



OPEN MEETING

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

Thursday, November 18, 2021 – 1:30 P.M.
BOARD ROOM/ VIRTUAL MEETING
Laguna Woods Village Community Center
24351 El Toro Road, Laguna Woods, CA 92637

MEMBERS PRESENT: Maggie Blackwell – Interim-Chair and Diane Casey

MEMBERS ABSENT: Pat English

ADVISORS PRESENT: Bevan Strom, Juanita Skillman, Dick Rader, and Elsie Addington

ADVISORS ABSENT: Mary Stone

STAFF PRESENT: Francis Gomez, Paul Nguyen, Pamela Bashline and Baltazar Meija

CALL TO ORDER

Maggie Blackwell, Interim-Chair, called the meeting to order at 1:33 p.m.

ACKNOWLEDGEMENT OF PRESS

The Media was not present.

APPROVAL OF THE AGENDA

The Committee reviewed the agenda as presented.

Without objection the agenda was approved as presented.

APPROVAL OF MEETING REPORTS

The Committee reviewed the meeting report for August 19, 2021. Without objection the Committee approved the meeting report of August 19, 2021 meeting.

CHAIR'S REMARKS

Chair Blackwell commented how much she is a fan of the governing documents and hoped to be available for everyone. She also welcomed the new board members and advisors who will be assigned to the Committee.

MEMBER COMMENTS ON NON-AGENDA ITEMS

None

RESPONSE TO MEMBER COMMENTS ON NON-AGENDA ITEMS

None

REPORTS

Electricity Rate for Dry Down Services

Baltazar Mejia, Maintenance & Construction Deputy Director, presented the Electricity Rate for Dry Down Services. The Committee members and advisors made comments and asked questions.

The Committee elected to take no action at this time and requested that staff bring the reimbursement issue forward if anything changes.

Mr. Mejia exited the meeting at 1:49 P.M.

ITEMS FOR DISCUSSION AND CONSIDERATION

Overnight Guest Policy

Interim-Chair Blackwell presented Overnight Guest Policy (OPP). The Committee members made comments and asked questions.

- Interim-Chair Blackwell stated at this time, only automobiles get OPPs.
- Interim-Chair Blackwell stated holiday season will be bringing in more guests into the community.
- Francis Gomez, Operations Manager, advised that occupancy checks are conducted if there are any allegations that the guests have passed the allotted 60-day limit.
- Compliance is notified when guests or noise are excessive.
- Ms. Gomez stated that the amount of guest allowed pertains to the number of bedrooms a unit contains.

Contractor Rules on Website and/or in Annual Mailing

Interim-Chair Blackwell presented Contractor Rules on Website and/or in Annual Mailing. The Committee members made comments and asked questions.

Interim-Chair Blackwell stated that she would like the rules/resolution placed in an area more accessible on the website and included in the annual mailer. Additionally, she advised the Committee that here is an opt out form included in the annual mailer.

Reading list for Directors Complete with Website Location

Interim-Chair Blackwell presented Reading list for Directors Complete with Website Location. The Committee members made comments and asked questions.

Interim-Chair Blackwell informed the Committee of the following:

- The documents are obtainable for free at Central Services for directors;
- Occupancy Agreement is available as part of the escrow agreement and emphasized Article 15 that discusses compliance with regulations;
- Emphasize that Occupancy Agreement is United's CC&R for new residents; and
- HO6 Policy is included in the Annual Business Packet.

CONCLUDING BUSINESS:

Committee Member Comments

None

Future Agenda Items

None

Date of Next Meeting

The next meeting is scheduled for Thursday, December 16, 2021 at 1:30 p.m. in the Board Room.

Adjournment

With no further business before the Committee, the Chair adjourned the meeting at 2:04 p.m.

Maggie Blackwell

[Maggie Blackwell \(Nov 29, 2021 23:07 PST\)](#)

Maggie Blackwell, Chair
United Laguna Woods Mutual

United Governing Docs Review Committee






11-18-2021 Minutes

Final Audit Report

2021-11-30

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