

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

July 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 July 11, 2006, at 9:30 A.M. at 24351 El Toro Road, Laguna Woods, California.

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

Directors Absent: None

Others Present: Milt Johns, Patty Fox, Janet Price (10:28 A.M. – 10:52 A.M.)
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 Don Tibbetts led the Pledge of Allegiance to the Flag.

ACKNOWLEDGEMENT OF PRESS

Cheryl Walker of the Laguna Woods Globe was acknowledged as present, and the Channel 6 Camera Crew were acknowledged as present by way of remote cameras.

MEMBERS' FORUM

- Maxine McIntosh (68-C) addressed her concerns with renovating Clubhouse Two
- Jerry Sheinblum (3488-C) announced the next CCA Townhall Forum at Clubhouse Five
- Libby Marks (82-Q) commented on GRF's plans to rebuild Clubhouse Two
- Pamela Grundke (2214-B) announced the next Resident's Voice Meeting
- Len Peverieri (76-P) commented on Clubhouse Two
- Mike Gennero (2056-B) inquired on ownership of walkway lighting in cul-de-sacs
- Kay Margason (510-C) commented on walkway lighting

APPROVAL OF AGENDA

The agenda was approved as submitted.

APPROVAL OF MINUTES

The Minutes of the Regular Meeting of June 13, 2006 were approved as amended by revising the date of "July 30" to "June 30" on Page 10.

OLD BUSINESS

No action was taken.

NEW BUSINESS

Susan Smith, Chair of the Nominating Committee, announced that the Committee is now interviewing and accepting applications to fill four vacancies on the Board and to contact herself or Dick Sharp.

The Secretary of the Corporation, Director Beth O'Brien, read a proposed resolution on approving the 2006 Ballot Package for the Director Election. Director Ken Hammer moved to approve the resolution. Director Linda Wilson seconded the motion.

Discussion ensued on revising the information on the ballot envelope. By way of consensus, the Board agreed to leave the envelope as is.

Discussion further ensued on invalidation of ballots.

Mutual Member Maxine McIntosh (68-C) commented on the motion.

Director Mary Stone made a motion to amend the motion to strike out the word "Red" and to strike the words "or your ballot will not be counted" on the Ballot instructions. Director Hammer seconded the motion. Discussion ensued.

Mutual Member Libby Marks (82-Q) commented on the ballot instructions.

Director O'Brien made a motion to divide the question. Director Burns Nugent seconded the motion. By a unanimous vote of 10-0-0 the motion carried.

By a unanimous vote of 10-0-0 the amended motion to strike out the word "Red" on the ballot instructions carried.

By a vote of 3-7-0 (Directors Stone, Grundke, and Dersh voted in favor) the amended motion to strike out the words "or your ballot will not be counted" on the ballot instructions failed.

By a unanimous vote of 10-0-0, the motion as amended carried and the Board of Directors adopted the following resolution:

RESOLUTION 01-06-60

RESOLVED, July 11, 2006, that the ballot package for the 2006 Annual Meeting Election of Directors of this corporation, as prepared by the managing agent, is hereby approved; and

RESOLVED FURTHER, that the format of the ballots may change as may be required by a yet to be determined contractor who, at the determination of this board of directors, may be retained to conduct the election on behalf of this Corporation and may require a change to the format only of the ballot so

that the ballot can work with the contractor's ballot-processing equipment;
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 Stone made a motion to approve the Meet the Candidates date of August 31, 2006. Director Don Tibbetts seconded the motion and the motion carried unanimously.

The Secretary of the Corporation read the proposed changes to the committee appointments. Director O'Brien moved to approve the resolution. The motion was seconded.

By a vote of 10-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 01-06-61

RESOLVED, July 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.

Bus Services

Linda Wilson
Mary Stone

Broadband Services

Larry Dersh
Beth O'Brien

Community Activities

Bevan Strom
Larry Dersh (Equestrian Advisory)

Finance

Connie Grundke
Jim McNulty

Government & Public Relations

Beth O'Brien
Mary Stone

GRF Maintenance & Construction

Don Tibbetts
Ken Hammer

Security

Linda Wilson
Ken Hammer

GRF Landscape Committee

Ken Hammer
Don Tibbetts

Trails and Signs Sub-Committee

Mary Stone
Beth O'Brien

Transportation Sub-Committee

Ken Hammer

Laguna Canyon Foundation

Linda Wilson

RESOLVED FURTHER, that Resolution 01-06-27, adopted April 11, 2006 is hereby superseded and cancelled.

