

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

January 12, 2016

The Regular Meeting of the Board of Directors of United Laguna Woods Mutual, a California Non-Profit Mutual Benefit Corporation, was held on Tuesday, January 12, 2016 at 9:30 AM at 24351 El Toro Road, Laguna Woods, California.

Directors Present: Lenny Ross, Juanita Skillman, Jack Bassler, Ming-Lee Chang, Ken Hammer, Don Tibbetts, Jan LaBarge, Barbara Copley, Tom Sirkel, Eva Lydick

Directors Absent: Pat English

Staff Present: Open Session: Cris Robinson, Kim Taylor, and Wendy Panizza
Executive Session: Cris Robinson, Kim Taylor, Wendy Panizza, Blessilda Fernandez, Pamela Bashline

Others Present: Jeff Beaumont Esq. of Beaumont Gitlin Tashjian (Executive Session, via phone)

CALL TO ORDER

Lenny Ross, 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 AM.

PLEDGE OF ALLEGIANCE

Director Juanita Skillman led the Pledge of Allegiance to the Flag.

ACKNOWLEDGEMENT OF MEDIA

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 Hammer moved to approve the agenda as written. Director Bassler seconded the motion.

By a vote of 9-0-0 the motion carried and the agenda was approved as written.

UNITED MUTUAL MEMBER COMMENTS AND PUBLIC FORUM

United Mutual Members were given the opportunity to speak to items that are not on the agenda.

Bill Lofholm (359-A) spoke to difficulty in creating his budget with the uncertainty of the sub-leasing of manors in United Mutual.

Ralph Magid (439-A) commented on procedures and requirements for Sub-leasing regarding current and past sub-lease restrictions.

Stephanie Magid (439-A) spoke to the removal of the 6 month sub-leasing restriction, and requested that the Board appoint a committee to oversee the processing of sub-lease applications.

Nancy Lannon (669-N) spoke to the sub-leasing of manors and restrictions and felt current policy protects full time residents.

Mary Stone (356-C) commented on the restrictions of sub-leasing of manors in United Mutual and emphasized the difference between co-ops and condos and stated that Laguna Woods is not an investment community.

CJ Wanser (697-C) spoke to the sub-leasing in United Mutual and the ability to lease their manor.

Maxine McIntosh (68-C) thanked the Board for their hard work and complemented the work of Pangea and transition from PCM to VMS.

RESPONSE TO MEMBER COMMENTS

The United Mutual Directors briefly responded to Member Comments.

CHAIR'S REMARKS

President Ross thanked the Board Members past and present who have worked so hard on the change of structure in the community. President Ross announced that the new CEO/General Manager Brad Hudson will be starting full time on January 26th and announced that there will be an Employee Appreciation day on January 27th.

APPROVAL OF MINUTES

(8a) Director LaBarge moved to approve the regular open session minutes of December 8, 2015 as written. Director Chang seconded the motion.

By a vote of 9-0-0 the motion carried.

GENERAL MANAGER'S REPORT

(9) Ms. Cris Robinson gave the General Manager's report. She spoke to the rain action plan that is in place and listed minor damage in the community from the last rain storm.

CONSENT CALENDAR

(10) Director LaBarge moved to approve the Consent Calendar as amended by removing 707-G as Agenda Item 12a; and 895-D as Agenda Item 12b and placing it under Maintenance and Construction Committee. Director Sirkel seconded the motion. By a vote of 9-0-0 the motion carried and approved the following:

(10a) Maintenance and Construction Committee Recommendations:

RESOLUTION 01-16-01

Variance Request

RESOLVED, January 12, 2016, that the variance request of Hope Diane Mayfield to retain white vinyl dual pane glass swing doors with side-lites in the living room at Manor 632-N Avenida Sevilla, is hereby approved; and

RESOLVED FURTHER, all costs and maintenance of the alterations, present and future are the responsibility of the Mutual member(s) at 632-N; and

