

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

January 10, 2006

The Regular Meeting of the Board of Directors of United Laguna Hills Mutual, a California Non-Profit Mutual Benefit Corporation met on Tuesday January 10, 2006, at 9:30 A.M. at 24351 El Toro Road, Laguna Woods, California.

Directors Present: Ray Barrett, Mary Stone, Don Tibbetts, Linda Wilson, Larry Dersh, Beth O'Brien, Jim McNulty, Ken Hammer, Charlene Sydow, Connie Grundke, Burns Nugent

Directors Absent: None

Others Present: Milt Johns, Patty Fox, Janet Price (10:42 AM – 11:15 AM)
Executive Session: Cris Trapp

CALL TO ORDER

Ray Barrett, President of the Corporation, chaired 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.

President Barrett reminded the audience and Board members to refrain from personal attacks, and to address all questions through the Chair.

PLEDGE OF ALLEGIANCE

Director Charlene Sydow led the Pledge of Allegiance to the Flag.

A moment of silence was held to honor the US Troops serving our country and those placed in harm's way.

ACKNOWLEDGEMENT OF PRESS

Cheryl Walker of the Leisure World® News and the Channel 6 Camera Crew were acknowledged as present.

RESIDENTS FORUM

- Libby Marks (82-Q) announced the next CCA Townhall Meeting on Thursday January 26, 2006 in Clubhouse 5 at 1:30 P.M.
- Pamela Grundke (2214-B) announced the next Resident Voice Meeting on Tuesday January 10, 2006 at 6:30 P.M. to discuss the Broadband System.

APPROVAL OF AGENDA

The Agenda was approved as submitted.

APPROVAL OF MINUTES

The Minutes of the Regular Meeting of December 13, 2005 were approved as submitted.

OLD BUSINESS

Director Mary Stone led a discussion on establishing a Directors' Code of Ethics, for example, as established by the City of Laguna Woods and all of the other Laguna Woods Village Corporations.

Mr. Johns informed the Board that the primary purpose of such a Code is to provide a veneer of protection for the Board should directors act outside of their duties.

Mutual Members Maxine McIntosh (68-C), June Todd (713-B), and Pamela Grundke (2214-B) commented on the proposed Code.

Director Wilson made a motion to appoint a committee to draft guidelines for Board approval. Director Beth O'Brien seconded the motion. By a vote of 7-3-0 (Directors Sydow, Grundke and Dersh opposed), the motion carried.

Directors Stone and Wilson were appointed to the Committee.

NEW BUSINESS

Ms. Wendy Bucknum, Legislative Analyst, provided an update on the current legislation affecting the Community. She indicated that the Legislative Report is distributed each month to all Board members as part of the GRF Government and Public Relations Committee Agenda.

The Secretary of the Corporation, Director Charlene Sydow read the following proposed resolution on Caregiver Guideline Regulations:

RESOLUTION 01-05

WHEREAS, United Laguna Hills Mutual is a senior housing development as defined by Section 51.3 of the Unruh Civil Rights Act; and

WHEREAS, § 51.3 permits the occupancy of a health care provider under the following circumstances:

- a person hired to provide live-in, long-term, or terminal health care to a qualifying resident; or
- a family member of the qualifying resident who provides live-in, long-term, or terminal health care; and
- live-in, long-term or terminal care must be substantial in nature and assist the qualifying resident with necessary daily activities or medical treatment or both:

NOW THEREFORE BE IT RESOLVED, February 14, 2006 that the Board of Directors of this Corporation hereby establishes the following guidelines for any applicant wishing to reside in a Manor as a permitted health care provider:

1. Any qualifying resident wishing to apply on behalf of a permitted health care provider must obtain a physician's certification that live-in, long-term, or terminal health care is required for daily activities, medical treatment, or both.
2. The total number of persons residing in a Manor, including the permitted health care provider shall not exceed the number of bedrooms plus one (i.e. no more than two persons in a one-bedroom unit; no more than three persons in a two-bedroom unit.)
3. The qualifying resident and/or Mutual Member is responsible for the conduct of the permitted health care provider, and shall ensure that he/she complies with all rules, regulations, and policies of the Mutual and the Golden Rain Foundation. Non-compliance may result in disciplinary action against the Mutual Member to the extent allowed by the Mutual's governing documents.
4. Upon approval by the Board of Directors, a four-month renewable pass shall be issued to the permitted health care resident that will permit gate access into the community but will not permit use of the GRF facilities unless accompanied by the qualifying resident.

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

RESOLVED FURTHER, that Resolution U-99-20 adopted by the Board of Directors on March 9, 1999 is hereby superseded and cancelled.

Director Sydow moved to approve the resolution. Director Stone seconded the motion. Discussion ensued.

Director O'Brien indicated that the resolution lacked information on felony convictions and rule compliance.

Director Grudke made a motion to table and return the resolution back to staff for additional revisions. The motion was seconded and carried unanimously.

Mutual Members Libby Marks (82-Q); Anita Robertson (633-P); Pamela Grundke (2214-B); Barbara Copley (410-D); and Joan Healy (180-B) commented on the resolution.

A discussion was held relative to the Board subscribing to the Echo Journal, a common interest development magazine. The Board took a straw vote, and by a count 7-2-0 (Directors Sydow and Tibbetts opposed, and Director Dersh was absent from the meeting), the vote carried, and a single membership was approved.

CHAIRMAN'S REMARKS

President Barrett announced that the Board is currently looking for appointments to the Nominating Committee.

Director Wilson made a motion to take no action on the appointments until the Board's February meeting when the Directors receive a full list of potential appointees. Director Burns Nugent seconded the motion. Discussion ensued.

