

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

March 12, 2013

The Regular Meeting of the Board of Directors of United Laguna Woods Mutual, a California Non-Profit Mutual Benefit Corporation, was held on Tuesday, March 12, 2013 at 9:30 A.M. at 24351 El Toro Road, Laguna Woods, California.

Directors Present: Roger Turner, Catherine Brians, Jack Bassler, Mary Stone, Barbara B. Howard, Charlie Hammer, Pat English, Erna Ferris (via telephone 9:30 A.M. – 10:45 A.M.), John Dalis, Jerren Auble

Directors Absent: Phil Doran

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

Others Present: Sandra Gottlieb of Swedelson & Gottlieb

CALL TO ORDER

Roger Turner, 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 Jack 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 Turner commented on the Board's attempt to promote positive communications between GRF, the Mutuals, the Managing Agent, and realtors; and announced that a presentation will be held today by way of Skype with NCB representative Ryan Greer at 11:00 A.M.

UNITED MUTUAL MEMBER COMMENTS AND PUBLIC FORUM

United Mutual Members were given the opportunity to speak and the Directors briefly responded to the comments.

APPROVAL OF MINUTES

By way of consensus the Board approved the minutes of the Regular Meeting of February 12, 2013.

UNFINISHED BUSINESS

The Secretary of the Corporation, Director Charlie Hammer, read the following proposed resolution removing the six-month sublease term limit under Resolution U-84-84, which was postponed from the previous month to conform to the 30-day notification requirement:

RESOLUTION 01-13-XX

WHEREAS, under United's governing documents (which include, without limitation, United's Bylaws, Occupancy Agreement, operating rules and Board resolutions), United members have the right to sublease their manors (also referred to as "dwelling units" or "units" in certain of United's governing documents), subject to certain sublease qualifiers which are intended to help maintain and promote the unique age restricted and stock cooperative nature of United's common interest development (collectively, the "Qualifiers" and each, a "Qualifier"); and

WHEREAS, Resolution U-84-84, adopted by United on June 26, 1984, includes a Qualifier limiting subleases of manors to a maximum aggregate term of six months in any twelve month period (the "Sublease Term Limit"); and

WHEREAS, the prior and current Boards of Directors have investigated and evaluated the impact and effects of the Sublease Term Limit and consulted with United management personnel and legal counsel regarding same; and

WHEREAS, on January 8, 2013, a motion to rescind the Sublease Term Limit (the "Rescission") was made and approved by the Board of Directors; and

WHEREAS, United's legal counsel advised the Board after the motion for the Rescission was made, but prior to the vote of the Board approving the Rescission, that the Rescission would have the unintended consequence, under Section 7 of United's Occupancy Agreement, of effectively prohibiting the subleasing of manors, except with prior Board approval, meaning that the Rescission would limit the ability of members to sublease their manors more so than when the Sublease Term Limit was in effect; and

WHEREAS, on February 12, 2013, a motion (the "New Motion") was made to (1) abandon the Rescission, (2) remove the Sublease Term Limit and all other resolutions of the United Board of Directors which establish time limits on the sublease of manors and (3) ratify those Qualifiers that were in effect immediately prior to the Rescission (the "Pre-Existing Qualifiers"); and

WHEREAS, the New Motion was approved by the Board on March 20, 2013, and the subleasing of manors shall continue to be permitted on an ongoing basis subject to the Pre-Existing Qualifiers; and

WHEREAS, all of the Pre-Existing Qualifiers were effective prior to January 1, 2012, meaning that all existing United members are subject to the Pre-Existing Qualifiers and that no United members are excluded from compliance with the Pre-Existing Qualifiers under California Civil Code Section 1360.2; and

WHEREAS, the Pre-Existing Qualifiers included in United's governing documents are, without limitation, attached hereto and incorporated herein, in their entirety, by reference as Exhibit A; and

WHEREAS, from time to time Qualifiers (including but not limited to the Pre-Existing Qualifiers) may be adopted, amended and/or repealed by United, and United members shall be subject to such Qualifiers, provided, however, such changes in Qualifiers may, depending on the nature of the change and the provisions of California Civil Code Section 1360.2 (and any successor statute thereto), only be applicable to future members of United and not existing members; and

NOW, THEREFORE, BE IT RESOLVED, on March 20, 2013, United's Board of Directors has determined that United shall (1) abandon the Rescission, (2) remove the Sublease Term Limit and all other resolutions of the United Board of Directors which establish time limits, but not time minimums, on the sublease of manors and (3) ratify the Pre-Existing Qualifiers as attached to the minutes of this meeting and this Resolution as Exhibit A; and

RESOLVED FURTHER, that Resolution U-84-84 adopted June 26, 1984 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 English moved to postpone the resolution to the March 20, 2013 Special Board Meeting for final approval. Director Brians seconded the motion and discussion ensued.