RESOLVED FURTHER, a required Mutual Consent for Manor Alteration(s) and a City of Laguna Woods permit must be obtained and the appropriate City of Laguna Woods permit number(s) must be submitted to the Manor Alterations Department office located in the Laguna Woods Community Center; and

RESOLVED FURTHER, unit specific plans depicting the subject white vinyl dual pane glass swing doors in the living room signed and wet-stamped by a California-licensed architect or engineer must be submitted to the Manor Alterations Department located in the Laguna Woods Village Community Center for approval. These plans must include structural details and calculations required to ensure the structural integrity of the building is maintained upon completion of the proposed header installation; and

RESOLVED FURTHER, Mutual consent and City permits must be initiated prior to manor transfer and within 6 months of the Board's approval; and

RESOLVED FURTHER, Mutual member(s) will be noticed for a hearing due to the rules violation; 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.

(10b) Landscape Committee Recommendations:

None

(10c) Finance Committee Recommendations:

RESOLUTION 01-16-02

Recording of a Lien

WHEREAS, Member ID 947-403-45 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, January 12, 2016, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-403-45; and

RESOLVED FURTHER, the Member will be notified of cable service deactivation pursuant to the policy adopted by Resolution 01-15-61; 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 01-16-03

Recording of a Lien

WHEREAS, Member ID 947-419-92 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, January 12, 2016, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-419-92; and

RESOLVED FURTHER, the Member will be notified of cable service deactivation pursuant to the policy adopted by Resolution 01-15-61; 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 01-16-04

Recording of a Lien

WHEREAS, Member ID 947-403-35 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, January 12, 2016, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-403-35; and

RESOLVED FURTHER, the Member will be notified of cable service deactivation pursuant to the policy adopted by Resolution 01-15-61; 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

(11) FINANCE REPORT

In Director Pat English's absence, Director Juanita Skillman reported from the Finance Committee, gave the United Treasurer's Report, and commented on the Resale Activities Report.

(12) Maintenance and Construction Committee

Director Tibbetts reported from the Maintenance and Construction Committee.

(12a) From the Consent Calendar: 707-G Approve request to construct a room addition on the front patio at Manor, with contingencies

The following proposed resolution approving the request from 707-G to construct a room addition on the front patio at Manor was discussed:

RESOLUTION 01-16-05

Variance Request

RESOLVED, January 12, 2016, that the variance request of Soonjun Jhang to construct a room addition on the front patio at Manor 707-G Avenida Majorca, is hereby approved; and

RESOLVED FURTHER, all future costs and maintenance associated with the subject alterations are the responsibility of the Mutual member(s) at 707-G; and

RESOLVED FURTHER, unit-specific plans depicting the proposed alteration, signed and wet-stamped by a California-licensed architect or engineer must be submitted to the Manor Alterations Department 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, a required Mutual Consent for Manor Alteration(s) and a City of Laguna Woods permit must be obtained and the appropriate City of Laguna Woods permit number(s) must be submitted to the Manor Alterations Department office located in the Laguna Woods Community Center; and

RESOLVED FURTHER, all required landscape, irrigation, and drainage modifications, (if any) are to be completed by the Landscape Division at the expense of the Mutual Member(s) at 707-G; and

RESOLVED FURTHER, the Mutual (member) must complete a Roof tie-In Agreement Form; and

RESOLVED FURTHER, Mutual Consent and City permits must be initiated prior to manor transfer and within 6 months of the Board's approval; 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 Sirkel moved to approve the resolution. Director Tibbetts seconded the motion.

By a vote of 7-1-1 (Director Copley opposed; Director LaBarge abstained) the motion carried.

(12b) From the Consent Calendar: 895-D Approve request to install windows in the living room, to resize the loft window and to relocate the sliding glass door in the guest bedroom at Manor, with contingencies.