Mutual Member Barbara Copley (410-D) commented on the motion.

By a vote of 10-0-0, the motion carried.

Ms. Janet Price entered the meeting at 10:42 A.M.

GENERAL MANAGER'S REPORT

Mr. Milt Johns updated the Board on: GRF's major projects and GRF's dedication to communicate the issues and its plans on these projects with the Community; the roll of the public Police/Sheriff v. the Community's Security Services; the new Election Procedures, effective July, 2006; and the status of the Report on PCs for Director access.

President Barrett appointed Director Beth O'Brien to head the Election Procedures Committee, the Board concurred.

A discussion was held relative to making computers available for Director use in the Directors Room.

Third Mutual Member Denny Welch (5517-1C) informed the Board on her use of the Document Library.

Director Wilson made a motion that the United Finance Committee review the issue at its Committee meeting, and at that time direct Staff to present a cost analysis of the various uses of the PC. Director O'Brien seconded the motion. Discussion ensued. By a vote of 9-1-0 (Director Hammer opposed), the motion carried.

FINANCE REPORT

Director Connie Grundke reported on the Treasurer's Report and the Finance Committee.

Ms. Price left the meeting at 11:15 A.M.

CONSENT CALENDAR

The consent calendar was approved and the following actions were taken:

Maintenance and Construction Committee:

RESOLUTION 01-06-01

RESOLVED, January 10, 2006 that the appeal request of Ms. Helen Harris of 22-B Avenida Castilla to install an additional light mounted on the back of Carport 19 at the change of direction represented by the "T" intersection of the adjacent walkways to provide improved illumination for the entire length of the walkway behind Carport 19 is hereby approved.

RESOLVED FURTHER, that the installation shall be funded through the Mutual's General Maintenance Electrical Service line item.

RESOLUTION 01-06-02

RESOLVED, January 10, 2006 that the request of Mrs. Harriet Himmelstein of 205-A Avenida Majorca to install two storage cabinets in her assigned carport is hereby denied.

RESOLUTION 01-06-03

RESOLVED, January 10, 2006 that the request of Ms. Dorothy Stevens of 757-Q Calle Aragon for the Mutual to install a walkway light to illuminate the walkway that passes through common area near carport structure 562 is hereby denied.

RESOLUTION 01-06-04

RESOLVED, January 10, 2006 that the request of Mr. James Bennett of 918-A Avenida Majorca to extend Bedroom Two onto the existing patio 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 918-A; and

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

RESOLUTION 01-06-05

RESOLVED, January 10, 2006 that the request of Mr. James Bennett of 918-A Avenida Majorca to extend Bedroom One onto the existing block located outside of Bedroom One wall 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 918-A, including the cost for the relocation of the Broad Band Services Cable Junction Box; and

RESOLVED FURTHER, that the extension will extend only to the outer limits of the existing block wall located outside of Bedroom One. Updated and unit-specific plans depicting the proposed alterations with the above described limits, and signed and wet-stamped by a California –licensed structural engineer or architect must be submitted to the Permits and Inspections Office located in the Laguna Woods Village Community Center for approval. The plans must include structural details and calculations required to insure the structural integrity of the building is maintained upon completion of the proposed alteration; 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 Mutual through the Permits and Inspections Office located in the Community center.

Landscape Committee Recommendation:

- 253-B Denial of request for retention of turf area
- 2183-O Denial of request to install four (4) trees behind residence; and approval to install one (1) tree in front of residence at the Mutual's expense

COMMITTEE REPORTS and SERVICES

Director Don Tibbetts reported from the Maintenance & Construction Committee as well as the recent HUD Inspections.

Director Mary Stone reported from the Damage Restoration Policy Committee

Director Charlene Sydow reported from the Landscape Committee.

Director Linda Wilson reported from Resident Relations Information Services.

President Barrett reported from the United Looks Ahead Committee.

President Barrett reported from the Joint Ad Hoc Management Agreement Committee.

Director McNulty reported from the Joint Ad Hoc GRF Bylaw Committee.

The Directors reported from the GRF Committees to which they are assigned.

Mutual Member Sherryl Elmore (526-P) addressed the Board on Security issues.

DIRECTORS' FORUM

- Director O'Brien expressed her appreciations to Staff and wished the Community good health
- Director Grundke announced the commencement of the Emeritus Classes and costs for the use of the Community's facilities
- Director Hammer announced the upcoming GRF Broadband System Townhall Meeting for residents to voice their opinions, encouraged the residents to watch the speed limit, and commented on the need for homeowner's insurance
- Director Tibbetts commented on email services
- Director Stone commented on smoking restrictions in the common area
- Director Wilson commented on being barred from open meetings
- Director McNulty clarified the rumor of the cost of running the stables
- Director Sydow encouraged the residents to attend the GRF Townhall meeting in Clubhouse Three and voice their opinions on the Broadband System
- President Barrett commented on the term of the Presidency; and need for Patrol Officers

MEETING RECESS

The regular meeting recessed for lunch at 11:57 A.M. and reconvened into Executive Session at 1:07 P.M.

During its December Regular Executive Session, the Board approved the Regular Executive Session Minutes of November 8, 2005; discussed personnel, contractual, and litigation matters; and heard three (3) Disciplinary Hearing matters and imposed fines totaling \$250 for violations of the Mutual's rules and regulations.

The Traffic Committee of the Board met in Executive Session in December to discuss member disciplinary issues.

ADJOURNMENT

With no further business before the Board of Directors, the meeting was adjourned at 4:39 P.M.

Charlene Sydow, Secretary