

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

April 9, 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, April 9, 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, John Dalis, Jerren Auble, Phil Doran

Directors Absent: None

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 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

Director Brians moved to remove agenda item 11(b) *Discuss and Consider the Interview Process for New Legal Counsel*. Director Stone seconded the motion and discussion ensued.

By the following Roll Call vote 4-6-0, the motion failed:

Favor: Hammer, Brians, Stone, Dalis

Opposed: English, Bassler, Ferris, Auble, Doran, Howard

Director Brians moved to remove agenda item 11(c) *Discuss Cutting Off Funding for the Special Election*. Director Stone seconded the motion.

By the following Roll Call vote of 10-0-0, the motion carried:

Favor: Hammer, Brians, Stone, Dalis, English, Bassler, Ferris, Auble, Doran, Howard

Opposed: None

Director Brians moved to approve the agenda as amended. Director Stone seconded the motion and the motion carried unanimously.

CHAIR'S REMARKS

President Turner spoke to the time and effort the Board/Executive Committee took to review and approve the language to be placed on the Special Election ballot. President Turner spoke to a letter in the Globe from Lillian Taylor documenting an action taken by a resident, Nancy Johnson, who as a registered nurse saved the life of her son. Ms. Nancy Johnson was recognized and applauded for her heroic actions.

Ms. Polly Spahr spoke on behalf of the Candidate Information Committee and encouraged residents who are willing to run for the Board to pick up an application.

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

Director Stone moved to approve the following minutes: Special Meeting of March 6, 2013, Regular Meeting of March 12, 2013, Special Meeting of March 20, 2013, Special Meeting of March 27, 2013, and the Special Meeting of March 29, 2013. Director Hammer seconded the motion.

Member Barbara Copley (410-D) spoke to the minutes of March 12, 2013.

By a vote of 9-0-1 (Director Ferris abstained), the motion carried.

UNFINISHED BUSINESS

Director Howard moved to postpone the following resolutions that were read and postponed from the previous meeting to conform to the 30 day notification. Director Stone seconded the motion and discussion ensued.

Member Roberta Berk (933-B) spoke to the proposed policy for Surfacing the Exterior Concrete within the Mutual.

Ms. Cris Robinson entered the meeting at 10:33 P.M.

By a vote of 10-0-0, the motion carried and the following resolutions were postponed to May to satisfy the 30-day notification requirement:

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.

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.

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.

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.

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.

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.

NEW BUSINESS

The Secretary of the Corporation, Director Hammer, read the following proposed resolution adopting the revised United Membership Elections Standard Operating Procedure:

RESOLUTION 01-13-xxx

WHEREAS, California Civil Code § 1363.03 became operative on July 1, 2006 which required the adoption of rules regarding election procedures, appointment of inspectors of election, voting by secret ballot, proxy and ballot instructions, publication of election results, and retention of ballots; and

WHEREAS, the Civil Code has had several revisions since 2008 and will be completely revised in 2014; and the Board desires to update its election procedures to comport with the 2014 revisions;

NOW, THEREFORE, BE IT RESOLVED, on May 14, 2013, that the Board of Directors of this Corporation hereby adopts the revised United Membership Elections Standard Operating Procedure as attached to the official Minutes of the meeting; and

RESOLVED FURTHER, that Resolution 01-08-64 adopted April 8, 2008 is hereby superseded and cancelled; and

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

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

Members Philip Block (468-C), Tony Dauer (96-C), Roberta Berk (933-B), and Maggie Brown (468-D) spoke to the motion.

Without objection the Board postponed the resolution to May to satisfy the 30-day notification requirement.

Mrs. Robinson spoke to the process and procedures in retaining new legal counsel that involves mailing out requests for proposals and interviewing candidates.

The Board discussed the process.

Members Howard Malmon (788-A) and Barbara Copley (410-D) commented on the process.

Director Doran moved to direct PCM to initiate the process of selection of new legal counsel. Director English seconded the motion and discussion ensued.

Director Howard moved to add to the agenda based on civil code, the motion directing PCM to initiate the process of selection of new legal counsel. Director Ferris seconded the motion and discussion ensued.

By a Roll Call vote of 7-3-0, due to the lack of a 2/3 vote, the motion failed.

Favor: English, Howard, Bassler, Doran, Auble, Ferris, Hammer
Opposition: Dalis, Stone, Brians

Mrs. Robinson left the meeting at 11:18 A.M.

Without objection, the Board agreed to add the issue to the May meeting agenda.