Members Maxine McIntosh (68-C), Charlene Sydow (646-A), Barbara Copley (410-D), Tony Dauer (96-C), and Harry Rockey (766-A) addressed the Board on the motion.

By a vote of 6-3-0 (Directors Catherine Brians, Jack Bassler, Barbara B. Howard, Pat English, Erna Ferris, Jerren Auble voted in favor; Directors Hammer, Dalis, and Stone opposed), the motion carried.

NEW BUSINESS

President Turner announced that the GRF Board changed the scope of the GRF Clubhouse 2 Renovation Ad Hoc Committee and established the GRF Recreation Master Plan Ad Hoc Committee and indicated that Mary Stone, Erna Ferris, and Jack Bassler would like to be appointed to the Committee.

By way of a secret ballot the Board appointed: Directors Stone and Bassler to the Ad Hoc Committee.

Director Ferris left the meeting at 10:45 A.M.

Director Auble moved to establish a United Ad Hoc Committee for the GRF Bylaws and Trust Analysis. Director Stone seconded the motion and the motion carried unanimously. Without objection the Board appointed Directors Stone and Ferris to the Committee.

Director Charlie Hammer, read the following proposed resolution approving the revised Open House policy:

RESOLUTION 01-13-xx

WHEREAS, on December 13, 2011, the Board of Directors of this Corporation adopted Resolution 01-11-229 establishing guidelines for real estate Open House signage and agent access to Open Houses on the weekends; and

WHEREAS, the GRF Board has passed a Resolution allowing Open House directional signage to be posted on GRF property with the intention of improving the marketability of cooperatives and condominiums in Laguna Woods Village; and

WHEREAS, real estate professionals are permitted to attend Open Houses upon presenting a business card and driver's license at the gate; and

WHEREAS, providing directional signage to a particular cul-de-sac to a scheduled Open House will help guide traffic to the cooperative or condominium for sale or rent; and

NOW THEREFORE BE IT RESOLVED, May 14, 2013, that the Board of Directors of this Corporation hereby adopts the following Open House Policy:

1. Open Houses are hereby authorized to be held every Saturday and Sunday between the hours of 11:00 A.M. and 4:00 P.M.;

2. Real estate agents are permitted to attend Broker Previews on Thursdays, between the hours of 9:30 a.m. and 1:30 p.m. on the same basis as they attend Open House events;
3. A maximum of three signs with maximum size of 24" x 24" may be displayed in accordance with Section 713 of the California Civil Code; and signs shall be placed at the entrances to, and within the cul-de-sacs in which the manors are located. Signs may be posted on the day of the Open House no earlier than 10:00 A.M., and must be removed no later than 5:00 P.M., of the same day;
4. Non-residents must be accompanied by a licensed real estate agent approved for Laguna Woods Village entry; or granted access by the Seller/Resident of the property;
5. Directional signs shall be with 24" x 9" corrugated plastic with vinyl lettering and adhere to the GRF approved colors, font and logo;
6. Directional signs shall be placed at street intersections to direct traffic to a specific cul-de-sac. There shall be one sign per direction with a maximum of four signs per intersection;
7. Directional signage may be posted on the day of the Open House no earlier than 10:00 A.M., and must be removed no later than 5:00 P.M., of the same day;
8. Realtors shall be responsible for providing the signs and shall adhere to the specifications in accordance with this resolution;
9. Non-conformance to this policy shall result in removal of sign from premises; and

RESOLVED FURTHER, that the Managing Agent is directed to inform all real estate offices which conduct business in Laguna Woods Village of this policy; and

RESOLVED FURTHER, that Resolution 01-11-229, adopted December 13, 2011, 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 Hammer moved to approve the resolution. Director Brians seconded the motion and discussion ensued.

Ms. Sandra Gottlieb, Esq. entered the meeting at 10:50 A.M.

Members Barbara Copley (410-D) addressed the Board on the matter.

