

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

January 9, 2007

The Regular Meeting of the Board of Directors of United Laguna Hills Mutual, a California Non-Profit Mutual Benefit Corporation, met on Tuesday January 9, 2007, at 9:30 A.M. at 24351 El Toro Road, Laguna Woods, California.

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

Directors Absent: None

Others Present: Milt Johns, Patty Fox
Executive Session: Milt Johns, Patty Fox, Cris Trapp

CALL TO ORDER

Beth O'Brien, 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.

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

PLEDGE OF ALLEGIANCE

Director Maxine McIntosh led the Pledge of Allegiance to the Flag.

ACKNOWLEDGEMENT OF PRESS

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

MEMBER COMMENTS

- Jeanne Stone (546-C) commented on flooding in her manor
- Jerry Sheinblum (3488-C) announced the next CCA Townhall Meeting Thursday January 25

APPROVAL OF AGENDA

The agenda was approved as written.

APPROVAL OF MINUTES

The Minutes of the Regular Meeting of December 12, 2006 were approved as amended by removing the word "wishing" on page 5 in paragraph a).

OLD BUSINESS

Director Mary Stone made a motion to remove from the table the motion to approve the Architectural Standards and Variances Committee Charter. Director Jan McLaughlin seconded the motion, and without objection, the motion carried.

The Board reviewed the revised version of the resolution and agreed that the changes were not significant enough to require the statutory thirty-day notification.

The Secretary of the Corporation, Director Bevan Strom, read the revised portion of the resolution.

Director Mary Stone made a motion to amend the motion to accept the changes as read by Secretary Strom. The motion was seconded and by a vote of 10-0-0, the amendment carried.

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

United Laguna Hills Mutual
Architectural Standards and Variances Committee Charter

RESOLUTION 01-07-01

RESOLVED, January 9, 2007, that pursuant to Article VII, Section I of the Bylaws, an Architectural Standards and Variances Committee is hereby established as a standing committee of this Corporation; and

RESOLVED FURTHER, that the Committee shall perform the duties and responsibilities imposed upon all standing committees as set forth in the current resolution entitled "General Duties of Standing Committees;" and

RESOLVED FURTHER, that the Committee shall establish and maintain a working liaison with the Managing Agent's organization to develop, review, uphold and enforce the rules and regulations that govern the Corporation's requirements with respect to Architectural Standards and Variance Requests; and

RESOLVED FURTHER, that Architectural review procedures for standards and variances shall be considered based on, but not limited to, the following criteria:

- Aesthetic Impact (Building, Common Area, Neighbors)
- Cost Impact (Original installation, Repair and Maintenance)
- Conformity to Local and State Building Codes
- Conformity to the Mutual requirements with respect to Davis-Stirling
- Conformity to the Mutual governing documents
- Value Impact (Resales, Other)

RESOLVED FURTHER, that the Committee shall recommend requirements that all structural alterations including any internal and external physical changes to the dwelling unit, performed or caused to be performed by a

Member, shall not be performed without prior written consent of the Corporation. Prior consent is given either by proper processing of approved Alteration Standards, or by utilizing the Variance Request process; and further, that all alterations installed by the Member or any predecessor of the Member, shall be repaired and maintained at the Member's sole expense, whether the repairs and maintenance are performed by the Corporation or by a Member's licensed contractor; and

RESOLVED FURTHER, that the Committee shall review and regularly recommend revisions to the Corporation's Alterations Standards, and develop new Standards as needed, and recommend changes to the Board. The Committee will work closely with any and all established subcommittees in this regard; and

RESOLVED FURTHER, that the Committee shall forward to the Board any legal interpretations, or changes in law that may impact the Board's decision with respect to the development and revision of standards and variances; and

RESOLVED FURTHER, that the Committee shall review and recommend to the Board of Directors disposition of requests for variances from the Alteration Standards with findings for the recommended action; and

RESOLVED FURTHER, that the Committee shall also review and recommend to the Board of Directors disposition of requests for modifications, additions or deletions of sidewalks, ramps, handrails, street lights, walkway lights, and the like; and

RESOLVED FURTHER, that the Committee shall perform such other tasks as may be assigned by the President or Board of Directors; and

RESOLVED FURTHER, that Resolution U-99-39, adopted April 13, 1999 and Resolution U-89-77, adopted September 26, 1989 are hereby superseded and cancelled.

