

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

**April 11, 2006**

The Regular Meeting of the Board of Directors of United Laguna Hills Mutual, a California Non-Profit Mutual Benefit Corporation, met on Tuesday April 11, 2006, at 9:30 A.M. at 24351 El Toro Road, Laguna Woods, California.

Directors Present: Ray Barrett, Don Tibbetts, Linda Wilson, Larry Dersh, Beth O'Brien, Jim McNulty, Bevan Strom, Connie Grundke, Burns Nugent

Directors Absent: Ken Hammer, Mary Stone

Others Present: Milt Johns, Patty Fox, Janet Price (10:34 AM – 10:50 AM)  
*Executive Session:* Milt Johns, Patty Fox, 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.

**PLEDGE OF ALLEGIANCE**

Director Burns Nugent 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 Laguna Woods Globe and the Channel 6 Camera Crew were acknowledged as present.

**RESIDENTS FORUM**

- Jerry Sheinblum (3488-C) announced the next CAC Townhall meeting
- John Dalis (8-P) announced the Kiwanis Pancake Breakfast
- Barbara Copley (410-D) welcomed Bevan Strom to the Board; and announced that attorney Steven Rice of Crowell and Moring will speak on issues relating to the Community's governing documents on April 27, 2006 at 6:00 P.M. at the Methodist Church
- Maxine McIntosh (68-C) commented on placing the Good of the Order at the end of the meeting
- Mike Gennero (2056-B) commented on chargeable services for United
- Kay Margason (510-C) encouraged the residents to attend the upcoming budget meetings
- Joyce Moser (587-C) thanked the Board for taking care of her complaint

President Barrett welcomed Bevan Strom to the Board.

### **APPROVAL OF AGENDA**

The agenda was approved as submitted.

Mr. Lyle Bolton (353-D) addressed the Board on his request to retain the two satellite dishes on the roof of the Building. By way of consensus the Board agreed to remove it from the Consent Calendar and return it back to the M&C meeting.

### **APPROVAL OF MINUTES**

The Minutes of the Regular Meeting of March 14, 2006, the Special Meeting of March 27, 2006, and the Special Meeting of March 31, 2006 were approved as submitted.

### **OLD BUSINESS**

No action was taken.

### **NEW BUSINESS**

The Secretary of the Corporation, Director Beth O'Brien, read the proposed changes to the GRF committee appointments. Director O'Brien moved to approve the resolution. Director Wilson seconded the motion. The motion carried unanimously and the Board adopted the following resolution:

#### **RESOLUTION 01-06-27**

**RESOLVED**, April 11, 2006, that, in compliance with Article 7, Section 7.2 of the Golden Rain Foundation Bylaws, adopted May, 2002, the following persons are hereby appointed to serve on the committees of the Golden Rain Foundation:

#### **Business Planning**

Connie Grundke, Treas.  
Ray Barrett, Pres.

#### **Broadband Services**

Larry Dersh  
Beth O'Brien

#### **Community Activities**

**Bevan Strom (replaced Charlene Sydow)** (Computer Advisory)  
Larry Dersh (Equestrian Advisory)

#### **Finance**

Connie Grundke  
Jim McNulty

#### **Government & Public Relations**

Beth O'Brien  
Mary Stone

**Bus Services**

Linda Wilson  
Mary Stone

**GRF Maintenance & Construction**

Don Tibbetts  
Ken Hammer

**Security**

Linda Wilson  
Ken Hammer

**GRF Landscape Sub-Committee**

**Bevan Strom (replaced Charlene Sydow)**

**Trails and Signs Sub-Committee**

Mary Stone  
Beth O'Brien

**Transportation Sub-Committee**

Ken Hammer

**Laguna Canyon Foundation**

Linda Wilson

**RESOLVED FURTHER**, that Resolution 01-05-123, adopted October 19, 2005 is hereby superseded and cancelled.

Director Connie Grundke made a motion to draft a letter to GRF asking it to reconsider its decision to rebuild Clubhouse Two, and to consider an option for a minimal cost, along with new build and refurbishment. Director Larry Dersh seconded the motion. Discussion ensued.

The following Mutual Members commented on the motion: Maxine McIntosh (68-C); Kay Margason (510-C); Barbara Copley (410-D); John Dalis (8-P); Bud Nesvig (2392-3H); Iris Gorin (828-Q); and Len Peverieri (76-P).

By a vote of 5-4-0 (Directors Strom, Dersh, Grundke, Tibbetts voted in favor, and President Barrett voted in favor to break the tie), the motion carried.

**CHAIRMAN'S REMARKS**

President Barrett deferred his comments to Mr. Johns who reported on Mutual vs. GRF ownership of perimeter walls.