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

Mr. Ryan Greer of NCB entered the meeting at 11:00 A.M by way of Skype and spoke to the Board on United financing loans and restrictions in comparison to other co-operatives and left the meeting at 11:24 A.M.

Director Hammer read a proposed resolution establishing a threshold to hold membership termination hearings for delinquent accounts:

RESOLUTION 01-13-xxx

WHEREAS, persons desirous of purchasing a membership in the Corporation must execute an Occupancy Agreement, which obligates the Member to pay monthly Carrying Charges (assessments) in advance, not later than the first day of each calendar month; and

WHEREAS, failure to pay any sum owed to the Corporation pursuant to provisions of the Occupancy Agreement constitutes a default by the Member; and

WHEREAS, the duly established Collection and Lien Policy of the Mutual considers the potential termination of a Member's rights under the Occupancy Agreement as a result of failure to pay delinquent sums owed to the Mutual; and

WHEREAS, the Mutual Bylaws authorize the Board of Directors to take disciplinary action against any Member for breach of any obligation under his or her Occupancy Agreement following a member disciplinary hearing; and

WHEREAS, Article IV, Section 3 of the Mutual Bylaws provides that a Membership may be proposed for termination at a member disciplinary hearing for a violation of either the Articles of Incorporation, the Bylaws, Rules and Regulations or the Occupancy Agreement at any regularly scheduled meeting or special meeting of the Board of Directors; and

WHEREAS, the Bylaws provide that in the event of a termination of membership as a result of membership disciplinary proceedings, the Corporation, at its election, shall either (1) repurchase said Membership at its market value as defined by the Bylaws or (2) proceed with reasonable diligence to effect a sale of the membership at a sales price acceptable to the Corporation;

NOW THEREFORE BE IT RESOLVED, May 14, 2013, that the Board of Directors establishes a delinquent account threshold of ~~\$10,000~~ **\$5,000** for the purposes of membership termination and directs the managing agent to schedule member disciplinary hearings to consider termination of membership when the threshold has been met; 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 Brians moved to approve the resolution. Director Stone seconded the motion and discussion ensued.

Director Stone moved to amend the resolution to reduce the threshold from \$10,000 to \$5,000. Director English seconded the motion and discussion ensued. The amendment carried unanimously.

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

GENERAL MANAGER'S REPORT

Mr. Storage updated the membership on the ongoing projects in United Mutual and GRF.

Ms. Wendy Bucknum reported on various legislative issues.

Without objection, the Board directed staff to prepare letters to the appropriate governmental entities and representatives regarding the Mutual's Board of Director's support of Assembly Bill 1360 which would allow for an association to utilize electronic voting if members opt-in. Further they directed staff to send a letter of support for access of the HECM program to cooperatives, and a letter in response to an anticipated call to action from CAI regarding FEMA recognition of Community Associations in a disaster event.

CONSENT CALENDAR

Without objection, the Consent Calendar was approved and the Board took the following actions.

Maintenance and Construction Committee Recommendations:

RESOLUTION 01-13-32

RESOLVED, March 12, 2013, that the request of Mr. Mansour Hatfehi of 50-A Calle Aragon to install a patio extension with patio walls 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 50-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 walls must be built as per United Mutual Alteration Standard Section 8 - *Block Walls*, and the patio extension must be installed as per Section 22 - *Patio Slab Extensions*; and

RESOLVED FURTHER, that all landscape, irrigation, and drainage modifications associated with the alteration are to be completed by the Landscape Division at the expense of the Mutual Members(s) at 50-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.

RESOLUTION 01-13-33

RESOLVED, March 12, 2013, that the request of Mrs. Lynda Zadra-Symes of 76-A Calle Aragon to retain a lattice panel installed on the patio of her manor is hereby denied; and

RESOLVED FURTHER, that the Board hereby requires removal of the subject lattice within 30 days of the Board's decision on the matter; and

RESOLVED FURTHER, that the Member shall be noticed for a hearing due to their failure to obtain an alteration permit prior to the installation of the alteration; 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 01-13-34

RESOLVED, March 12, 2013, that the request of Mr. Samuel Jeon of 301-D Avenida Sevilla to install a walkway 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 301-D; 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 walkway must be of concrete construction, installed as per standard construction practices; 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 301-D; 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 01-13-35

