

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

**October 20, 2006**

A Special Meeting of the United Laguna Hills Mutual Board of Directors, a California non-profit mutual benefit corporations, was held on Friday October 20, 2006, at 9:30 A.M., at 24351 El Toro Road, Laguna Woods, California.

Directors Present: Beth O'Brien, Mary Stone, Linda Wilson, Bevan Strom, Jim McNulty, Burns Nugent, Jan McLaughlin, John Dalis, Maxine McIntosh

Directors Absent: Ken Hammer

Others Present: Milt Johns, Patty Fox

**CALL TO ORDER**

Beth O'Brien, President of the Corporation, called the meeting to order at 9:30 A.M., indicated that it was duly noticed, and that a quorum was present. The Chair stated that it was a special meeting to appoint a new director, establish new standing committees, and approve the consent calendar.

**APPROVAL OF THE AGENDA**

The Agenda was approved as amended by moving Agenda Items 15(c), Denial of request for lodging reimbursement, 15(d) 599-E Approval to retain white colored door, 15(l) Approval to expand living room, and 15(m) Approval to add second bathroom to the end of the Consent Calendar under New Business for discussion; and add a discussion on Building 209.

**MEMBER COMMENTS**

- Libby Marks (82-Q) inquired on the status of the Shepherd Crook installation on the wall behind Vons

**APPOINTMENT OF NEW DIRECTOR**

President O'Brien introduced the candidates running to fill the one year term caused by the resignation of Larry Dersh, term expiring in 2007.

Each candidate was given the opportunity to provide a brief statement on their background and experiences.

Candidate Betty Salazar requested that she not be considered for the one year position and withdrew her candidacy.

The Ballots were distributed, collected, and tallied.

Marty Rubin was announced and congratulated as the winning candidate and was invited to join the Board.

## **STANDING COMMITTEES**

President O'Brien provided a summary of the proposed new standing committees.

A motion was made, seconded, and carried unanimously to dissolve the Standards Sub-Committee

A discussion ensued on the proposed new standing committees.

The Secretary of the Corporation, Director Bevan Strom read a proposed resolution on establishing an Architectural Standards and Variances Committee. Director Strom moved to approve the resolution. Director Linda Wilson seconded the motion. Discussion ensued.

Director Strom amended the motion to change the name to the "Architectural Review, Standards, and Variances Committee." Director Maxine McIntosh seconded the motion.

The Chair advised that due to the multiple recommendations of names for the committee, the recommendations would be entertained by way of "fill in the blank." The Directors were given the opportunity to suggest additional names and discussion ensued on the following proposed names:

Architectural Standards and Variances Committee  
Architectural Review, Standards, and Variances Committee  
Architectural Control and Compliance Committee  
Architectural Alterations, Control and Compliance Committee  
Architectural Review Committee  
Alterations Review Committee

Mutual Members Dick Sharp (887-Q) and Libby Marks (82-Q) commented on the proposed names.

By way of ballot vote, the name of the new standing committee was approved as the Architectural Standards and Variances Committee.

By a vote of 9-0-0 the main motion carried and the Board of Directors adopted the following resolution:

### **RESOLUTION 01-06-99**

**WHEREAS**, in order to better address Mutual Alteration Standards and variance requests submitted by members, it is recommended that all Standards and variances be addressed under a new standing committee;

**NOW THEREFORE BE IT RESOLVED**, October 20, 2006 that in compliance with Article VII, Section 1 of the United Laguna Hills Mutual Bylaws, the Board of this Corporation hereby establishes a new standing committee identified as the Architectural Standards and Variances Committee to serve at the pleasure of this Board; and

**RESOLVED FURTHER**, that the duties and powers of this Committee shall be determined by the Board, provided that the authority is limited to advising the Board and all final action is subject to the specific approval of the Board; and

**RESOLVED FURTHER**, that the Maintenance and Construction Committee and Standards Sub-Committee are hereby dissolved; and

**RESOLVED FURTHER**, that Resolution U-75-09 adopted December 30, 1975 is hereby superseded and cancelled; 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.

Prior to the reading of a proposed resolution on approving the Architectural Standards and Variances Committee Charter, Director Strom made a motion to refer the charter to the new standing committee for further review and submittal back to the Board for approval. Director Wilson seconded the motion and the motion carried unanimously.

President O'Brien announced that a Special Meeting of the Architectural Standards and Variances Committee will be held on October 25, 2006 at 2:00 P.M. to consider the October variance requests.

The Secretary of the Corporation read a proposed resolution on establishing a Planning and Projects Committee. Director Strom moved to approve the resolution. Director Wilson seconded the motion.

Director Wilson amended the motion to change the name to Planning and Project Development Committee. Director Marty Rubin seconded the motion.

