

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

March 11, 2014

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 11, 2014 at 9:30 A.M. at 24351 El Toro Road, Laguna Woods, California.

Directors Present: Pat English, Jack Bassler, John Beckett, Ming-Lee Chang, Ken Hammer, Anthony Liberatore, Jan LaBarge, Eva Lydick, Bevan Strom

Directors Absent: Don Tibbetts (During Open Session)

Staff Present: Jerry Storage, Kim Taylor (Executive Session: Jerry Storage, Kim Taylor, Cris Robinson, Pamela Bashline, Wendy Panizza, Francis Rangel, Blessilda Fernandez)

Others Present: Jeff Beaumont of Beaumont Gatilin Tashjian

CALL TO ORDER

Pat English, 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 Bevan Strom led the Pledge of Allegiance to the Flag.

ACKNOWLEDGEMENT OF PRESS

A representative of the Laguna Woods Globe and the Channel 6 Camera Crew, by way of remote cameras, were acknowledged as present.

APPROVAL OF AGENDA

Director Strom moved to add to the agenda, 'Discuss and Consider Reconvening the Corporate Members Meeting from Friday, March 7, 2014.' The motion was seconded by Ken Hammer.

By a vote of 8-0-0 the motion carried unanimously.

By a vote of 8-0-0 the agenda was approved as amended.

The Directors made comments regarding Howard Klein's passing.

CHAIR'S REMARKS

President English commented on Mediation with GRF, and work being performed in United Mutual.

UNITED MUTUAL MEMBER COMMENTS AND PUBLIC FORUM

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

Marv Rosenhaft (823-A) commented on Howard Klein's passing, the 19 Restaurant, GRF, and requested that the United Board resign and run for re-election.

Jim Juhan (3242-3A) was called out of order for attempting to speak since he is a Third Mutual member.

Maxine McIntosh (68-C) commented on Howard Klein's passing and the Recreation Master Plan.

Sally Sunderhaus (580-O) thanked the Board and ask that the Board request that Finance post information on the Community Website.

Margaret Blackwell (71-D) commented on the passing of Howard Klein and Dry Rot inspections.

Rhoda Lindner (2013-C) commented on the Lighting Sub-committee and the United survey.

Charlene Sydow (646-A) commented on the passing of Howard Klein, and June Todd, and asked that full agendas be provided by the Board.

Tony Dauer (96-C) commented on Social Security and a super gym.

Marc Bayer (796-B) commented on the meeting on Friday and on recalling the United Board.

Pamela Grundke (2214-B) thanked the Board for their service.

Maureen Griffin (351-D) requested a status report on lighting in United Mutual from the Board.

Maggie Brown (468-D) commented on the responses from the Board Directors at the Corporate Members Meeting on Friday, March 7th and the direction the Board is going.

Paul Vogel (2185-O) reported on the Foundation of Laguna Woods Village.

Bonnie Leeds (170-D) commented on Clubhouse 2.

RESPONSE TO MEMBER COMMENTS

The Directors briefly responded to Member Comments.

APPROVAL OF MINUTES

Without objection, the Board approved the minutes of the Special Session of February 7, 2014, the minutes of the Regular Session of February 11, 2014, and the minutes of the Special Session of February 19, 2014.

UNFINISHED BUSINESS

The Secretary of the Corporation, Director John Beckett, read a proposed resolution approving the United Mutual Committee appointments. Director Beckett moved to approve the resolution, Director LaBarge seconded the motion and discussion ensued.

Without objection, the Board amended the resolution by removing Howard Klein from the Walkway Lighting Subcommittee and the Quarterly Traffic Hearings and added Ken Hammer to the Walkway Lighting Subcommittee.

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

RESOLUTION 01-14-26

RESOLVED, March 11, 2014, that the following persons are hereby appointed to serve the Corporation in the following capacities:

Finance Committee

Jan LaBarge - Chair
Pat English
Bevan Strom
Advisors: Florence Kleinfeld, Lou Skogen

Governing Documents Review Ad Hoc Committee

John Beckett, Chair
Howard Klein
Bevan Strom
Advisors: James Thorpe

Landscape Committee

Jack Bassler – Chair
Eva Lydick – Vice Chair
Anthony Liberatore
Ken Hammer
Advisors: Cynthia Chyba, Pamela Grundke

Maintenance and Construction Committee

Jack Bassler, Chair
Ming Lee Chang, Vice Chair
Jan LaBarge
Anthony Liberatore
Don Tibbetts
Advisors: Janey Dorrell

New Resident Orientation

Per Rotation List

Standards Sub-Committee

Jack Bassler, Chair
Ming Lee Chang
Anthony Liberatore

Traffic Hearing (quarterly)

John Beckett, Chair
Ken Hammer
Howard Klein

Walkway Lighting Subcommittee

Ming Lee Chang, Chair

Jack Bassler

~~Howard Klein~~

Ken Hammer

Advisors: Doug Rook, Collette Sigman

Laguna Canyon Foundation

TBD

RESOLVED FURTHER, that Resolution 01-14-15, adopted February 11, 2014, is hereby superseded and canceled.