Mutual Members Libby Marks (82-Q) addressed Mr. Johns on the costs incurred; Kay Margason (510-C) commented on counsel representation; Barbara Copley (410-D) commented on the Trust Agreement; and Jan McLaughlin (2001-C) commented on obtaining a legal opinion on the issue.

Ms. Janet Price entered the meeting at 10:34 A.M.

### **GENERAL MANAGER'S REPORT**

Mr. Milt Johns reported on local developments under review by the Cities of Irvine and Lake Forest, and informed the Community of the impacts on increased traffic in and around Laguna Woods and decreased water quality in the local water sheds.

Staff recommended that, due to the immediacy of the issue, the Board consider endorsing GRF's opposition position by way of a letter to the Cities of Lake Forest and Irvine due to the traffic impact and decrease in water quality.

Director Linda Wilson made a motion to draft a letter supporting GRF's position. Director Don Tibbetts seconded the motion. Discussion ensued. By a unanimous vote of 8-0-0, the motion carried.

### **FINANCE REPORT**

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

The Secretary of the Corporation read a proposed resolution on approving the use of the Replacement Fund for pipe evaluations. Director O'Brien moved to approve the resolution. Director Grundke seconded the motion.

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

### **RESOLUTION 01-06-28**

**WHEREAS**, as consultant is being awarded a contract to evaluate United Mutual copper and cast iron plumbing pipes; and

**WHEREAS**, costs associated with the evaluation are \$48,000 for the copper pipes and \$12,000 for the cast iron waste lines; and

**WHEREAS**, the 2006 Business Plan includes an appropriation of \$1,000,000 from the Replacement Fund for the study and initial implementation of a proposed copper pipe replacement program; and

**NOW THEREFORE BE IT RESOLVED**, April 11, 2006 that the Board of Directors of this Corporation hereby authorizes the use of the budgeted reserve expenditure for both the copper pipe and cast iron waste line evaluations; and

**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.

Ms. Janet Price left the meeting at 10:50 A.M.

**CONSENT CALENDAR**

The consent calendar was approved as amended by removing *353-D request to retain two satellite dishes installed on the metal vent pipes on the roof of the building* from the Maintenance and Construction Committee Consent Calendar, returning it back to the Committee and the following actions were taken:

**Maintenance and Construction Committee:**

**RESOLUTION 01-06-29**

**RESOLVED**, April 11, 2006 that the request of Mrs. Mary Vitale of 5-A Via Castilla to install lighting next to the walkway in front of the manor at the Mutual's expense is hereby approved; and

**RESOLVED FURTHER**, that such installation shall be funded through the General Maintenance section of the Mutual's 2006 Business Plan.

**RESOLUTION 01-06-30**

**RESOLVED**, April 11, 2006 that the request of Mr. and Mrs. Glenn Petrowich of 7-D Via Castilla to enclose their patio is hereby denied.

**RESOLUTION 01-06-31**

**RESOLVED**, April 11, 2006 that the request of Ms. Joan Lamper of 12-B Via Castilla to retain the rose colored front door is hereby denied.

**RESOLUTION 01-06-32**

**RESOLVED**, April 11, 2006 that the request of Mr. and Mrs. Paul Caldwell of 56-S Calle Cadiz to install a forced air unit on the balcony of their manor is hereby denied.

**RESOLUTION 01-06-33**

**RESOLVED**, April 11, 2006 that the request of Ms. Elsie Pearson of 250-H Calle Aragon that the Mutual bear the cost of \$47.76 for outstanding service

charges she received for replacement of a refrigerator shelf completed July 10, 2002, is hereby denied; and

**RESOLVED FURTHER**, that the Board hereby request that the outstanding charges of \$47.76 be paid by the Mutual Member within 30 days of the Board's action on this matter.

**RESOLUTION 01-06-34**

**RESOLVED**, April 11, 2006 that the request of Ms. Joyce Carlos of 321-D Avenida Carmel to install lighting above the patio storage area of her Manor at the Mutual's expense is hereby approved; and

**RESOLVED FURTHER**, that such installation shall be funded through the General Maintenance section of the Mutual's 2006 Business Plan; and

**RESOLVED FURTHER**, that an alteration consent form signed and indicating approval of the proposed lighting installation by the member(s) at Manor 322-A be submitted to the Permits and Inspections Office located in the Laguna Woods Village Community Center.

