spoke to the necessity of cooking and cooktop safety, and encouraged residents to obtain insurance to assist in costs related to damage, relocation and additional living expenses.

Member Florence Kleinfeld (260-C) commented on the necessity of having insurance coverage.

Ms. Sandra Gottlieb provided an update on SB 150 regarding rental restrictions, stating that unless the rental restriction was already in place before January 1, 2012, the

restriction would only apply to new members, and the Board would lose its ability to enforce the restriction for all its members. Ms. Gottlieb stated that this issue is currently being revisited at the legislative level.

The Secretary of the Corporation read a proposed resolution reinstating the stricken language of the definition of "member" in the United Bylaws. Director Copley moved to approve the resolution. Director Stone seconded the motion and discussion ensued.

Members Tony Dauer (96-C) and Nancy Doran (895-C) commented on Trust issues.

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

RESOLUTION 01-12-74

TO REINSTATE THE STRICKEN LANGUAGE OF THE DEFINITION OF "MEMBER" IN UNITED'S BYLAWS

WHEREAS, the original language of subsection (h) of Section 4 of Article II of United's Bylaws (the "Member Definition") read as follows:

(h) Member – Any person or persons, other than a legally created entity such as a corporation (other than a nonprofit corporation), partnership or trust (other than a trust whereby the person creating the Trust is treated as the Substantial Owner of the Trust pursuant to the provisions of Section 671, and the following related sections of the Internal Revenue Code of 1986, as amended), and to whom a Certificate of Membership of this Corporation has been issued. Any Member of the Corporation who concurrently holds a membership in another Leisure World mutual shall be entitled to receive only one (1) I.D. card and one (1) pass for use of the facilities.

WHEREAS, in 1996, by direction of the United States Department of Housing and Urban Development ("HUD"), United prohibited ownership vesting of co-op memberships in Revocable Living Trusts. This was mandated because the Federal Housing Act did not permit trust ownership of co-ops subject to FHA-guaranteed mortgages as a result of the mandate. The then United Board determined to strike certain language from the Member Definition of United's Bylaws in order to meet the financing and lending requirements of HUD applicable at that time (the "HUD Requirement"), as follows.

(h) Member – Any person or persons, other than a legally created entity such as a corporation (~~other than a nonprofit corporation~~), partnership or trust (~~other than a trust whereby the person creating the Trust is treated as the Substantial Owner of the Trust pursuant to the provisions of Section 671, and the following related sections of the Internal Revenue Code of 1986, as amended~~), and to whom a Certificate of

Membership of this Corporation has been issued. Any Member of the Corporation who concurrently holds a membership in another Leisure World mutual shall be entitled to receive only one (1) I.D. card and one (1) pass for use of the facilities.

WHEREAS, subsequently to 1996, Congress passed a law, which amended the Federal Housing Act to permit co-op owners to vest their membership in their living trusts, which negated HUD's Requirement. Since the prohibition against vesting ownership in a trust no longer applied to United, United's current Board of Directors wishes to reform the language of the Member Definition to its original form, as originally approved by United and its members.

WHEREAS, on a going forward basis, the Member Definition shall read in its original form, as follows:

(h) Member – Any person or persons, other than a legally created entity such as a corporation (other than a nonprofit corporation), partnership or trust (other than a trust whereby the person creating the Trust is treated as the Substantial Owner of the Trust pursuant to the provisions of Section 671, and the following related sections of the Internal Revenue Code of 1986, as amended), and to whom a Certificate of Membership of this Corporation has been issued. Any Member of the Corporation who concurrently holds a membership in another Laguna Woods Village mutual shall be entitled to receive only one (1) I.D. card and one (1) pass for use of the facilities.

WHEREAS, United shall send a notice of the reformation of the Member Definition to all United members, and United's Bylaws shall be updated to contain the reformed Member Definition;

NOW, THEREFORE, BE IT RESOLVED, on April 10, 2012, that United's Board of Directors has determined that the reformed Member Definition shall be immediately effective, noticed to all United members and updated in United's Bylaws.