The Secretary of the Corporation, Director John Beckett, read a proposed resolution approving the GRF Committee appointments. Director Beckett moved to approve the resolution, Director Hammer seconded the motion, and discussion ensued.

Without objection, the Board amended the resolution by removing Howard Klein from the Energy Committee and the Security and Community Access Committee and further, adding Ken Hammer to the Energy Committee and the Security and Community Access Committee.

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

RESOLUTION 01-14-27

RESOLVED, March 11, 2014, that, in compliance with Article 7, Section 7.3 of the Golden Rain Foundation Bylaws, adopted July 13, 2012, the following persons are hereby appointed to serve on the committees of the Golden Rain Foundation:

Business Planning

Pat English

Jan LaBarge

Community Activities

John Beckett

~~Don Tibbetts~~

Energy Committee

Eva Lydick

~~Howard Klein~~

Ken Hammer

Finance

Jan LaBarge
Pat English

Government and Public Relations Committee

John Beckett
Anthony Liberatore

Landscape Committee

Jack Bassler
Eva Lydick

Maintenance & Construction

Jack Bassler
Ming Lee Chang

Media and Communications Committee

Eva Lydick
Ken Hammer

Mobility and Vehicles Committee

John Beckett
Anthony Liberatore

Recreation Master Plan Ad Hoc Committee

John Beckett
Jan LaBarge

Security and Community Access

~~Howard Klein~~
John Beckett
Ken Hammer

RESOLVED FURTHER, that Resolution 01-13-217, adopted December 10, 2013, is hereby superseded and canceled.

Ms. Cris Robinson provided the Board an update on the Paseo de Valencia Widening Project.

NEW BUSINESS

Director LaBarge made a motion to table indefinitely establishing a United Mutual Recreation Master Plan Review Committee. The motion was seconded by Director Bassler.

By a vote of 7-1-0 (Director Strom opposed) the motion carried.

The Board discussed the makeup of GRF Committees. President English suggested that GRF committees be composed of 3 Directors from United Mutual, 3 Directors from

Third Mutual, 1 Director from Mutual No. Fifty, and 2 GRF Directors one of which would be the Chair.

Secretary Beckett read the current GRF Bylaw 7.1.1 and read the suggested GRF Bylaw change as proposed by President Pat English.

Director Bassler made a motion to accept the changes to Bylaw 7.1.1 and hold a Corporate Members meeting.

Director Beckett made a motion to amend the motion to instruct Legal Counsel Jeff Beaumont to contact Third Board and Mutual No. Fifty for their comments and criticisms. The motion was seconded by Director Strom.

Members Maggie Blackwell (71-D), Mary Stone (356-C), Maggie Brown (796-B), Maxine McIntosh (68-C), Marc Bayer (796-B), and Heather Gerson (53-N) commented on the motion.

By a vote of 2-6-0 (Directors Liberatore and Beckett voted in favor) the amended motion failed.

By way of consensus, the Board decided not to speak to agenda item (10c) Mediation Proposal.

The Secretary of the Corporation, Director John Beckett, read a proposed resolution calling a Corporate Members meeting to remove 2 GRF Directors as amended, by deleting 'no later than 14 days and substituting with 30 Days' and adding 'without cause' to the 4th paragraph. Director Beckett moved to approve the resolution, Director LaBarge seconded the motion and discussion ensued.

Members Maggie Blackwell (71-D), Heather Gerson (53-N), Marc Bayer (796-B), Pat Blomgren (563-A), Mary Stone (356-C), Maggie Brown (468-D), Sally Sunderhaus (580-O), and Maxine McIntosh (68-C) commented on the resolution.