**RESOLUTION 01-06-35**

**RESOLVED**, April 11, 2006 that the request of Mr. and Mrs. Joe Saldana of 358-A Avenida Castilla to install a 5'-0" x 4'-0" window in the loft of their manor 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 358-A; and

**RESOLVED FURTHER**, that prior to issuance of a Mutual permit for the alteration, updated and unit-specific plans depicting the proposed alterations, inclusive of structural, plumbing and electrical details, prepared, signed and wet-stamped by a State of California –licensed architect must be submitted to the Permits and Inspections Office located in the Laguna Woods Village Community Center for approval; 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 Permits and Inspections Office located in the Laguna Woods Village Community Center.

**RESOLUTION 01-06-36**

**RESOLVED**, April 11, 2006 that the appeal request of Ms. Constance Olsen of 508-B Avenida Sevilla to extend the landing area 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 508-B; 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 Permits and Inspections Office located in the Laguna Woods Village Community Center; and

**RESOLVED FURTHER**, that any drainage, irrigation and landscape revisions will be made by the Landscape Division at the expense of the requesting Mutual member; and

**RESOLVED FURTHER**, that the combined total of 106 square feet of common area utilized for the landing area extension and the previously approved patio enclosure will count toward the 207 square foot lifetime maximum expansion for manor 508-B.

**RESOLUTION 01-06-37**

**RESOLVED**, April 11, 2006 that the appeal request of Ms. Dorothy Stevens of 757-Q Calle Aragon for the Mutual to install lighting to illuminate the walkway that passes through Common area near carport structure 561 is hereby denied.

**RESOLUTION 01-06-38**

**RESOLVED**, April 11, 2006 that the request of Mrs. Bettylou Schauer of 2086-C Ronda Granada to install lighting next to the front steps of her manor at the Mutual's expense is hereby approved; and

**RESOLVED FURTHER**, that such installation shall be funded through the General Maintenance section of the Mutual's 2006 Business Plan.

**Landscape Committee Recommendation:**

88-F            Approval of request for off-schedule tree removal at the Mutual's expense; and denial of request for relandscaping

- |        |   |
|--------|---|
| 547-B  | Denial of request for plant removal and replacement; and approval of installation of pavers at the Mutual's expense |
| 2183-B | Approval of request for block edging at the Mutual's expense; and denial of request for relandscaping               |

**Finance Committee Recommendation:**

No recommendations were made.

**COMMITTEE REPORTS and SERVICES**

Director Don Tibbetts reported from the Maintenance & Construction Committee.

In Director Mary Stone's absence, Director Wilson reported from the Damage Restoration Policy Ad Hoc Committee.

No one 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.

Mutual Member Barbara Copley (410-D) commented on a conflict of interest with corporate counsel.

Director O'Brien reported from the Election Procedures Ad Hoc Committee.

Director O'Brien made a motion that the Board authorizes the Ad Hoc Election Procedures Committee to remain operational, with meetings to be scheduled by the Chair on an as needed basis. The motion was seconded and carried unanimously.

Director O'Brien made a motion that the Board appoints Director Bevan Strom in place and stead of Charlene Sydow on the Ad Hoc Election Procedures Committee. The motion was seconded and carried unanimously.

Mutual Members Iris Gorin (828-Q) addressed the board on PCM involvement in the election process. Kay Margason (510-C) commented on out-sourcing the election process; and Jan McLaughlin (2001-C) commented on the process.

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

Mr. Johns updated the board and membership on legislative activities and meetings held with Assemblyman Devore on reserves.



## **DIRECTORS' FORUM**

- Director Dersh commented on community input on Clubhouse Two
- Director Wilson announced the Transportation Day Events and the next Earthquake Drill
- Director O'Brien commented on board-appointed attendees who may attend scheduled meetings with interested community groups who welcome such attendance and suggested that the board select members of the board to attend to establish an interface with these groups and of course report back to the Board
- President Barrett addressed Mr. Johns on the Board Room cameras, and digital upgrade requirements

By way of consensus, Directors O'Brien, Wilson, and Strom were appointed to attend the April 27<sup>th</sup> Presentation by attorney Steven Rice at the Methodist Church, and the Board agreed to address the issue at the next board meeting.

## **MEETING RECESS**

The regular meeting recessed for lunch at 11:49 A.M. and reconvened into Executive Session at 12:44 P.M.

During its March Regular Executive Session, the Board approved the Regular Executive Session Minutes of February 14, 2006; discussed personnel, contractual, and litigation matters; and heard two (2) Disciplinary Appeal Hearings and four (4) Disciplinary Hearing matters, and reaffirmed fines totaling \$750, and imposed fines totaling \$550 for violations of the Mutual's rules and regulations.

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

## **ADJOURNMENT**

With no further business before the Board of Directors, the meeting was adjourned at 2:09 P.M.

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Elizabeth M. O'Brien, Secretary