The following proposed resolution approving the request from 895-D to install windows in the living room, to resize the loft window and to relocate the sliding glass door in the guest bedroom at Manor was discussed:

RESOLUTION 01-16-06

Variance Request

RESOLVED, January 12, 2016, that the variance request of Louis Piso Sr. to install windows in the living room, to resize the loft window and to relocate the sliding glass door in the guest bedroom at Manor 895-D Ronda Sevilla, is hereby approved; and

RESOLVED FURTHER, all costs and maintenance of the alteration, present and future, are the responsibility of the Mutual member(s) at 895-D; and

RESOLVED FURTHER, a required Mutual Consent for Manor Alteration(s) and a City of Laguna Woods permit must be obtained and the appropriate City of Laguna Woods permit number(s) must be submitted to the Manor Alterations Department office located in the Laguna Woods Community Center; and

RESOLVED FURTHER, unit specific plans depicting the proposed alterations signed and wet-stamped by a California-licensed architect or engineer must be submitted to the Manor Alterations Department office located in the Laguna Woods Village Community Center for approval. These plans must include structural details and calculations required to ensure the structural integrity of

the building is maintained upon completion of the proposed window installations; and

RESOLVED FURTHER, Mutual consent and City permits must be initiated prior to manor transfer and within 6 months of the Board's approval; 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 Sirkel moved to approve the resolution. Director Tibetts seconded the motion.

By a vote of 8-0-1 (Director Chang abstained) the motion carried.

(13) Energy Committee

Director Bassler reported form the Energy Committee.

(14) Landscape Committee

Director Lydick reported from the Landscape Committee.

(15) Governing Documents Review Committee

Director Skillman reported from the Governing Documents Review Committee.

(16) Parking Committee

Director Hammer reported from the Parking Committee.

(17) Report on Disciplinary Cases

Director Sirkel reported on the Disciplinary cases.

(18) Laguna Woods Village Traffic Hearings

Director Hammer reported from the Laguna Woods Village Traffic Hearings.

(19) UNFINISHED BUSINESS

(19a) Secretary of the Board, Director Juanita Skillman, read the following proposed resolution approving a Policy Authorizing the Mutual to Reinstall and Reconnect Alteration Appliances Moved by the Mutual for Repair and Maintenance Activities, which was postponed in November to comply with Civil Code §4360:

RESOLUTION 01-16-07

Reinstalling Alteration Appliances

WHEREAS, any appliances owned by a Mutual member are personal property and are defined as alterations to the unit; and

WHEREAS, in accordance with existing Mutual policy, to enable maintenance and repairs of Mutual property, the Mutual may move alteration appliances to enable access, and

WHEREAS, it is currently the Member's responsibility to reinstall and reconnect alteration appliances upon completion of Mutual maintenance and repair activities; and

WHEREAS, the Board of Directors, without obligation, seeks to assist its members;

NOW THEREFORE BE IT RESOLVED, January 12, 2016, the Board of Directors of this Corporation hereby establishes a policy authorizing the Mutual to reinstall and reconnect alteration appliances moved by the Mutual to enable completion of Mutual repair and maintenance activities; and

RESOLVED FURTHER, that prior to the reinstallation and/or reconnection of alteration appliances by the Mutual, the Member shall complete a Property Acknowledgement & Release form acknowledging 1) the Member's continued responsibility for the personal property, 2) waiving all claims against the Mutual for loss or damage which may be caused to the personal property by the Mutual or its agents and 3) waving all claims against the Mutual for any future loss or damage which may be caused by the personal property; and

RESOLVED FURTHER, that Resolution 01-08-241 adopted December 9, 2008 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 the Resolution.

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

By a vote of 9-0-0 the motion carried.