By a vote of 7-0-0, (Director Ming-Lee Chang was absent from the vote) the motion carried and the Board of Directors adopted the following resolution:

Resolution 01-14-28

WHEREAS, the Directors who comprise a majority of the GRF Corporation have repeatedly voted to act in violation of the GRF Bylaws; and

WHEREAS, such conduct by those Directors exposes the Trust to undue risk of loss; and

WHEREAS, the Directors of this Board have a fiduciary duty to ensure GRF preserves the property of the Trust and otherwise abides by the Trust and GRF's Bylaws;

THEREFORE, it is resolved, March 11, 2014, that the Managing Agent, PCM, is directed to call a special meeting of the Corporate Members no later ~~less~~ than 14 days 30 days from today, so that the Corporate Members may vote to remove, **without cause**, Larry Souza and Heather Gerson from the GRF Board of Directors; and

BE IT FURTHER RESOLVED that the Corporate Members vote to fill the vacancies created by the removal, if successful, at the same meeting.

BE IT FURTHER RESOLVED that the officers and agent of this Corporation are authorized to carry out the purpose of this resolution.

The Board discussed proceeding with the adjourned meeting from Friday, March 7, 2014.

Director Beckett moved to proceed with directing staff to schedule to reconvene the meeting of Friday, March 7, 2014, as close to 10 days as possible and no more than 14 days. The motion was seconded by Director Hammer.

By a vote of 8-0-0 the motion carried.

CONSENT CALENDAR

Without objection, the Consent Calendar was approved as presented and the Board took the following actions:

Maintenance and Construction Committee Recommendations:

RESOLUTION 01-14-29

RESOLVED, March 11, 2014, that the request of Ms. Iris Joachim of 4-D Via Castilla to retain custom paint colors and wall attachments in the patio at manor 4-D is hereby denied; and

RESOLVED FURTHER, that the Board hereby requires removal of the subject wall attachments to allow completion of the Mutual's Exterior Paint Program preparation work and the Mutual will paint the walls following the color group selected for the building; 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 01-14-30

RESOLVED, March 11, 2014, that the request of Mr. Jack and Ms. Margaret Alderman of 3-N Via Castilla to retain plexiglass panels on the balcony railings at their manor is hereby approved;

RESOLVED FURTHER, all future costs and maintenance associated with the subject alteration are the responsibility of the Mutual member(s) at 3-N; and

RESOLVED FURTHER, a required Mutual permit must be obtained from the Permits and Inspections Office located in Laguna Woods Village Community Center for the Plexiglass panels; and

RESOLVED FURTHER, the Mutual Member is responsible for, and will bear all costs associated with, removing the alteration as may be necessary or appropriate to allow the corporation business; and

RESOLVED FURTHER, the Mutual will not be held responsible for any damage whatsoever to the Plexiglass panels during maintenance of the building; 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 01-14-31

RESOLVED, March 11, 2014, that the request of Mr. William and Mrs. Deborah Wells of 12-C Via Castilla to retain the lattice on the patio walls at their 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 officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

RESOLUTION 01-14-32

RESOLVED, March 11, 2014, that the request of Mr. Vincent and Ms. Patricia Okumura of 17-C Via Castilla to install multiple chaseways for a HVAC ductless system at their manor is hereby approved;

RESOLVED FURTHER, all future costs and maintenance associated with the subject alteration are the responsibility of the Mutual member(s) at 17-C; and

RESOLVED FURTHER, all required Mutual and the City of Laguna Woods permits must be obtained. The relevant City of Laguna Woods permit number(s) and proof of completion, as evidenced by the final inspection signature, must be submitted to the Mutual through the Permits and Inspections Office located in Laguna Woods Village Community Center; and

RESOLVED FURTHER, the installation must be performed in accordance with Alteration Standard Section 6 Air Conditioning Units/Heat Pumps, with the exception that the installation is not limited to one run; 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 01-14-33

RESOLVED, March 11, 2014, that the request of Ms. Bonnie Sue Leeds of 170-D Avenida Majorca to retain the gravel floor in the patio at her manor is hereby approved;

RESOLVED FURTHER, all future costs and maintenance associated with the subject alteration are the responsibility of the Mutual member(s) at 170-D; and

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

RESOLVED FURTHER, the Mutual Member(s) is required to install a walkway that conforms to the requirements for a route of accessibility from the entry of the patio leading up to the entry doors of the manor within 30 days of the Board's ruling on the matter at the Mutual Member(s) expense; and

RESOLVED FURTHER, the Mutual Member(s) agrees to assume responsibility for and to indemnify, defend and hold harmless United Laguna Woods Mutual and it's agent for all injuries or damages arising out of a non-standard patio; and

RESOLVED FURTHER, the Mutual Member(s) agrees to maintain homeowner's insurance with personal liability limits of not less than \$300,000 per occurrence and to provide proof of such insurance annually at renewal; 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 01-14-34

