

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

September 5, 2012

A Special Meeting of the United Laguna Woods Mutual Board of Directors, a California non-profit mutual benefit corporation, met on Wednesday, September 5, 2012 at 9:00 A.M., at 24351 El Toro Road, Laguna Woods, California.

Directors Present: Ron Beldner, Charles Hammer (11:00 AM), Roger Turner, John Dalis, Paul Vogel, Jack Bassler, Catherine Brians, Barbara Copley (9:55 AM), Heather Gerson

Directors Absent: Mary Stone, Barbara B. Howard

Inspectors of Election: Pat Martin, Dan Pabich, and other associates of Martin and Chapman

Staff Present: Patty Kurzet

**CALL TO ORDER**

President Ron Beldner, President of the Corporation, chaired the meeting, stated that it was a special meeting held pursuant to notice duly given, established a quorum, and stated that the purpose of the meeting was to effect the counting of the Ballots for the Amended and Restated Bylaws and Occupancy Agreement. The meeting was called to order at 9:00 A.M.

President Beldner introduced Mr. Dan Pabich of Martin and Chapman, the Inspectors of Election, who announced that a quorum was achieved; spoke to the number of disqualified ballots and why they were considered invalid; provided a detailed summary of what to expect during the election process; and explained the ballot count procedures.

Mr. Pabich and associates of Martin and Chapman began opening the ballot envelopes at 9:11 A.M.

Mr. Pabich was available to answer questions.

Mr. Pabich began examining the irregular ballots at 11:37 A.M.

Mr. Pabich provided an explanation of the test run and ballot counting process, and the scanning of the ballots commenced at 12:05 P.M.

The final counting of the ballots ceased at 12:16 P.M.

Mr. Pabich announced the following election results:

**AMENDED AND RESTATED BYLAWS**

YES	997
NO	1878

**RESTATED OCCUPANCY AGREEMENT**

YES	943
NO	1933

**Member Comments:**

There were no member comments.

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

During its August 14, 2012 Regular Executive Session meeting, 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.

During its August 20, 2012 Executive meeting, the Eligibility to Vote Executive Disciplinary Committee of the United Laguna Woods Mutual Board of Directors, held disciplinary matters to determine eligibility to vote.

During its August 4, 2012 Special Executive Session meeting, the Board discuss contractual matters and potential litigation.

With no further business before the Board of Directors, the special meeting was adjourned at 12:20 P.M.

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Barbara Copley, Secretary