CHAIRMAN'S REMARKS

President Barrett commented on the delay in trash pick-up over the July 4th holiday.

Ms. Janet Price entered the meeting at 10:28 A.M.

GENERAL MANAGER'S REPORT

Mr. Milt Johns updated the Board on the status of the 2007 Business Plan Meetings and announced the next meetings to discuss Version 2 and Version 3.

President Barrett encouraged the residents to attend the meetings to express their comments and concerns with the Budget.

FINANCE REPORT

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

Mutual Members Pamela Grundke (2214-B) commented on raised assessments and Jerry Sheinblum (3488-C) commented on the real estate market and assessments.

Ms. Janet Price left the meeting at 10:52 A.M.

CONSENT CALENDAR

By a vote of 9-1-0 (Director Strom opposed), the consent calendar was approved and the following actions were taken:

Maintenance and Construction Committee:

RESOLUTION 01-06-62

RESOLVED, July 11, 2006 that the request of Ms. Dolores Piper of 23-D Avenida Castilla to extend the front patio of her manor is hereby approved; and

RESOLVED FURTHER, that all future costs and maintenance associated with the subject alterations are the responsibility of the Mutual Member(s) at 23-D; and

RESOLVED FURTHER, that all required Mutual and City of Laguna Woods permits must be obtained and the appropriate City of Laguna Woods permit numbers must be submitted to the Mutual through the Permits and Inspections Office located in Laguna Woods Village Community Center; and

RESOLVED FURTHER, that should the current Member(s) or any subsequent Member(s) at 23-D desire to enclose the front extended patio area, the Member is required to obtain Board approval prior to installation; and

RESOLVED FURTHER, that the 28 square feet for the patio extension would count towards the 207 square feet lifetime total.

RESOLUTION 01-06-63

RESOLVED, July 11, 2006 that the appeal request of Mr. and Mrs. Paul Caldwell of 56-S Calle Cadiz to install a forced air unit on the balcony of the manor using a steel rack to hold the unit 18" off the balcony deck surface is hereby approved; and

RESOLVED FURTHER, that all costs and maintenance of the alteration, present and future, are the responsibility of the Mutual member(s) at 56-S, including all costs incurred due to inadequate condensate drainage, including but not limited to dry rot and/or staining, and, should it become necessary for a unit and/or it's duct work to be removed to allow the Mutual access for maintenance purposes, all costs of removal and replacement will be the Member's responsibility. It is intended that the Member(s) will be given proper and timely notice for any needed removal(s). However, this may not always be possible due to the nature of the required maintenance; and

RESOLVED FURTHER, that the unit must be located no higher than 12 inches off the balcony surface as measured to the bottom of the unit; and

RESOLVED FURTHER, that all required Mutual and City of Laguna Woods permits must be obtained and the appropriate City of Laguna Woods permit numbers be submitted to the Mutual through the Permits and Inspections Office located in the Laguna Woods Village Community Center; and

RESOLVED FURTHER, that prior to issuance of a permit, a complete set of installation plans, including the location of the condensate drain line connection to an approved discharge location, and the method of sealing the penetration of the stucco walls, must be submitted to the Permits and Inspections office located in the Community Center. The installation must not penetrate the deck of the balcony.

RESOLUTION 01-06-64

RESOLVED, July 11, 2006 that the request of Mr. Charles Crumley and Ms. Coleen Longworth of 297-B Avenida Sevilla to retain a 1900's gas light replica installed in the Common Area flower bed is hereby denied; and

RESOLVED FURTHER, that the Board hereby requires the removal of the light fixture within 30 days of the Board's decision.

RESOLUTION 01-06-65

RESOLVED, July 11, 2006 that the request of Mr. John Chmielewski of 310-B Avenida Castilla to install a 30" satellite dish on the roof of the building is hereby denied.

RESOLUTION 01-06-66

RESOLVED, July 11, 2006 that the request of Ms. Lorna Greig of 385-A Avenida Castilla to retain the paint on the patio and walkway area is hereby denied; and

RESOLVED FURTHER, that the Board hereby requires removal within 30 days of the Board's decision.