(19b) Secretary of the Board, Director Juanita Skillman, read the following proposed resolution approving revisions to the Rules for Work Hours in the General Requirements Section of the Alteration Standards to permit construction work on Board-approved alterations between the hours of 9:00 AM to 5:00 PM, Monday through Friday and no work whatsoever shall be permitted on Saturday and Sunday, and construction is restricted to 6 months out of every 12 months of the year which was postponed in November to comply with Civil Code §4360:

RESOLUTION 01-16-08

Revisions to General Requirements Section of the Alteration Standards

WHEREAS, the Board of Directors recognizes the need to amend the Work Hours in the General Requirements for Alteration Standards due to being too restrictive;

NOW THEREFORE BE IT RESOLVED, January 12, 2016, the Board of Directors of this Corporation hereby revises the work hours to permit construction work on Board-approved alterations at individual manors **including carports** between the hours of 9:00 AM – 5:00 PM Monday through ~~Friday~~ **Saturday**. No work whatsoever shall be permitted on **Saturday and Sunday and construction is restricted to 6 months out of every 12 months of the year**, and

RESOLVED FURTHER, the remaining criteria of the General Requirements addressed in the prior resolution shall remain the same, specifically, that 1) Member(s) are expected to provide neighboring residents an estimated timeline for construction, and advance notice of excessive construction-related noise that may occur, and 2) Member's contractor(s), their personnel, and sub-contractors shall refrain at all times from using profanity, abusive or loud language, and must wear shirts at all times. Radio, MP3, CD or cassette players are not permitted on the project site. Contractor personnel will, at all times, extend and exhibit a courteous demeanor to residents; and

RESOLVED FURTHER, that Resolution 01-11-104 adopted June 14, 2011 is hereby superseded and cancelled; and

RESOLVED FURTHER, 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 moved to approve the resolution. Director Tibbetts seconded the motion. Discussion ensued.

Joe Rainey (889-C) commented on the resolution.

Director Copley moved to amend the resolution to include carports for clarification. Director Skillman seconded the motion. By a vote of 7-1-1 (Director LaBarge opposed; Director Chang abstained) the motion carried.

By a vote of 6-3-0 (Directors LaBarge, Sirkel and Chang opposed) the motion carried and the resolution was approved as amended.

(19c) Secretary of the Board, Director Juanita Skillman, read the following proposed resolution approving an Outdoor Water Use Policy for residents, which was postponed in November to comply with Civil Code §4360:

RESOLUTION 01-16-09

Outdoor Water Conservation in United

WHEREAS, it is increasingly important for the Corporation to conserve and manage water resources and costs; and

WHEREAS, the residents of United Mutual ~~do not pay a water bill but it is~~ **based on a shared direct Mutual Operating Expense**; and

WHEREAS, the Landscape Department adjusts the irrigation systems and rates so as to maximize the benefits to United Mutual landscaping while minimizing the use of outdoor water use,

NOW THEREFORE BE IT RESOLVED, January 12, 2016, that residents shall, under no conditions, personally irrigate landscaping in any common areas; and

BE IT RESOLVED FURTHER, that residents can continue to water their personal plantings but watering must be aligned with El Toro Water District regulations, in regards to the number of days that such plantings can be watered; for example, 2 days per week in summer and 1 day per week in winter and turn off water before rain and let soil dry before turning water on again; and

BE IT RESOLVED FURTHER, that when residents use hand-held shut-off nozzles, the water must be turned off at the spigot when personal watering is completed for the day; and

BE IT RESOLVED FURTHER, that residents who disregard these guidelines will be given a citation requesting them to comply with this regulation and that they could face disciplinary action.

BE IT 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 Skillman moved to approve the resolution. Director Tibbetts seconded the motion. Discussion ensued.

Member Mary Stone (356-C), Jane Dorrell (642-B) and Inger-Lise (669-B) commented on the resolution.

Director Skillman moved to accept the proposed amendments to the resolution. Director Tibbetts did not oppose.

By a vote of 8-0-1 (Director Sirkel abstained) the motion carried and the resolution was approved as amended.

(19d) Appointment of Second Vice President

Second Vice President

President Lenny Ross opened the floor to nominations for Second Vice President.

Director Bassler nominated Director Don Tibbetts for the position of Second Vice President. Director Hammer seconded the nomination. Director Tibbetts accepted the nomination.