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 rescinding the Mutual's Adjacent Dual Ownership Agreement Policy:

RESOLUTION 01-12

RESCINDING ADJACENT DUAL OWNERSHIP POLICY

WHEREAS the Board of Directors ("Board") of United Laguna Hills Mutual, a mutual benefit corporation ("United"), held a meeting on February 14, 2012 at which a quorum of the Board was present;

WHEREAS the Board reviewed United's Adjacent Dual Ownership Agreement policy (as contained in Resolution U-84-54, enacted on April 24, 1984). Resolution U-84-54 addresses two separate United policies: the Adjacent Dual Ownership policy, and the Interim Dual Ownership Agreement. The Adjacent Dual Ownership policy consists of the provisions regarding "Back-to-Back Units" and allows a concurrent ownership and occupancy of two physically adjacent units in the same building as a single dwelling, subject to two assessments, also known as carrying charges, under certain limited circumstances. This policy is herein referred to as the "ADO Policy". The other portion of Resolution U-84-54 addresses interim dual ownership of two units under the situation where a member is moving from one unit to another, selling the prior unit and buying the new unit. This policy of permitting interim dual ownership of two units is herein referred to as the "IDO Policy" and is not intended to be affected by the Board's action;

WHEREAS the Board has reviewed the circumstances under which the ADO Policy was enacted, and the problems that have arisen in connection with the use and administration of the ADO Policy;

WHEREAS the Board determined that the ADO Policy which permits two so called "Back-to-Back Units" to be occupied as a single unit and allowed to be accessible to each other via an opening through a common wall, under certain circumstances and pursuant to certain written agreements, is no longer feasible or desirable and is no longer in the best interests of United or its members;

WHEREAS the members of the Board, upon a duly made motion, held a vote to: (a) rescind the ADO Policy effective immediately; (b) take certain steps pursuant to all "Adjacent Dual Ownership Agreements" ("ADO Agreements") currently outstanding and in effect; and (c) to mandate United refrain from entering into new ADO Agreements in order to effectively cause the termination of the ADO Policy and the phasing out of all current occupancies subject to existing ADO Agreements, in the most efficacious manner (such actions herein referred to collectively as "Board Decision to Rescind ADO Policy"); and

WHEREAS the Board Decision to Rescind the ADO Policy was approved by a majority of a quorum of the Board at the meeting referenced above;

NOW, THEREFORE, BE IT RESOLVED, June 12, 2012, effective on the date hereof, the Board of Directors of United hereby rescinds that portion of Resolution U-84-54 consisting of the ADO Policy, and shall no longer agree to or offer to approve and execute any ADO Agreements whatsoever; and

RESOLVED FURTHER, that in connection with any future requests to the Board, pursuant to any existing executed ADO Agreement, the Board will act as follows:

- (a) If a request is made pursuant to Paragraph 5 of the ADO Agreement (stated below) for United's consent to a transfer or sale of its memberships in the adjacent Back-to-Back Units as a single entity, such consent shall be denied and

United shall notify such member who is requesting the transfer of its memberships in the adjacent Back-to-Back Units that no such consent to sell such memberships in such Units to one purchaser will be given on any basis inasmuch as United has rescinded the Adjacent Dual Ownership policy.

Paragraph 5 of the ADO Agreement is as follows:

“Purchaser shall not sell or otherwise transfer its memberships in the Back-to-Back Unit as a single entity without first obtaining the prior written consent of United to continue the use of the adjacent units as a single dwelling unit and, if it has been modified, providing the Board with a written acknowledgement from the subsequent purchaser that the subsequent purchaser will restore the Back-to-Back Unit to its original condition at the subsequent purchaser’s expense as separate Units upon subsequent sale if requested to do so by United. Alternatively, purchaser may restore the Back-to-Back Unit to its original condition as separate Units at Purchaser’s expense and sell or otherwise transfer his or her memberships and rights to occupy the Units separately.”