RESOLVED, March 11, 2014, that the request of Ms. Bonnie Sue Leeds of 170-D Avenida Majorca to retain custom paint colors and creeping fig on patio walls at her manor is hereby denied; and

RESOLVED FURTHER, that the Board hereby requires the removal of the vines on the patio walls and the entry canopy roof before September 2014 at the Member(s) expense and require the patio walls be painted by the Mutual during the scheduled Mutual Paint Program; 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 01-14-35

RESOLVED, March 11, 2014, that the request of Mr. Michael and Ms. Jane Campbell of 227-C Avenida Majorca to install multiple chaseways for a HVAC ductless system at their manor is hereby approved;

RESOLVED FURTHER, all future costs and maintenance associated with the subject alteration are the responsibility of the Mutual member(s) at 227-C; and

RESOLVED FURTHER, all required Mutual and the City of Laguna Woods permits must be obtained. The relevant City of Laguna Woods permit number(s) and proof of completion, as evidenced by the final inspection signature, must be submitted to the Mutual through the Permits and Inspections Office located in Laguna Woods Village Community Center; and

RESOLVED FURTHER, the installation must be performed in accordance with Alteration Standard Section 6 Air Conditioning Units/Heat Pumps, with the exception that the installation is not limited to one run; 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 01-14-36

RESOLVED, March 11, 2014, that the request of Mr. Tejbhan and Ms. Hari Ghanshani of 230-B Avenida Majorca to install multiple chaseways for a HVAC ductless system at their manor is hereby approved;

RESOLVED FURTHER, all future costs and maintenance associated with the subject alteration are the responsibility of the Mutual member(s) at 230-B; and

RESOLVED FURTHER, all required Mutual and the City of Laguna Woods permits must be obtained. The relevant City of Laguna Woods permit number(s) and proof of completion, as evidenced by the final inspection signature, must be submitted to the Mutual through the Permits and Inspections Office located in Laguna Woods Village Community Center; and

RESOLVED FURTHER, the installation must be performed in accordance with Alteration Standard Section 6 Air Conditioning Units/Heat Pumps, with the exception that the installation is not limited to one run; 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 01-14-37

RESOLVED, March 11, 2014, that the request of Mr. Max Pietrantoni of 386-A Avenida Castilla for the proposed window additions in the Living Room at his manor is hereby approved;

RESOLVED FURTHER, all costs and maintenance of the alteration, present and future, are the responsibility of the Mutual member(s) at 386-A; and

RESOLVED FURTHER, 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 detailed site specific plans, wet-stamped and signed by a California licensed architect or engineer, must be submitted to the Permits and Inspections office located in the Laguna Woods Village Community Center prior to issuance of a permit. These plans must detail the required structural modifications necessary to ensure that the structural integrity of the building is maintained upon completion of the Living Room window additions; and

RESOLVED FURTHER, the windows must be installed in accordance with United Laguna Woods Mutual Standard Section 31: Window and Window Attachments; 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 01-14-38

RESOLVED, March 11, 2014, that the request of Mr. Robert and Ms. Lucille Stringham of 520-A Calle Aragon for proposed patio extension with wrought iron fence at their manor is hereby approved;

RESOLVED FURTHER, all costs and maintenance of the alteration, present and future, are the responsibility of the Mutual member(s) at 520-A; and

RESOLVED FURTHER, a required Mutual permit must be obtained from the Permits and Inspections office located in the Laguna Woods Village Community Center; and

RESOLVED FURTHER, 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 520-A; and

RESOLVED FURTHER, the installation of the patio extension must be performed in accordance with United Alteration Standard Section 22 Patio Slab Extension; and

RESOLVED FURTHER, the installation of the wrought iron fence and gate must be performed in accordance with United Alteration Standard Section 16 Fences, Wrought Iron; and

RESOLVED FURTHER, the installation of the tile must be performed in accordance with United Alteration Standard Section 15 Exterior Floor Coverings; 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 01-14-39

RESOLVED, March 11, 2014, that the request of Mr. Neal Riemer of 596-D Avenida Majorca that the Mutual approve a portion of the original reimbursement request, a total of \$75.00, approximately what it would have cost the Mutual to clear the mainline stoppage, is hereby approved; and

RESOLVED FURTHER, that the reimbursement expense is hereby authorized as an unbudgeted operating expense in General Maintenance; 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 01-14-40

RESOLVED, March 11, 2014, that the request of Mr. Dinesh Patel of 706-A Avenida Sevilla for the proposed room addition on the front patio at his manor is hereby approved;

RESOLVED FURTHER, all future costs and maintenance associated with the subject alterations are the responsibility of the Mutual member(s) at 706-A; and