Director LaBarge nominated Director Tom Sirkel for the position of Second Vice President and Director Sirkel accepted the nomination.

Absent additional nominations, the floor was closed to nominations. By way of secret ballot Director Tibbetts was elected Second Vice President by a vote of 5-4-1.

(19e) Secretary of the Board, Director Juanita Skillman, read the following proposed resolution approving revisions to the Committee Appointments:

RESOLUTION 01-16-10

United Laguna Woods Mutual Committee Appointments

RESOLVED, January 12, 2016, that the following persons are hereby appointed to serve the Corporation in the following capacities:

Energy Committee

Jack Bassler, Chair
Don Tibbetts, Vice Chair
Ken Hammer
~~Tony Dauer~~

Barbara Copley

Ming Lee Chang
Non-voting Advisor: ***Doug Rook*** ~~Bevan Strom~~

Executive Hearings Committee

Juanita Skillman, Chair
Ken Hammer
Lenny Ross

Finance Committee

Pat English, Chair
Juanita Skillman, Vice Chair
Lenny Ross
Eva Lydick
Ming Lee Chang
Non-voting Advisors: TBD

Governing Documents Review Committee

Juanita Skillman, Chair
~~Tom Sirkel, Vice Chair~~
~~Tony Dauer~~
Barbara Copley, Vice Chair
Non-voting Advisor: ~~Barbara Copley~~, Bevan Strom, ***Don Haskins***

Laguna Canyon Foundation

TBD

Laguna Woods Village Traffic Hearings

Ken Hammer

Landscape Committee

Eva Lydick, Chair
Juanita Skillman, Vice Chair
Ming Lee Chang

Barbara Copley

Non-voting Advisors: Pamela Grundke, ~~Barbara Copley~~

Maintenance and Construction Committee

Don Tibbetts, Chair
Jack Bassler, Vice Chair
Ming Lee Chang
Jan LaBarge
Eva Lydick
Non-voting Advisor: Janey Dorrell

New Resident Orientation

Per Rotation List

Parking Committee

Ken Hammer, Chair
Eva Lydick, Vice Chair
Tom Sirkel
Non-voting Advisors: **Bevan Strom**

Paint Committee

Juanita Skillman, Chair
Jan LaBarge, Vice Chair
~~Tony Dauer~~

Barbara Copley

Non-voting Advisors: Kay Anderson, Pamela Grundke ~~Susie Swain, Jerren
Auble~~

~~Water Conservation Ad Hoc Committee~~

~~Jack Bassler, Chair
Pat English, Vice Chair
Don Tibbetts
Non-voting Advisors: TBD~~

Resident Advisory Committee

Juanita Skillman
~~Tony Dauer~~

Barbara Copley

Non-voting Advisors: ~~Barbara Copley~~, Paula Minnehan, Kay Anderson

Contingency Task Force

~~Ming Lee Chang~~

~~Eva Lydick~~
~~Lenny Ross~~

RESOLVED FURTHER, that Resolution 01-15-135, adopted November 10, 2015 is hereby superseded and canceled.

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 Skillman moved to approve the resolution. Director Tibbetts seconded the motion. Discussion ensued and amendments were noted.

Member Mary Stone (356-C) commented on the resolution.

By a vote of 10-0-0 the motion carried and the Board approved the resolution as amended.

(19f) Secretary of the Board, Director Juanita Skillman, read the following proposed resolution approving revisions to the GRF Committee Appointments:

RESOLUTION 01-16-11

Golden Rain Foundation Committee Appointments

RESOLVED, January 12, 2016, that, in compliance with Article 7, Section 7.3 of the Golden Rain Foundation Bylaws, adopted September 29, 2014, the following persons are hereby appointed to serve on the committees of the Golden Rain Foundation:

Administrative Process and Procedures Ad-Hoc Committee

Juanita Skillman
Eva Lydick

Business Planning

Pat English
Lenny Ross

Clubhouse 2 Renovation Ad Hoc Committee

Jack Bassler
Ken Hammer

Community Activities

Jan LaBarge
Tom Sirkel

Energy Committee

Jack Bassler

Ken Hammer

Finance

Pat English
Lenny Ross

Financial Reporting Study Group

Pat English
Lenny Ross

Landscape Committee

Eva Lydick
Jan LaBarge

Maintenance & Construction

Jack Bassler
Don Tibbetts

Media and Communications Committee

Jan LaBarge
Juanita Skillman

Mobility and Vehicles Committee

Ming Lee Chang
Tony Dauer
~~Barbara Copley~~
Jan LaBarge

Security and Community Access

Ming Lee Chang
Tom Sirkel

Town Hall Meetings

Per Rotation

RESOLVED FURTHER, that Resolution 01-15-136, adopted November 10, 2015, is hereby superseded and cancelled.

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 Skillman moved to approve the resolution. Director Bassler seconded the motion.

By a vote of 10-0-0 the motion carried and the Board approved the resolution as amended.

(20) NEW BUSINESS

Director Skillman moved to ratify authorization of United President Lenny Ross to sign written consent on behalf of the Mutual to allow the trapping of coyotes on United property. Director Sirkel seconded the motion. By a vote of 9-1-0 (Director Hammer opposed) the motion carried.

Director Skillman moved to appoint Pat English and Don Tibbetts as United representatives to the GRF Ad Hoc Committee to Review the Annual Contract Renewal Process. Director Sirkel seconded the motion. Discussion ensued. Without objection the motion was withdrawn.

Without objection, the Board agreed to appoint Directors by way of written ballot.

Pat English - vote of 4

Don Tibbetts - vote of 5 (tie)

Ming Lee Chang - vote of 6

Eva Lydick - vote of 5 (tie)

The Board agreed to break the tie by way of written ballot. The ballots were tallied:

Don Tibbetts - vote of 5 (tie)

Eva Lydick - vote of 5 (tie)

Because of the second tie Director Eva Lydick withdrew.

Director Skillman moved to appoint Directors Chang and Tibbetts as United representatives to the GRF Ad Hoc Committee to review the annual contract renewal process. Director Sirkel seconded the motion. By a vote of 9-0-1 (Director Chang abstained) the motion carried.

(21) GRF COMMITTEE HIGHLIGHTS

Directors provided brief highlights from GRF Committees.

(22) DIRECTORS' FORUM

The Directors made final comments.

(23) MEETING RECESS

The Regular Open Session Meeting recessed for lunch at 12:00 PM and reconvened into the Regular Executive Session at 1:00 PM.

ADJOURNMENT

With no further business before the Board of Directors, the meeting was adjourned at 5:10 PM.

Juanita Skillman, Secretary
United Laguna Woods Mutual

During the December 8, 2015 Regular Executive Session meeting the Board reviewed and approved the minutes of November 10, 2015 – Regular Executive Session and the November 20, 2015 – Executive Committee Meeting, as written; approved seven (7) hearing requests; held three (3) disciplinary hearings and imposed \$400 in fines for violations of the Mutual's rules and regulations; held one (1) Meet and Confer; discussed the delinquency report; discussed and considered numerous Member disciplinary matters; discussed final draft VMS Bylaws; discussed conflict waiver letter; discussed removing a contractor from the contractor list; discussed draft use agreement; discussed and considered Membership and Occupancy matters; and discussed litigation matters.

During the December 14, 2015 Special Executive Committee Board meeting the Board discussed and considered Common Area Damage Reimbursement Hearings and Member Disciplinary Hearings.

During the December 22, 2015 Special Closed Session All Boards meetings the Board discussed and considered contractual and personnel matters.

During the December 22, 2015 Special Closed Board meeting the Board discussed contractual matters.

During the Special Emergency Executive meeting of December 15, 2015, and December 30, 2015 the Board discussed and considered the Mutual Member Matters.