*****NOTE:** *ULHM property including grounds and structures are owned by the Mutual and not any individual Member.*

The United ASV Committee does not seek to restrict individual creativity or personal preference, but rather to help assure the continuity in design which will help preserve and improve the appearance of the Mutual and enhance property values of all Members of the Mutual.

NEW BUSINESS

Mr. Lauren Barr of the City of Laguna Woods provided a PowerPoint presentation on the proposed St. Nicholas Church expansion.

The Directors were given an opportunity to ask questions.

Mr. Bob Ring as a representative of the Laguna Canyon Foundation, presented a plaque to Director Linda Woods in appreciation of her service on the Laguna Canyon Foundation Board.

Director Strom made a motion to appoint seven (7) members of the Corporation to the Nominating Committee. The motion was seconded and discussion ensued. Without objection the motion carried.

President O'Brien encouraged residents to submit their name to Secretary Strom.

The Secretary of the Corporation read the following proposed resolution on adopting a new policy regarding vehicle operation and parking:

RESOLUTION 01-07

RESOLVED, February 13, 2007 that the Board of Directors of this Corporation hereby adopts the attached "Standard for Vehicle Operation and Parking on Property Owned or Managed by United Laguna Hills Mutual" to govern the appropriate use for vehicle operation and parking on the property owned or managed by the Mutual; and

RESOLVED FURTHER, that such Standard is intended to adhere to and not contradict the California Vehicle Code and/or Davis-Stirling Act; and

RESOLVED FURTHER, that enforcement of said rules shall commence upon proper notice to the Membership of the Community; and

RESOLVED FURTHER, that such Standard shall run in accordance with the Laguna Woods Village Traffic Rules and Regulations, adopted by way of Resolution U-02-80; 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; and

RESOLVED FURTHER, that Resolution 379 adopted May 23, 1978, Resolution U-85-173 adopted October 22, 1985, Resolution U-86-152 adopted November 25, 1986, Resolution U-01-77 adopted August 14, 2001, and Resolution 01-05-37 adopted April 12, 2005 are hereby superseded and cancelled.

Director Strom made a motion to approve the resolution. Director John Dalis seconded the motion. Discussion ensued.

Director Maxine McIntosh amended the motion to remove Section 6.7. from the proposed policy. Director Stone seconded the motion. Discussion ensued.

A motion was made and seconded to refer the proposed policy, with the amendment, to the Planning and Project Development Committee for further review.

Prior to the reading of the proposed resolution on adopting a carport storage policy, a motion was made and seconded to refer the proposed resolution to the ASV Committee. Discussion ensued and without objection, the motion carried.

President O'Brien provided a summary of the purpose and use of the Consent Calendar.

The Secretary of the Corporation read a proposed resolution on approving a protocol for referring Member Discipline matters to GRF. Director Strom moved to approve the resolution.

Director Linda Wilson seconded the motion. Discussion ensued and clean-up changes were made.

Director Jim McNulty amended the motion to reduce the unpaid assessed fine amount of \$500 to \$300. Director Ken Hammer seconded the motion. Discussion ensued.

Without objection the motion carried.

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

RESOLUTION 01-07-02

WHEREAS, United Mutual holds monthly closed session hearings during which Member disciplinary matters are addressed; and pursuant to United's Bylaws, the Board has the authority to impose monetary fines upon Members who have been found to violate the rules and regulations; and

WHEREAS, there are Members who do not pay the imposed fines, and the Mutual has limited options to collect such fines; and

WHEREAS, GRF, by way of Resolution 90-06-110, agrees to assist the Mutual in the enforcement of Member disciplinary decisions made by the Mutual Board by suspending Mutual Members' rights to use certain GRF facilities;

NOW THEREFORE BE IT RESOLVED, January 9, 2007, that in order to maintain a manageable number of referrals per month to GRF, the Board of Directors of this Corporation hereby establishes the following thresholds for referral of Member disciplinary matters to the GRF Board:

- Refer no more than two (2) Member disciplinary matters to GRF each month
- Refer only matters where the assessed fine is at least ~~\$500~~ **\$300** and has been unpaid for a period of ninety (90) days or longer
- If there are more than two matters that meet the above two criteria, the Board shall weigh the seriousness of the violation and prioritize them accordingly before referring the matters to the GRF Board;

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.