RESOLVED, March 12, 2013, that the request of Ms. Gayle Harrison of 490-D Calle Cadiz to install a shower in the half bath 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(s) at 490-D; and

RESOLVED FURTHER, that all required Mutual and City of Laguna Woods permits must be obtained and the appropriate City of Laguna Woods building permit number 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 Board has, from time to time, received complaints of noise transference due to alterations within the interior of neighboring manors. For example, alterations to walls that allow noise to travel differently, alterations to plumbing that cause water noises within the shared walls, or alterations to floor coverings. The Board should advise the member that should the Board receive such a complaint concerning an alteration, the requesting member may be subject to member disciplinary proceedings and could be required to take additional noise mitigating measures, up to and including removing the alteration and restoring to original;

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 01-13-36

RESOLVED, March 12, 2013, that the request of Ms. Carol Faulkner Swim of 585-B Avenida Majorca to resurface the patio and entry walkway at her manor is hereby approved; and

RESOLVED FURTHER, that all costs and maintenance associated with the subject alteration are the responsibility of the Mutual member(s) at 585-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 officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

RESOLUTION 01-13-37

RESOLVED, March 12, 2013, that the request of Mr. George Lewis Jr. of 585-C Avenida Majorca to resurface the patio and entry walkway at his manor is hereby approved; and

RESOLVED FURTHER, that all costs and maintenance associated with the subject alteration are the responsibility of the Mutual member(s) at 585-C; 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 officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

RESOLUTION 01-13-38

RESOLVED, March 12, 2013, that the request of Mr. Ramiro Montecinos of 641-P Avenida Sevilla to retain the satellite dish on the roof of his manor is hereby approved; and

RESOLVED FURTHER, that all costs for installation, repair, and maintenance associated with the subject alteration are the responsibility of the Mutual Member(s) at 641-P; and

RESOLVED FURTHER, that the required Mutual permit for the satellite dish must be revised to depict the dish as being attached to a non-penetrating stand on the roof of the manor; 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 01-13-39

RESOLVED, March 12, 2013, that the request of Mr. Kook Choi of 641-Q Avenida Sevilla to retain a satellite dish on the roof of his manor is hereby approved; and

RESOLVED FURTHER, that all costs for installation, repair, and maintenance associated with the subject alteration are the responsibility of the Mutual Member(s) at 641-Q; and

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

RESOLVED FURTHER, that the satellite dish must be mounted on a non-penetrating stand, held down by at least four cinder blocks, on the roof over the subject manor away from the edge of the building so as not to be visible; 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 01-13-40

RESOLVED, March 12, 2013, that the request of Ms. E. Ruth Eli of 913-Q Ronda Sevilla to install a satellite dish on the roof of her manor is hereby approved; and

RESOLVED FURTHER, that all costs for installation, repair, and maintenance associated with the subject alteration are the responsibility of the Mutual Member(s) at 913-Q; and

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

RESOLVED FURTHER, that the satellite dish must be mounted on a non-penetrating stand, held down by at least four cinder blocks, on the roof over the subject manor away from the edge of the building so as not to be visible; 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 01-13-41

RESOLVED, March 12, 2013, that the request of Mr. Lawrence Oliver of 942-D Avenida Majorca that the Board rescind the labor charge in the amount of \$174.80 billed to him when he refused delivery of pre-ordered appliances 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 01-13-42

RESOLVED, March 12, 2013, that the request of Mr. Ronald Pino of 2017-C Via Mariposa West to install clear skylights at his 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 01-13-43

RESOLVED, March 12, 2013, that the request of Ms. Dolores Ward of 2049-A Via Mariposa East to install an L-shaped concrete ramp at her manor is hereby approved; and

RESOLVED FURTHER, that all costs for installation, repair, and maintenance associated with the subject alteration are the responsibility of the Mutual Member(s) at 2049-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 ramp must be installed as per United Laguna Woods Mutual Alteration Standard Section 36 - *Ramps*; and

RESOLVED FURTHER, that all landscape, irrigation, and drainage modifications associated with the alteration are to be completed by the Landscape Division at the expense of the Mutual Members(s) at 2049-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:

- 443-D Denial of request for two tree removals
- 877-O Approve removal of 2 trees and replacement of 2 trees with neighbors' approval at Mutual Member's expense
- 911-A Approval of request to retain lawn areas

Finance Committee Recommendations:

RESOLUTION 01-13-44

WHEREAS, Member ID 947-408-12 is currently delinquent to United Laguna Woods 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 12, 2013, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-408-12; 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 01-13-45

WHEREAS, Member ID 947-426-33 is currently delinquent to United Laguna Woods 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 12, 2013, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-426-33; 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 reported from the Finance Committee, gave the Treasurer's Report, Delinquency Report, and commented on the Resale & Lease Activities.