The Chair advised that due to the multiple recommendations of names for the committee, the recommendations would be entertained by way of "fill in the blank." The Directors were given the opportunity to suggest additional names and discussion ensued on the following proposed names:

Planning and Project Development Committee  
Advanced Planning and Project Development Committee  
Planning, Options, and Project Development

Mutual Member Libby Marks (82-Q) addressed the Board on the proposed names.

By way of ballot vote, the name of the new standing committee became the Planning and Project Development Committee.

Additional changes were made to the resolution and were approved by way of consensus.

By a vote of 9-0-0 the main motion as amended carried and the Board of Directors adopted the following resolution:

**RESOLUTION 01-06-100**

**WHEREAS**, establishment of a new standing committee will address the need for better planning and coordination of ~~maintenance~~ projects;

**NOW THEREFORE BE IT RESOLVED**, October 20, 2006 that in compliance with Article VII, Section 1 of the United Laguna Hills Mutual Bylaws, the Board of this Corporation hereby establishes a new standing committee identified as the Planning and Project Management **Development** to serve at the pleasure of this Board; and

**RESOLVED FURTHER**, the duties and powers of this Committee shall be determined by the Board, provided that the authority is limited to advising the Board and all final action is subject to the specific approval of the Board; and

**RESOLVED FURTHER**, that the United Looks Ahead Committee is hereby dissolved; and

**RESOLVED FURTHER**, that Resolution U-98-47, adopted July 14, 1998 is hereby superseded and cancelled; 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.

Prior to the reading of a proposed resolution on approving the Planning and Project Development Committee Charter, Director Strom made a motion to refer the charter to the new standing committee for further review and submittal back to the Board for approval. Director Wilson seconded the motion and the motion carried unanimously.

**COMMITTEE APPOINTMENTS**

Director Strom made a motion to waive the reading of the proposed Mutual Committee Appointments. Director Wilson seconded the motion, and the motion carried.

Discussion ensued on the appointments and recommended changes were made to the proposed list.

Director Mary Stone made a motion to approve the resolution with the proposed changes. Director John Dalis seconded the motion.

By a vote of 9-0-0 the motion carried and the Board of Directors adopted the following resolution:

**RESOLUTION 01-06-101**

**RESOLVED**, October 20, 2006, that the following persons are hereby appointed to serve the corporation in the following capacities:

**Officers**

Beth O'Brien, President  
Jan McLaughlin, 1<sup>st</sup> Vice President  
Ken Hammer, 2<sup>nd</sup> Vice President  
Bevan Strom, Secretary  
Jim McNulty, Treasurer

**Architectural Standards and Variances Committee**

Jan McLaughlin, Chair  
Mary Stone, Vice Chair  
Ken Hammer  
Maxine McIntosh  
Marty Rubin  
*Advisors: TBA*

**Finance Committee**

Jim McNulty, Chair  
Linda Wilson, Vice Chair  
Bevan Strom  
Burns Nugent  
John Dalis  
*Advisors: Paul Vogel*

**Landscape Committee**

Linda Wilson, Chair  
Ken Hammer, Vice Chair  
Bevan Strom  
Maxine McIntosh  
Marty Rubin  
*Advisors: TBA*

**New Resident Orientation**

Per Rotation List

**Planning & Project Development**

Bevan Strom, Chair  
Burns Nugent, Vice Chair  
Jan McLaughlin  
Jim McNulty  
Mary Stone  
*Advisors TBA*

**Resident Relations (Ombudsman)**

Linda Wilson, Chair  
John Dalis, Vice Chair

**Select Audit**

Jim McNulty  
Linda Wilson

**Traffic Court**

Linda Wilson, Chair  
Maxine McIntosh, Vice Chair  
Per Rotation List

**RESOLVED FURTHER**, that Resolution 01-06-90, adopted September 12, 2006 is hereby superseded and cancelled.

By way of consensus, the Board waived the reading of the proposed GRF Committee Appointments. Discussion ensued on the appointments and recommended changes were made to the proposed list.

Director Strom made a motion to approve the resolution with the proposed changes. The motion was seconded.

Mutual Member Dick Sharp (887-Q) commented on GRF Advisors.