RESOLUTION 01-06-67

RESOLVED, July 11, 2006 that the request of Mr. Lawrence Marino of 420-A Avenida Castilla to construct an opening in the existing patio wall is hereby denied.

RESOLUTION 01-06-68

RESOLVED, July 11, 2006 that the request of Ms. Elizabeth Canepa of 2060-A Via Mariposa East to extend Bedroom One and install a stacked washer and dryer in the newly extended area is hereby approved; and

RESOLVED FURTHER, that all future costs and maintenance associated with the subject alteration, including any damage resulting to Mutual property, are the responsibility of the Mutual Member(s) at 2060-A; and

RESOLVED FURTHER, that updated and unit-specific plans depicting the proposed alteration, 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. These 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 the Mutual Member(s) must submit for review plans detailing all plumbing and electrical changes. The plans must be verified and approved by the City of Laguna Woods thereby indicating that the manor's plumbing and electrical systems can accommodate the added burden placed upon them by the washer and dryer; and

RESOLVED FURTHER, that all required Mutual and City of Laguna Woods permits must be obtained and the appropriate City of Laguna Woods permit numbers must be submitted to the Mutual through the Permits and Inspections office located in Laguna Woods Village Community Center; and

RESOLVED FURTHER, that the 58 square feet for the bedroom extension would count towards the 207 square feet lifetime total; and

RESOLVED FURTHER, that prior to issuance of a Mutual permit for the proposed alteration, Alteration Consent Forms signed by the Mutual member(s) at Manor 2060-B indicating that member(s) approval of the proposed alteration must be submitted.

RESOLUTION 01-06-69

RESOLVED, July 11, 2006 that the request of Ms. Yzette Saduddin of 2069-A Via Mariposa East to install a washer and dryer inside the closet of Bedroom Two is hereby approved; and

RESOLVED FURTHER, that all future costs and maintenance associated with the subject alteration, including any damage resulting to Mutual property, are the responsibility of the Mutual Member(s) at 2069-A; and

RESOLVED FURTHER, that the Mutual Member(s) must submit for review plans detailing all plumbing and electrical changes. The plans must be verified and approved by the City of Laguna Woods thereby indicating that the manor's plumbing and electrical systems can accommodate the added burden placed upon them by the washer and dryer; and

RESOLVED FURTHER, that all required Mutual and City of Laguna Woods permits must be obtained and the appropriate City of Laguna Woods permit numbers must be submitted to the Mutual through the Permits and Inspections office located in the Laguna Woods Village Community Center.

Landscape Committee Recommendation:

- | | |
|-------|---|
| 38-H | Denial of request for tree removal |
| 38-G | Approval of request for on-schedule tree removal at the Mutual's expense |
| 89-F | Denial of request for tree removal |
| 219-A | Denial of request for (2) tree removals |
| 488-D | Approval of request for off-schedule tree removal at the Mutual's expense |
| 622-B | Approval of request for (2) tree removals at the Mutual's expense |
| 785-D | Approval of request for off-schedule tree removal at the Mutual's expense |
| 807-B | Denial of request for (3) tree removals |

Finance Committee Recommendation:

No recommendations were made.

COMMITTEE REPORTS and SERVICES

Director Don Tibbetts reported from the Maintenance & Construction Committee.

Director Mary Stone reported from the Damage Restoration Policy Ad Hoc Committee.

Director Ken Hammer reported from the Landscape Committee.

Mutual Members Kay Margason (510-C) and Delsie Zuzak (674-A) addressed Director Hammer on landscape trimming.

Director Linda Wilson reported from Resident Relations Information Services.

President Barrett reported from the United Looks Ahead Committee.

Director Jim McNulty reported from the GRF Bylaw Joint Ad Hoc Committee. Director McNulty made a motion to dissolve the Ad Hoc Committee. The motion was seconded and carried by a vote of 8-2-0 (Directors Grundke and Dersh opposed).

Mutual Member Barbara Copley (410-D) commented on the approval of the United Bylaws.

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

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

Mutual Members Kay Margason (510-C) addressed Director Tibbetts on his GRF M&C report on wall ownership; Pamela Grundke (2214-B) commented on the paint program and color choices; and Maxine McIntosh (68-C) addressed Director Larry Dersh on his GRF Broadband Committee report.