Director Brians reported from the Maintenance and Construction Committee.

Director Hammer read a proposed resolution permitting the Golden Rain Foundation to apply a wall treatment to the walls owned by United Mutual at the Gate 1 area. Director Brians moved to approve the resolution. Director Stone seconded the motion and discussion ensued.

By a vote of 7-1-0 (Director Stone opposed), the motion carried and the Board of Directors adopted the following resolution.

RESOLUTION 01-13-46

WHEREAS, on February 5, 2013 the Golden Rain Foundation Board approved to proceed with the Gate 1 Renovation Project; and one of the terms in the approved scope of work is to apply a new wall treatment to the entry walls which are owned by United Mutual;

NOW THEREFORE BE IT RESOLVED, March 12, 2013, that the Board of Directors of this Corporation hereby permits the Golden Rain Foundation to apply a wall treatment to the walls owned by United Laguna Woods Mutual at the Gate 1 area as part of the Gate 1 Renovation Project, to be applied to approximately 135-feet of wall along the west side of the entrance and 195-feet along the east side of the entrance, with the following contingencies:

1. The costs for installation of the wall treatment will be borne by the Golden Rain Foundation;
2. The Golden Rain Foundation will be responsible for the ongoing maintenance of the wall treatments; and

3. Execution of a license agreement between the Golden Rain Foundation and United Laguna Woods Mutual addressing the specifics of the wall treatment, maintenance and other issues that need to be worked out between the two corporations.

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 Hammer read the following proposed resolution adopting a policy for surfacing the exterior concrete within the Mutual:

RESOLUTION 01-13-xx

WHEREAS, residents at Buildings 579, 788, and 933 requested that the concrete slabs on the first floor of each of those buildings be surfaced with a coated product, similar to the product used on the upper floor breezeways of those buildings; and

WHEREAS, United Mutual's maintenance service levels do not provide for the application of or routine maintenance of concrete surfacing products on un-coated surfaces, nor does the Mutual have a formalized policy to consistently deal with such requests;

NOW THEREFORE BE IT RESOLVED, May 14, 2013, that the Board of Directors of this Corporation hereby adopts a policy for Surfacing the Exterior Concrete within the Mutual (as attached to the official meeting minutes) to address a member's written request to address a safety concern; and

RESOLVED FURTHER, the cost to implement the policy at Buildings 579, 788, and 933 would be approximately \$1,400 to be funded from the General Maintenance Operating Budget; 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 Hammer moved to approve the resolution. Director Bassler seconded the motion and discussion ensued.

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

Director Hammer read a proposed resolution approving a new color paint palette for the Exterior Paint Program. Director Hammer moved to approve the resolution. Director Brians seconded the motion and discussion ensued.

By a vote of 8-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 01-13-47

WHEREAS, a Paint Color Sub-Committee was established in May 2012 to develop new exterior paint colors for use on the Mutual's structures during execution of the Mutual's Exterior Paint Program;

NOW THEREFORE BE IT RESOLVED, March 12, 2013, that the Board of Directors of this Corporation hereby directs staff to assume the duty of selecting paint colors for the Mutual's building exteriors utilizing the paint color palette (as attached to these minutes), effective beginning with the painting of structures in Cul-de-sacs 83, 84 and 85 in 2013; and

RESOLVED FURTHER, that in order to maintain the operational and logistical efficiencies of the current program, the manors in cul-de-sacs (CDS) 11 and 81 will be painted following the prior paint color palette and color section process (per Resolutions 01-07-133 and 01-07-161); and

RESOLVED FURTHER, that the new color palette will be used in painting the laundry buildings and carport structures in CDS 11 and 81, and all remaining structures on the 2013 Exterior Paint Program scope and subsequent annual paint program scopes; and

RESOLVED FURTHER, that Resolution 01-07-161 adopted December 11, 2007 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 Hammer read a proposed resolution approving the exterior paint palette color change procedures. Director Hammer moved to approve the resolution. Director Brians seconded the motion and discussion ensued.