By a vote of 9-0-0 the motion carried and the Board of Directors adopted the following resolution:

**RESOLUTION 01-06-102**

**RESOLVED**, October 20, 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**

Jim McNulty, Treasurer  
Beth O'Brien, President

**Bus Services**

John Dalis  
Marty Rubin

**Broadband Services**

Beth O'Brien  
Marty Rubin

**Community Activities**

Jan McLaughlin  
Jim McNulty

**Finance**

Jim McNulty  
John Dalis

**Government & Public Relations**

Bevan Strom  
Jan McLaughlin

**Joint Long Range Planning**

Mary Stone  
Bevan Strom

**Landscape Committee**

Linda Wilson  
Maxine McIntosh

**Maintenance & Construction**

Mary Stone  
Ken Hammer

**Security**

Linda Wilson  
Bevan Strom

**Trails and Signs Sub-Committee**

Mary Stone  
Marty Rubin

**Transportation Sub-Committee**

Ken Hammer

**Laguna Canyon Foundation Representative**

Maxine McIntosh

**RESOLVED FURTHER**, that Resolution 01-06-91, adopted September 12, 2006 is hereby superseded and cancelled.

Director Jim McNulty made a motion to remove from the table the motion to approve proposed late and lien fee increases. Director Strom seconded the motion and the motion carried unanimously.

By a vote of 9-0-0 the motion carried and the Board of Directors adopted the following resolution:

**RESOLUTION 01-06-103**

**WHEREAS**, Section 1365 of the California Civil Code requires that homeowner associations have a specific policy relating to collection of delinquent

assessment accounts and enforcement of liens placed upon such delinquent properties; and

**WHEREAS**, Section 1366 of the California Civil Code allows the homeowner association to recover reasonable costs incurred in collecting the delinquent assessments including, but not limited to late fees and filing fees; and

**WHEREAS**, the current charges to collect do not cover the total collection cost;

**NOW THEREFORE BE IT RESOLVED**, October 20, 2006 that the Board of Directors of this Corporation hereby authorizes the increase of late fees from \$10 to \$20 and fees for filing the liens from \$100 to \$200 to cover the collection costs, effective January 1, 2007; and

**RESOLVED FURTHER**, that Resolution U-92-144 adopted October 27, 1992 is hereby amended; 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.

The Secretary of the Corporation read the following proposed resolution on approving the collection and lien enforcement policy:

**RESOLUTION 01-06**

**WHEREAS**, Section 1365 of the California Civil Code requires that homeowner associations have a specific policy relating to collection of delinquent assessment accounts and enforcement of liens placed upon such delinquent properties; and

**NOW THEREFORE BE IT RESOLVED**, December 12, 2006 that the Board of Directors of this Corporation hereby approves the attached Collection and Lien Enforcement Policy and Procedures for Assessment Delinquencies, effective January 1, 2007; and

**RESOLVED FURTHER**, that Resolution U-92-144 adopted October 27, 1992 is hereby superseded and cancelled; 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 Wilson moved to approve the resolution. Director Stone seconded the motion. Discussion ensued.

Director McNulty made a motion to table the resolution to satisfy the required statutory thirty-day notice requirements. Director Stone seconded the motion and the motion carried unanimously.

### **CONSENT CALENDAR**

By way of consensus, the September Consent Calendar was approved as amended.

### **Maintenance & Construction Committee Recommendations:**

#### **RESOLUTION 01-06-104**

**RESOLVED**, October 20, 2006 that the request of Mr. and Mrs. James Morrison of 6-G Via Castilla for reimbursement of costs associated with lodging expenses incurred as a result of the fumigation of Building 6 is hereby approved; and

**RESOLVED FURTHER**, that the Members shall be reimbursed in the amount of \$235.50, equal to the amount the Mutual would pay the Ayers Hotel for one room for two nights.

#### **RESOLUTION 01-06-105**

**RESOLVED**, October 20, 2006 that the request of Mr. Steven Bernritter of 89-C Calle Aragon to retain the new, smaller window installed in the Master Bedroom is hereby approved; and

**RESOLVED FURTHER**, that all future costs and maintenance associated with the subject alteration are the responsibility of the Mutual member at 89-C; 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.

#### **RESOLUTION 01-06-106**

**RESOLVED**, October 20, 2006 that the request of Mr. and Mrs. Robert Johnson of 738-A Avenida Majora to extend the front patio of their Manor and install a block wall is hereby denied.

#### **RESOLUTION 01-06-107**

**RESOLVED**, October 20, 2006 that the request of Mr. and Mrs. Andrew Cullinane of 831-B Ronda Mendoza to construct a room addition on the front patio of their Manor is hereby denied.

**RESOLUTION 01-06-108**

**RESOLVED**, October 20, 2006 that the request of Mr. and Mrs. David Dearing of 899-D Ronda Sevilla to install a bay window in the kitchen 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 at 899-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 the Laguna Woods Village Community Center; and

**RESOLVED FURTHER**, that the bay window shall match in size, color, style and materials as that installed at Manor 899-C, inclusive of the roof-type.

