

MINUTES OF THE SPECIAL TOWN HALL MEETING OF THE
BOARD OF DIRECTORS OF UNITED LAGUNA WOODS MUTUAL
A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION

August 17, 2012

The Special Town Hall Meeting of the Board of Directors of United Laguna Woods Mutual, a California Non-Profit Mutual Benefit Corporation, was held on Friday, August 17, 2012 at 10:00 A.M. at Clubhouse Five, 24262 Punta Alta, Laguna Woods Village, Laguna Woods, California.

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

Directors Absent: Mary Stone

Staff Present: Jerry Storage and Cris Robinson

Others Present: Marty Rubin (Moderator) and Sandra Gottlieb, Esq.

CALL TO ORDER

President Ron Beldner called the meeting to order at 10:00 A.M. and confirmed that a quorum was present.

President Beldner announced the protocol for the speakers.

Ms. Gottlieb provided an opening statement on the governing documents and spoke to the erroneous emails circulating about NCB's opposition to the Bylaw changes, specifically to the Eminent Domain clause.

Mr. Marty Rubin introduced himself as the Moderator and commented on the protocol for the question and answer period.

Members Forum

Members were given the opportunity to the present their written questions to Mr. Rubin, and the Board and Ms. Gottlieb answered comments and concerns from the Members.

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

During its Regular Executive Session meeting of August 14, 2012, the Board reviewed and approved, without objection, the minutes of the Regular Executive Session meeting of July 10, 2012, the Special Emergency Executive Session meeting of July 30, 2012, and the Special Joint Executive meeting of August 1, 2012. The Board authorized the write-off of monthly late charges related to delinquent assessments. The Board heard two disciplinary hearings and imposed fines totaling \$500 for violations of the Mutual's rules and regulations; and discussed litigation, contractual, and other member disciplinary matters.

With no further business before the Board of Directors, the special meeting was adjourned at 12:00 P.M.

Barbara Copley, Secretary