RESOLVED FURTHER, that unit-specific plans depicting the proposed alteration, signed and wet-stamped by a California-licensed architect or engineer must be submitted to the Permits and Inspections office located in the Laguna Woods Village Community Center for approval. These plans must include structural details and calculations required to insure the structural integrity of the building is maintained upon completion of the proposed room addition; and

RESOLVED FURTHER, all required Mutual and City of Laguna Woods permits must be obtained and the appropriate City of Laguna Woods permit numbers must be submitted to the Mutual through the Permits and Inspections Office located in Laguna Woods Village Community Center; and

RESOLVED FURTHER, any required landscape, irrigation, and drainage revisions are to be performed by the Landscape Division at the requesting Mutual member's expense; and

RESOLVED FURTHER, A Roof Tie-In form must be submitted to the Permits and Inspections office prior to the issuance of a Mutual permit; 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 01-14-41

RESOLVED, March 11, 2014, that the request of Mr. Frank Huang of 2049-H Via Mariposa East for a patio extension with block wall at his manor is hereby approved;

RESOLVED FURTHER, all costs and maintenance of the alteration, present and future, are the responsibility of the Mutual member(s) at 2049-H; and

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

RESOLVED FURTHER, that the installation of the block walls must be performed in accordance with United Laguna Woods Mutual Standard Section 8: Patio Block Walls and the installation of the wrought iron gate per Section 16: Fences, Wrought Iron; 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:

124-C Deny request for tree removal

Accept bench donation in accordance with the Bench Standard Policy, as a chargeable service.

Finance Committee Recommendations:

RESOLUTION 01-14-42

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, March 11, 2014, 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 01-14-43

WHEREAS, Member ID 947-433-09 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 11, 2014, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-433-09; 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.

COMMITTEE REPORTS and SERVICES

FINANCE REPORT

Director LaBarge reported from the Finance Committee, gave the United Treasurer's Report, and commented on the Resale & Lease Activities.

Director Bassler reported from the Maintenance and Construction Committee.

The Secretary of the Corporation, Director John Beckett, read a proposed resolution to approve repair of Seville Style Buildings Corbel Beams with Finished Beam at a cost of approximately \$193,800. Director Beckett moved to approve the resolution, Director Chang 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 01-14-44

WHEREAS, during the 2012/2013 paint programs, severe dry rot damage on many of the decorative corbel beam ends on Seville style buildings was discovered; and

WHEREAS, in 2013, a pilot program was developed to provide for a repair that resulted in all of the finished beams on a building being cut not to extend beyond the roof eaves, thus eliminating the decorative corbel beam ends; and

WHEREAS, the remaining 14 Seville style buildings found with dry-rot damaged decorative corbel beam ends during the 2012/2013 paint program need repair;

NOW THEREFORE BE IT RESOLVED, March 11, 2014, the Board of Directors hereby authorize a supplemental appropriation of \$193,800, to be funded from the Building Structures Reserve Fund, for the Mutual to complete dry rot repairs on decorative corbel beam ends on the Seville style buildings at the remaining 14 buildings; and

RESOLVED FURTHER, repairs will be made by cutting the corbel beams of each building to not extend beyond the roof eaves; and

RESOLVED FURTHER, that this method of repair will be used on all future Seville style buildings when dry rot damage is discovered in the corbel beam ends; 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 Bassler reported that the United Alteration Standards Sub-Committee did not meet.

Director Chang reported on the Walkway Lighting Sub-Committee.

Director Bassler reported that the Landscape Committee meeting for March has been cancelled.

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

Director Beckett read a report on disciplinary cases.

GRF COMMITTEE HIGHLIGHTS

No reports were given.

DIRECTORS' FORUM

- The Directors provided final comments.

MEETING RECESS

The Regular Open Session Meeting recessed at 12:25 P.M. and reconvened into the Regular Executive Session at 1:15 P.M.

Summary of Previous Closed Session Meetings per Civil Code Section §4935

During its February 11, 2014 Regular Executive Session Meeting, the Board reviewed and approved the minutes of the Regular Executive Session of January 14, 2014, and the minutes of the Special Executive Session of February 3 as written. The Board heard four disciplinary hearings and imposed fines in the amount of \$100 for violations of the Mutual's rules and regulations; formed a Damage Restoration Executive Committee; discussed the Recreation Master Plan; discussed numerous member disciplinary matters; and reviewed its Litigation Status Report.

ADJOURNMENT

With no further business before the Board of Directors, the meeting was adjourned at 4:30 P.M.

John Beckett, Secretary