By a vote of 8-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 01-13-48

WHEREAS, the established United Paint Color Sub-Committee developed new exterior paint colors for use on the Mutual's structures during execution of the Mutual's Exterior Paint Program, and further revised the Exterior Paint Program Paint Color Selection Procedure;

NOW THEREFORE BE IT RESOLVED, March 12, 2013, that the Board of Directors of this Corporation hereby adopts the Exterior Paint Program Paint Color Selection Procedure as attached to the official meeting minutes; and

RESOLVED FURTHER, that Resolution 01-07-133 adopted October 24, 2007 and Resolution 01-04-16 adopted January 13, 2004 are 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 Hammer read the following proposed resolution approving revisions to the Mutual Alteration Standards, Section 6: Air Conditioning Units/Heat Pumps:

RESOLUTION 01-13-xx

WHEREAS, the Board of Directors of this Corporation adopted Resolution U-96-62 on May 14, 1996, which approved the United Laguna Woods Mutual Alteration Standards; and

WHEREAS, the Maintenance & Construction Committee has recommended that the Board of Directors further amend the United Laguna Woods Mutual Alteration Standards with suggested changes;

NOW THEREFORE BE IT RESOLVED, May 14, 2013, that the Board of Directors of this Corporation hereby approves the revisions of Section 6 – Air Conditioning Units/Heat Pumps, as attached to the official 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; and

RESOLVED FURTHER, that Resolution U-96-62, adopted May 14, 1996 is hereby amended, and that Resolution 01-03-168, adopted December 9, 2003 is hereby superseded and cancelled.

Director Hammer moved to approve the resolution. Director Brians seconded the motion.

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

Director Hammer read the following proposed resolution approving revisions to the Mutual Alteration Standards, Section 7: Satellite Dishes:

RESOLUTION 01-13-xx

WHEREAS, the Board of Directors of this Corporation adopted Resolution U-96-62 on May 14, 1996, which approved the United Laguna Woods Mutual Alteration Standards; and

WHEREAS, the Maintenance & Construction Committee has recommended that the Board of Directors further amend the United Laguna Woods Mutual Alteration Standards with suggested changes;

NOW THEREFORE BE IT RESOLVED, May 14, 2013, that the Board of Directors of this Corporation hereby approves the revisions of United Mutual Alteration Standard Section 7, Satellite Dishes as attached to the official 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; and

RESOLVED FURTHER, that Resolution U-96-62, adopted May 14, 1996 is hereby amended and Resolution 01-07-17 adopted February 13, 2007 is hereby superseded and cancelled.

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

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

Director Hammer read the following proposed resolution approving revisions to the Mutual Alteration Standards, Section 8: Block Patio Walls:

RESOLUTION 01-13-xx

WHEREAS, the Board of Directors of this Corporation adopted Resolution U-96-62 on May 14, 1996, which approved the United Laguna Woods Mutual Alteration Standards; and

WHEREAS, the Maintenance & Construction Committee has recommended that the Board of Directors further amend the United Laguna Woods Mutual Alteration Standards with suggested changes;

NOW THEREFORE BE IT RESOLVED, May 14, 2013, that the Board of Directors of this Corporation hereby approves the revisions of Section 8 – Patio Block Walls, as attached to the official 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; and

RESOLVED FURTHER, that Resolution U-96-62, adopted May 14, 1996 is hereby amended, and Resolution 01-04-70, adopted May 11, 2004 is hereby superseded and cancelled.

Director Hammer moved to approve the resolution. Director Stone seconded the motion and discussion ensued.

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

Director Brians reported from the United Paint Color Selection Sub-Committee.

Director Hammer reported from the Walkway Lighting Sub-Committee.

Director Hammer reported from the Landscape Committee.

Director Howard reported from the Governing Documents Review Ad Hoc Committee.

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

GRF HIGHLIGHTS

- Director Stone announced that the Business Planning meetings begin in April.

DIRECTORS' FORUM

- The Directors provided final comments.

MEETING RECESS

The Regular Open Session Meeting recessed at 12:35 P.M. and reconvened into the Regular Executive Session at 1:17 P.M.

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

During its February 12, 2013 Regular Executive Session Meeting, the Board reviewed and approved the minutes of the Regular Executive Session of January 8, 2013, the Special Executive Session of January 11, 2013, and the Special Executive Session January 22, 2013. The Board approved one write-off in the total amount of \$140. The Board heard four disciplinary hearings and imposed fines totaling \$950 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 4:10 P.M.

