



OPEN MEETING

REGULAR WORKSHOP OF THE UNITED LAGUNA WOODS
MUTUAL GOVERNING DOCUMENTS REVIEW COMMITTEE

Thursday, May 26, 2023 – 9:30 a.m.
BOARD ROOM/ VIRTUAL MEETING

Laguna Woods Village Community Center
24351 El Toro Road, Laguna Woods, CA 92637

MEMBERS PRESENT: Maggie Blackwell – Chair and Sue Quam

MEMBERS EXCUSED: Diane Casey

ADVISORS PRESENT: Mary Stone and Dick Rader

ADVISORS ABSENT: Juanita Skillman

STAFF PRESENT: Jacob Huanosto, Ruby Rojas, Pamela Bashline, Patty Kurzet
and Jeff Spies

CALL TO ORDER

Maggie Blackwell, Chair, called the meeting to order at 9:35 a.m.

APPROVAL OF THE AGENDA

Chair Blackwell made a motion to approve the agenda.

Without objection, the agenda was approved with changes.

ITEMS FOR DISCUSSION AND CONSIDERATION

Sublease/ Room Rental Policy

Ms. Pamela Bashline, Community Services Manager, presented the Sublease Room/ Rental Policy for discussion. The Committee members made comments and asked questions. Committee members noted confusion and complexity of wording, and strongly urged simplification by merging two policies: The Sublease Policy and a Room Rental policy.

The Committee discussed the matter and asked questions with edits suggested below.

II. Definitions

- Definition P – Replace Member with Shareholder throughout the document.
- Definition V- Change Resident to Resident/Lodger and define them as “a person contracting with a homeowner for a room within a dwelling/ unit that is occupied by homeowner.”

IV. Terms and Conditions

- #1- Replace rent a room with room rental.
- #2- Separate room rental from sublease cap to read: “The Term of a sublease may not be less than 30 days, nor may the term of a sublease exceed 12 months, subject to a Sublease/ Room Rental Renewal. Consent to one Subleasing/Room Rental shall not obligate the Corporation to consent to any other Subleasing/ Room Rental.”
- Create new number/ paragraph for the: The subleasing cap for total units is twenty-five percent (25%) or 1, 581 units.
- #5- Delete to continue to sublease or rent.
- #6- Remove the phrase: in the notice in Exhibit A
- #10-Remove the second mention of Governing Documents and combine statements to avoid redundancy.
- #13- Remove the last word renter and reference resolution number in clause.

Assignment of Rents

- #5- Remove Member and Sublessee or Renter acknowledge and agree that, as well as the last sentence.

B. Charges

- Replace Sublessee/ Renter with Renter/ Lodger.

E. Occupancy

- Switch #12 with #11

G. Alterations, Repairs and Maintenance

- #2: Paragraph #2 – Add rebate before abatement replace payable by Sublessee/ Renter hereunder or to any rebate of rent to Sublessee/ Renter, or and add to any damages and replace the comma.

Ms. Catherine B. Brians of 392-A Avenida Castilla provided a member comment stating the document may be difficult to read amongst Laguna Woods Village Residents that may have a language barrier – suggesting a Glossary to define parties.

The Committee elected to table the matter and consult with legal counsel regarding the edits suggested.

Mary Stone left the workshop at 9:49 a.m.

Policy for Committee Meeting Rules

The Committee elected to table the matter to consult legal counsel regarding review of procedures for open and closed meetings.

CONCLUDING BUSINESS:

Committee Member Comments

None.

Future Agenda Items

- Policy for Committee Meetings Rules

Date of Next Meeting

The next workshop is scheduled for Tuesday, May 30, 2023 at 1:30 p.m. in the Sycamore Room.

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Adjournment

With no further business before the Committee, Chair Blackwell adjourned the meeting at 11:24 a.m.

MBlackwell

MBlackwell (Jun 12, 2023 12:35 PDT)

Maggie Blackwell, Chair