**RESOLUTION 01-06-109**

**RESOLVED**, October 20, 2006 that the request of Mr. Samuel Friedman of 917-D Avenida Majorca to install a new 4'-0" X 4'-0" white vinyl framed window in his Manor's Kitchen is hereby approved; and

**RESOLVED FURTHER**, that all future costs and maintenance associated with the subject alteration are the responsibility of the Mutual member at 917-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 the Laguna Woods Village Community Center.

**RESOLUTION 01-06-110**

**RESOLVED**, October 20, 2006 that the request of Mr. Samuel Friedman of 917-D Avenida Majorca to replace the existing 5'-0" X 7'-0" Bedroom One window with an 8'-0" X 4'-0" white vinyl framed window is hereby denied; and

**RESOLVED FURTHER**, that the request to retain the existing upper portion of the Bedroom One window, remove the lower portion of the Bedroom One window and install a through-the-wall heat pump in its place is hereby approved; and

**RESOLVED FURTHER**, that all future costs and maintenance associated with the subject alteration are the responsibility of the Mutual member at 917-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 the Laguna Woods Village Community Center.

**RESOLUTION 01-06-111**

**RESOLVED**, October 20, 2006 that the request of Mr. Samuel Friedman of 917-D Avenida Majorca to install a Jacuzzi Spa Tub is hereby approved; and

**RESOLVED FURTHER**, that all future costs and maintenance associated with the subject alteration are the responsibility of the Mutual member at 917-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 the Laguna Woods Village Community Center; and

**RESOLVED FURTHER**, that a complete set of unit specific plans depicting the proposed alteration, inclusive of structural and plumbing details and calculations, signed and stamped by a California licensed architect or engineer, must be submitted for review and approval to the Permits and Inspections Office located in the Laguna Woods Village Community Center.

**RESOLUTION 01-06-112**

**RESOLVED**, October 20, 2006 that the request of Mr. Samuel Friedman of 917-D Avenida Majorca for a patio addition and to lower the block wall is hereby denied.

**Landscape Committee Recommendations:**

- |        |   |
|--------|---|
| 2044-B | Denial of appeal request for tree removal                                     |
| 17-D   | Approval of request for plant replacements at the Mutual Member's expense     |
| 86-H   | Denial of request for turf replacement  |
| 159-D  | Approval of request for tree removals (4) on-schedule at the Mutual's expense |
| 307-C  | Approval of request for tree and planter removal at the Mutual's expense      |
| 638-Q  | Denial of request for tree removal  |
| 674-A  | Approval of request for plant replacements at the Mutual Member's expense     |
| 814-Q  | Denial of request for tree removal  |

867-B Denial of request for more plants  
888-C Denial of request for tree removals (2)

### **NEW BUSINESS**

A discussion was held relative to the Committee's recommendation to deny the request of 154-C for lodging reimbursement. A motion was made and seconded to deny the request. Discussion ensued.

By a vote of 9-0-0 the motion carried and the Board of Directors adopted the following resolution:

### **RESOLUTION 01-06-113**

**RESOLVED**, October 20, 2006 that the request of Ms. June Konrad of 154-C Avenida Majorca for reimbursement of costs associated with additional lodging (third night) expenses incurred as a result of the fumigation of Building 154 is hereby denied.

A discussion was held relative to the Committee's recommendation to approve the request of 599-E to retain the white colored front door. Director Wilson made a motion to refer the request back to the Architectural Standards and Variances Committee. Director Strom seconded the motion and the motion carried by a vote of 7-2-0 (Directors Dalis and Rubin opposed).

A discussion was held relative to the Committee's recommendation to approve the requests of 2019-A to expand the living room and add a seconded bathroom.

Mutual Member Rhoda Linder (2019-C) commented on her neighbor's variance requests.

Director Wilson made a motion to refer the requests back to the Architectural Standards and Variances Committee. Director Jim McNulty seconded the motion and the motion carried.

A discussion was held relative to a request from residents in Building 209 to retain the black paint color applied to the front entry gates on Buildings 209 and 210. By way of consensus the issue was referred back to the appropriate committee.

### **DIRECTOR'S FORUM**

- Director McIntosh expressed her sentiments on being a Board Member
- Director Stone welcomed the new Board Members
- Director McNulty announced the last horse show of year to be held on October 28
- Director McLaughlin stated that she was glad to be back on the Board
- Director Rubin stated he was looking forward to working with the board
- Director Nugent stated that he was glad to be working on a full Board
- Director Wilson stated she was looking forward to a great year

- Director Strom commented on keeping meetings brief in the future
- President O'Brien welcomed the new Board

There being no further business to come before the Board of Directors, the special meeting was adjourned at 12:02 P.M.

---

Bevan Strom, Secretary