- (b) With respect to any and all existing executed ADO Agreements, the Board shall give notice to the members who have entered into such ADO Agreements, of its rescission of the ADO Policy and notice that it will no longer consent to any sales or transfers of memberships in Back-to-Back Units as a single entity, including notice to the transferees of any such Back-to-Back Units.
- (c) With respect to any sales of Units/Manors currently subject to an ADO Policy or otherwise, United requires that prior to the close of escrow of said Units, subject to an ADO Policy or otherwise, the member who owns shares in United giving rise to the exclusive right to occupy two Back-to-Back Units must cause the Back-to-Back Units to be physically separated so that the one Unit resulting from the previous combination of two Units is effectively and completely divided and separated such that the Unit(s) are no longer joined and/or connected and no opening, passageway or other means of connection exists between the two Units; and

RESOLVED FURTHER, that Resolution U-84-54, adopted on April 24, 1984 is hereby amended; 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 postponed the motion to the May meeting to conform to the 30-day notification requirements.

Ms. Gottlieb advised the Board that the Civil Code does not require that resolutions be read to commence the 30-day notification.

The Board discussed a possible increase in the sub-lease permit administration fee. Director Turner recommended that the fee be increased from \$110 to \$300 to help provide better oversight on renters and help cover community costs associated with renters.

Director Turner made a motion to increase the sub-lease permit fee from \$110 to \$300. Director Brians seconded the motion and discussion ensued.

Members Collette Siegman (607-A) and Tony Dauer (96-C) spoke to the motion.

By a vote of 7-3-0 (Directors Dalis, Bassler and Howard opposed), 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 announced the commencement of the Annual Senior Games and welcomed residents to participate.

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 01-12-75

RESOLVED, April 10, 2012, that the request of Ms. Doris Blake of 204-A Avenida Majorca to perform patio slab modifications 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 01-12-76

RESOLVED, April 10, 2012, that the request of Ms. Evelyn Brown of 497-A Avenida Sevilla to install the additional walkway and opening with a gate in the patio wall at his manor is hereby approved; and

RESOLVED FURTHER, that all costs for installation, repair, and maintenance associated with the subject alterations are the responsibility of the Mutual Member(s) at 497-A; 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 patio wall opening and gate must be centered on the patio wall, between the two areas that have existing deco block installed; and

RESOLVED FURTHER, that the walkway must be of concrete construction, installed as per standard construction practices. The wrought iron gate must be installed as per United Mutual Alteration Standard Section 17 – *Patio Gates & Courtyard Doors*; and

RESOLVED FURTHER, that all landscape, irrigation, and drainage modifications associated with the alteration, if any, are to be completed by the Landscape Division at the expense of the Mutual Members(s) at 497-A; 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:

475-A Approval of request for landscape design change at the Mutual's expense

Finance Committee Recommendations:

RESOLUTION 01-12-77

WHEREAS, Member ID 947-358-32 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, April 10, 2012, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-358-32; 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 01-12-78

WHEREAS, Member ID 947-358-36 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, April 10, 2012, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-358-36; 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 01-12-79

WHEREAS, Member ID 947-391-31 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, April 10, 2012, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-391-31; 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 01-12-80

WHEREAS, Member ID 947-403-77 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, April 10, 2012, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-403-77; 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 01-12-81

WHEREAS, Member ID 947-425-95 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, April 10, 2012, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-425-95; and

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

RESOLUTION 01-12-82

WHEREAS, Member ID 947-452-17 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, April 10, 2012, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-452-17; 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.

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 Stone made a motion to approve retaining interest payments in the Merrill Lynch/BlackRock discretionary account for the purpose of reinvestment. Director Gerson seconded the motion and the motion carried unanimously.

Director Bassler reported from the Maintenance and Construction Committee.