DIRECTORS' FORUM

- Director Strom commented on HUD approval of United Bylaws and delay of trash pick-up over the holiday
- Director Dersh commented on trash bin overflow
- Director Grundke commented on reported co-op sales
- Director Hammer reminded the membership to attend the July CCA Meeting on insurance
- Director Tibbetts encouraged the membership to obtain HOA insurance
- Director Stone commented on the success of the golf cart/car workshops
- Director O'Brien commented on drivers insurance rates

MEETING RECESS

The regular meeting recessed for lunch at 11:49 A.M. and reconvened into Executive Session at 12:42 P.M.

During its June Regular Executive Session, the Board approved the Special Executive Session Minutes of May 8, 2006 and the Regular Executive Session Minutes of May 9, 2006; discussed personnel, contractual, and litigation matters; and heard two (2) Disciplinary Hearing matters and one (1) Appeal Hearing, imposed fines totaling \$300, and reaffirmed previous fines totaling \$200 for violations of the Mutual's rules and regulations.

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

ADJOURNMENT

With no further business before the Board of Directors, the meeting was adjourned at 5:15 P.M.

Elizabeth M. O'Brien, Secretary

**UNITED LAGUNA HILLS MUTUAL
ANNUAL ELECTION OF DIRECTORS**

The 2006 Annual Meeting of Members will be held in Clubhouse 3 at 9:30 A.M. on Tuesday, October 10, 2006 to announce the results of the Election of Directors. The purpose of the Election of Directors is to fill four (4) positions, each for terms of three years

INSTRUCTIONS TO VOTERS:

Enclosed is a **RED** colored ballot bearing the names of the candidates and the year in which their terms of office will expire.

To vote for a candidate on the official ballot you must completely fill in the oval to the right of the candidate's name. **PLEASE USE A BLACK PEN OR #2 PENCIL ONLY**. Do not mark an "X" or "√" or your vote may not count.

When you have completed your official ballot, please insert it into Envelope A, seal it, then insert Envelope A into Envelope B, the postage-paid envelope; next you need to seal it, sign it, and mail it. Note that Envelope B is pre-addressed and postage paid. Members who desire a receipt for a mailed ballot may return the ballot Certified Delivery – Return Receipt Requested at their own expense. If you prefer to drop the ballot off, you may do so by delivering it to the Community Center located at 24351 El Toro Road. Members who return their ballot at the Community Center may request a receipt from management staff. All ballots must be received by 5:00 PM Friday, September 29, 2006.

THE RETURN POSTAGE PAID ENVELOPE B **MUST BE SIGNED BY A MEMBER OR TRUSTEE OF RECORD** WITH THE ADDRESS FILLED IN OR THE BALLOT WILL BE INVALID. PRE-PRINTED LABELS OR A STAMP MAY BE USED TO FILL IN THE ADDRESS BUT **CANNOT SUBSTITUTE FOR THE SIGNATURE.**

If this ballot/proxy card becomes damaged it may be returned to the Community Services Office for a replacement. Please call (949) 597-4217 for assistance.

A public meeting to allow the Membership to Meet the Candidates will be held and broadcast by LWVTV/Channel 6:

LIVE	August 31, 2006	10:00 AM
REPLAY:	TBD	

**UNITED LAGUNA HILLS MUTUAL
OFFICIAL BALLOT
FOR THE ELECTION OF DIRECTORS**

Vote for **NO MORE THAN FOUR (4) CANDIDATES** whose terms will expire in 2009.

- Candidate #1
- Candidate #2
- Candidate #3
- Candidate #4
- Candidate #5

Selecting "WITHHOLD" below will authorize this ballot to be used for quorum purposes only without casting a vote. A quorum of fifteen percent (15%) of the voting power, or 949 Member responses, is required to conduct an election of directors.

WITHHOLD

Do not write your name or address on the ballot or on Envelope A, or your vote will not be counted.

The Annual Meeting of the Members will be held on Tuesday, October 10, 2006.

THE COMMUNITY SERVICES OFFICE AT 24351 EL TORO ROAD MUST RECEIVE THIS OFFICIAL BALLOT BY 5:00 PM ON FRIDAY, SEPTEMBER 29, 2006.