CONSENT CALENDAR

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

Maintenance and Construction Committee Recommendations:

RESOLUTION 01-13-51

RESOLVED, April 9, 2013, that the request of Mr. Gregg Barnette of 156-A Avenida Majorca to retain a retractable shade cloth over the patio area of 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(s) at Manor 156-A; and

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

RESOLVED FURTHER, that for weather protection, a silicone sealant must be applied to all penetrations into the building's wood framing; 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 01-13-52

RESOLVED, April 9, 2013, that the request of Mrs. Theresa Oh of 262-D Calle Aragon to perform a bathroom remodel 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 262-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 Member is hereby noticed 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 01-13-53

RESOLVED, April 9, 2013, that the request of Dr. Mohamed Younoszai of 313-D Avenida Castilla that the Mutual rescind the charge of \$899.61 for

re-roofing the alteration atrium enclosure roof at his manor is hereby approved; and

RESOLVED FURTHER, that the expense shall be charged to the Mutual's 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 01-13-54

RESOLVED, April 9, 2013, that the request of Mr. Larry Brody of 341-E Avenida Sevilla to retain the pavers installed over his entry patio 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 341-E; 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 additionally, the Member shall be noticed for a hearing in accordance with the Board's directive in May 2010 at which time the Board determined that if members fail to get alteration permits they would automatically be noticed for a hearing; 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 01-13-55

RESOLVED, April 9, 2013, that the request of Mr. and Mrs. Jeff Stoecker of 488-A Calle Cadiz to install a patio extension with brick edging at their manor is hereby approved; and

RESOLVED FURTHER, that all costs and maintenance of the alteration, present and future, are the responsibility of the Mutual member(s) at 488-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 number(s) must be submitted to the Permits and

Inspections office located in the Laguna Woods Community Center prior to issuance of a Mutual permit; and

RESOLVED FURTHER, that all landscape, irrigation, and drainage modifications associated with the alterations are to be completed by the Landscape Division at the expense of the Mutual member(s) at 488-A; and

RESOLVED FURTHER, that the installation of the entry patio and walkway must be performed in accordance with United Laguna Woods Mutual Standard Section 22: Patio Slabs; and

RESOLVED FURTHER, that a handrail must be installed on at least one side of the stairs; 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 01-13-56

RESOLVED, April 9, 2013, that the request of Mr. and Mrs. David Wallet of 547-C Via Estrada to install a patio extension with a block wall and a patio enclosure with a sliding glass door at their 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 547-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 number(s) must be submitted to the Permits and Inspections office located in the Laguna Woods Community Center; and

RESOLVED FURTHER, that the patio walls must be built as per United Laguna Woods Mutual Alteration Standard Section 8- Block Walls, the patio extension must be installed as per Section 22- Patio Slab Extensions, and the patio enclosure per Section 26- Solariums and Garden Rooms; 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 547-C; 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 01-13-57

RESOLVED, April 9, 2013, that the request of Mr. Michael McNally of 595-D Avenida Majorca to install a patio extension and 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 Manor 595-D; 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 Manor 595-D; and

RESOLVED FURTHER, that the patio extension must be installed as per Section 22- Patio Slab Extensions; and

RESOLVED FURTHER, that all required Mutual and City of Laguna Woods permits must be obtained and the appropriate City of Laguna Woods permit number(s) must be submitted to the Permits and Inspections office located in the Laguna Woods 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 01-13-58

RESOLVED, April 9, 2013, that the request of Ms. Sara Bidarian of 663-A Via Los Altos 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 663-A; 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 01-13-59

RESOLVED, April 9, 2013, that the request of Ms. Debra Nessen of 2045-P Via Mariposa East that the Mutual reverse a portion of damage restoration charges in the amount of \$6,020.98 for moisture intrusion damage during power washing of the building is hereby approved; and

RESOLVED FURTHER, that the amount of \$1,392.50 shall be the responsibility of the member, representing items repaired that were the Member's property; and \$6,020.98 shall be charged to the Mutual's 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.

Landscape Committee Recommendations:

No Meeting was held.

Finance Committee Recommendations:

RESOLUTION 01-13-60

WHEREAS, Member ID 947-363-37 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, April 9, 2013, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-363-37; 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 01-13-61

WHEREAS, Member ID 947-367-92 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, April 9, 2013, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-367-92; 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 01-13-62

WHEREAS, Member ID 947-377-18 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, April 9, 2013, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-377-18; 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 01-13-63

WHEREAS, Member ID 947-417-23 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, April 9, 2013, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-417-23; 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 01-13-64

WHEREAS, Member ID 947-419-59 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, April 9, 2013, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-419-59; 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 01-13-65

WHEREAS, Member ID 947-441-49 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, April 9, 2013, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-441-49; 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.