The Board considered a proposed resolution approving the revised Contractor Referral List policy. Director Vogel moved to approve the resolution. Director Gerson 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 01-12-83

WHEREAS, a Contractor Referral List has been compiled to assist Laguna Woods Village residents in choosing a contractor;

NOW THEREFORE BE IT RESOLVED, April 10, 2012, that the Board of Directors of this Corporation hereby approves the following criteria that allows a contractor to be placed on the list:

1. A contractor shall be in clear and active status with the California State Contractor's License Board (SCLB). A copy of license must be filed with the Permits and Inspections Department; and
2. A contractor shall hold a minimum of \$100,000 general liability insurance, and worker's compensation as required by the CSLB. A current copy of the general liability insurance must be supplied and on file with the Permits and Inspections Department; and
3. A contractor shall have a minimum of three (3) recommendation letters from Laguna Woods Village residents.

RESOLVED FURTHER, that any one of the following items will cause removal from the referral list:

1. Expired contractors license
2. Expired general liability, or worker's compensation insurance as required by the CSLB
3. Failure to obtain Mutual and/or City of Laguna Woods permits prior to commencement of work
4. Failure to comply with the requirements of the Mutual permit

RESOLVED FURTHER, that once a contractor has been removed from the referral list, the contractor cannot be placed back on the list; and

RESOLVED FURTHER, that upon receipt of three (3) written complaints from residents for any one contractor in a 2-year period, the matter will be referred to the Board for consideration; and

RESOLVED FURTHER, that Resolution 01-12-46 adopted February 14, 2012, is hereby superseded and canceled; 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 made a motion to establish a Walkway Lighting Sub-Committee and appoint Director Hammer, Chair and Director Stone, and Residents Doug Rook and Collette Siegman. Director Vogel seconded the motion and discussion ensued on the work already performed by the previous Board on the lighting issue.

Members Collette Siegman (607-A) and Pamela Grundke (2214-B) commented on the motion.

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

Director Stone made a motion to establish a Joint Signage Ad Hoc Committee consisting of United, Third and GRF Members to discuss signage standards throughout the Community and appoint Directors Stone and Bassler to the Committee. Director Howard seconded the motion and discussion ensued.

Director Dalis made a motion to postpone the motion indefinitely. Director Gerson seconded the motion and discussion ensued.

Member Marilyn Bristol (582-C) commented on the amendment.

By a vote of 5-5-0 (Directors Turner, Brians, Gerson, Dalis, and Vogel voted in favor), the amendment failed.

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

Director Brians made a motion to conduct bus tours prior to the M&C Committee Meeting to consider variance requests and other committee issues. Director Gerson seconded the motion and discussion ensued. By a vote of 9-1-0 (Director Bassler opposed), the motion carried.

Director Copley reported from the Landscape Committee.

Member Pamela Grundke (2214-B) commented on landscaping.

Director Copley made motion to postpone revisiting the CDS 67 Signage Pilot project. Director Gerson seconded the motion and the motion carried without objection.

Director Gerson provided a summary of the number of disciplinary cases that have come before the Board.

GRF HIGHLIGHTS

- Director Dalis announced that the CAC meeting will meet to discuss the 2013 budget issues and the Clubhouse 2 renovation.

DIRECTORS' FORUM

- President Beldner commented on GRF's announcement of the loss of the Community's tax status.

MEETING RECESS

The Regular Open Session Meeting recessed at 12:27 P.M. and reconvened into the Regular Executive Session at 1:14 P.M.

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

During its Regular Executive Session meeting of March 13, 2012, the Board reviewed and approved, without objection, the minutes of the Regular Executive Session meeting of February 14, 2012, the Adjourned Executive Session meeting of February 16, 2012, and the Special Executive Session meeting of February 24, 2012. The Board approved 2 delinquent assessment write-offs. The Board heard four (4) disciplinary hearings and imposed fines totaling \$550 for violations of the Mutual's rules and regulations; and discussed litigation, contractual, and other member disciplinary matters.

During its Special Executive Session meetings of March 29, 2012 the Board discussed personnel and contractual matters.

ADJOURNMENT

With no further business before the Board of Directors, the meeting was adjourned at 5:30 P.M.

Barbara Copley, Secretary