Charles Hammer, Secretary

**United Laguna Woods Mutual
Exterior Paint Color Palettes
Adopted March 12, 2013**

Residential Buildings (Manors) – Single Story

<u>Group</u>	<u>Body Color</u>	<u>Trim Color</u>
1	Lancaster Whitewash	Dry Sage
2	Handmade	Springfield Tan
3	Coastal Fog	Smoky Mountain
4	Pittsfield Buff	Fallen Timber
5	Hush	Smoky Mountain
6	Greige Avenue	Somerville Red
7	Monticello Rose	Lancaster Whitewash
8	Blair Gold	Lancaster Whitewash
9	Berkshire Beige	Lancaster Whitewash
10	Dry Sage	Lancaster Whitewash

Block walls will be painted the trim color where applicable.

The default color for manor entry doors will be the building's selected color group trim color. An alternative entry door color may be selected by the occupant member at each manor from the following options: the body color from the building's selected color group, or Spanish Brown, Taliesin Blue or Spiced Berry.

Residential Buildings (Manors) – Multiple Story

<u>Group</u>	<u>Body Color</u>	<u>Trim Color</u>
1	Lancaster Whitewash	Dry Sage
2	Handmade	Springfield Tan
3	Coastal Fog	Smoky Mountain
4	Pittsfield Buff	Fallen Timber
5	Hush	Smoky Mountain
6	Greige Avenue	Somerville Red

Block walls will be painted the trim color where applicable.

The default color for manor entry doors will be the building's selected color group trim color. An alternative entry door color may be selected by the occupant member at each manor from the following options: the body color from the building's selected color group, or Spanish Brown, Taliesin Blue or Spiced Berry.

Laundry Buildings

Body Color

Trim Color

Springfield Tan
Handmade
Monticello Rose
Somerville Red
Blair Gold

Lancaster Whitewash
Lancaster Whitewash
Lancaster Whitewash
Lancaster Whitewash
Lancaster Whitewash

Surrounding block walls will be painted in the trim color.

Carports

Body Color

Trim Color

Pittsfield Buff
Smoky Mountain
Berkshire Beige
Dry Sage

Lancaster Whitewash
Lancaster Whitewash
Lancaster Whitewash
Lancaster Whitewash

**United Laguna Woods Mutual
Exterior Paint Palette
Color Change Procedures
Adopted March 12, 2013**

A set of 10 Exterior Paint color groups for use on residential buildings (manors) shall be approved by the United Laguna Woods Mutual Board of Directors (Board). Using the Board approved color groups Staff shall select colors for each building planned for painting. Owner occupants shall have the option to select their preferred entry door color from a Board approved list of entry door colors.

Colors shall be selected by cul-de-sac grouping and notification of color selections shall be grouped by cul-de-sac. A notification of palette color group selections for each specific building shall be sent to each member of that building approximately eight weeks in advance of the date the first building in the cul-de-sac is to receive application of the exterior paint. The notification letter shall advise members of the selected color group and provide reference information for viewing the colors on a completed building and/or swatches at a designated location. Notification will provide a contact person and telephone number for inquiries regarding the selected color group and color change request process.

Members shall be given a two-week period to review the color group selections for their building.

Members may request a change from the selected color group to a different color group for their building subject to the following rules:

- Members must submit their color group change request in writing to the Mutual within two weeks of the date of the above referenced notification letter.
- Color group change requests must include 100% agreement from all member occupants of the particular building making the request and must be signed by 100% of all member occupants of that building. Each manor will represent only one vote in the color selection decision process.
- Color group change requests not including 100% agreement as defined above will not be considered.
- Members submitting a color group change request must identify on the written request the color group they wish to change to.
- Only the Board approved color groups may be selected.
- Single story buildings may select an alternate color group from the single story group listing; multiple-story buildings must select from the multiple story group

listing.

- Color group selections may not match the color group assigned for or selected by a directly adjacent building; color selection changes will be considered in the order in which completed change requests are received.
- Color group change requests not received within two weeks of the date of the notification letter will not be considered.
- Members may not request changes in color groups for buildings other than the building in which their manor is located.
- The Board reserves the right to make all final decisions with respect to building exterior paint color selections.