GENERAL MANAGER'S REPORT

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

Ms. Francis Rangel, Compliance Supervisor, reported on United's Disciplinary Hearing process.

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 the following proposed resolution adopting an Exclusive Use Patio Wall Vine policy:

RESOLUTION 01-13

WHEREAS, Mutual members have installed vines and plants that impede maintenance access to walls surrounding exclusive use patio areas; and

WHEREAS, the Mutual notifies Mutual members of the need to remove the plantings to facilitate maintenance of the block walls in conjunction with various Maintenance programs; and

WHEREAS, Mutual members at 2037-A, 2037-B, 2037-C, 2202-D, 2008-C, and 2057-B have requested the Mutual allow retention of their personal plantings surrounding exclusive use patio wall areas; and

WHEREAS, the Mutual desires to establish a policy whereby Mutual members can be permitted to retain vines and plants on block walls surrounding exclusive use patios with the condition that the requesting Mutual members be responsible for all future maintenance and repairs of such walls necessitated by the plant/vine retention;

NOW THEREFORE BE IT RESOLVED, May 14, 2013, that the Board of Directors of this Corporation hereby adopts a policy for Exclusive Use Patio Wall Vine within the Mutual (as attached to the official meeting minutes); and

RESOLVED FURTHER, the requesting Mutual member must sign and record a Covenant to Run with the Land which assigns responsibility for the maintenance and/or repair of the subject walls to the member and to any subsequent member of the subject manor; and

RESOLVED FURTHER, the requesting Mutual member must pay a Mutual fee in the amount of \$200.00 for administration of the document; and

RESOLVED FURTHER, that the retention requests from Mutual members at 2037-A, 2037-B, 2037-C, 2202-D, 2008-C, and 2057-B would be addressed by the policy; 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 Dalis seconded the motion.

Members Barbara Copley (410-D) and Maggie Brown (468-D) commented on the motion.

Without objection the Board postponed the resolution to May to satisfy the 30-day notification requirement.

Director Hammer read a proposed resolution approving to install a top load washing machine at Laundry Room 207. Director Hammer moved to approve the resolution. Director Brians seconded the motion and discussion ensued.

Members Linda Wilson (816-P) and Heather Gerson (53-N) commented on the motion.

By a vote of 8-2-0 (Directors English and Brians opposed), the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 01-13-66

WHEREAS, requests have been received that the Mutual replace two of the existing four front loading washing machines in Laundry Room 207 with two top load washing machines; and

WHEREAS, the Mutual offered to install 4-inch pedestals on each of the standard front-loading machines at Laundry 207 and the requesting Members contend that adding the 4-inch pedestals to the front load washing machines does not resolve their accessibility concerns;

NOW THEREFORE BE IT RESOLVED, April 9, 2013, that the Board of Directors of this Corporation hereby approves replacement of the oldest front load washing machine at Laundry Room 207 with one Maytag model MAT14CS top load washing machine, to be funded through the planned 2013 Replacement Fund expenditures for Laundry Appliances; and

RESOLVED FURTHER, that the removed front loading washing machine will be installed at another United Laundry Room; 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 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 reported on the Recreation Master Plan Ad Hoc Committee.
- Director Howard reported on the Media and Communications Committee.

DIRECTORS' FORUM

- The Directors provided final comments.

MEETING RECESS

The Regular Open Session Meeting recessed at 12:28 P.M. and reconvened into the Regular Executive Session at 1:13 P.M.

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

During its March 12, 2013 Regular Executive Session Meeting, the Board reviewed and approved the minutes of the Special Executive Session of February 6, 2013 and the Regular Executive Session of February 12, 2013. The Board heard three disciplinary hearings and imposed fines totaling \$830 for violations of the Mutual's rules and regulations; and discussed litigation, contractual, and other member disciplinary matters.

During its March 20, 2013 Special Executive Session Meeting, the Board discussed contractual and potential litigation issues.

During its March 27, 2013 Special Executive Session Meeting, the Board discussed a legal opinion from counsel.

During its April 3, 2013 Special Emergency Executive Session Meeting, the Board discussed legal matters with counsel and established an Executive Committee.

ADJOURNMENT

With no further business before the Board of Directors, the meeting was adjourned at 4:28 P.M.

Charles Hammer, Secretary