CHAIR'S REMARKS

President O'Brien commented on a portion of the recently approved GRF Bylaws pertaining to the elimination of voting advisors on GRF Committees.

GENERAL MANAGER'S REPORT

Mr. Milt Johns updated the Membership on the Shepherd's Crook fencing installation behind Vons; updated the Board on the proposed Gate 16 project; and commented on the new Sector Oriented Security (SOS) program where Security staff canvasses the Community with a checklist to note any maintenance, landscape, or security matters that need to be addressed.

CONSENT CALENDAR

Without objection and by way of unanimous consent the consent calendar was approved and the following actions were taken:

Architectural Standards and Variances Committee:

RESOLUTION 01-07-03

RESOLVED, January 9, 2007 that the request of Mr. and Mrs. Charles Callus of 179-C Avenida Majorca to retain the two 2'-0" X 2'-0" XO white vinyl dual pane windows in the guest bathroom and master bathroom 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 179-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 01-07-04

RESOLVED, January 9, 2007 that the request of Mrs. Susan Bernritter of 192-E Avenida Majorca to reduce the size of the Master Bedroom window 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 192-E; 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 request to install a reduced size Living Room window in manor 192-E is hereby denied.

RESOLUTION 01-07-05

RESOLVED, January 9, 2007 that the request of Mr. Kevin Behnam of 395-B Avenida Castilla to retain the existing satellite dish on the atrium fascia board is hereby denied; and

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

RESOLUTION 01-07-06

RESOLVED, January 9, 2007 that the request of Mr. Vince Carsillo of 427-B Avenida Sevilla for a stoop expansion and walkway installation at the rear of his manor 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 427-B; and

RESOLVED FURTHER, that all required Mutual permits must be obtained from the Permits and Inspections Office located in the Laguna Woods Village Community Center; and

RESOLVED FURTHER, that any required landscape, irrigation, and drainage revisions are to be performed by the Landscape Division at the requesting Mutual member's expense; and

RESOLVED FURTHER, that the walkway installation will be completed by the Streets and Sidewalks Department at the Mutual member's expense.

RESOLUTION 01-07-07

RESOLVED, January 9, 2007 that the request of Mrs. Christina Gikas of 588-D Avenida Majorca for the Mutual to install additional Common Area lighting on the walkway leading from Avenida Majorca between manors 587-D and 588-D is hereby denied; and

RESOLVED FURTHER, that the request to install one additional walkway light at a change of direction from Building 588 to the carports on the southwest end of cul-de-sac 60 is hereby denied.

RESOLUTION 01-07-08

RESOLVED, January 9, 2007 that the request of Ms. Barbara Marshment of 658-O Avenida Sevilla to retain a roof-mounted air conditioning unit (a/c) for her manor is hereby approved.

RESOLUTION 01-07-09

RESOLVED, January 9, 2007 that the request of Ms. Jennifer Hwang of 2019-A Via Mariposa West to extend the living room 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 2019-A; and

RESOLVED FURTHER, that all required Mutual and City of Laguna Woods permits must be obtained and the appropriate City of Laguna Woods permits 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 alteration consent forms must be obtained from manors 2017-C, 2017-D, 2019-B, and 2019-H; and

RESOLVED FURTHER, that detailed site specific plans, wet-stamped and signed by a California licensed architect or engineer detailing the required structural modifications necessary to ensure that the structural integrity of the building is maintained upon completion of the living room extension, must be submitted to the Permits and Inspections office located in the Laguna Woods Village Community Center prior to issuance of a permit. These plans must also verify that the existing electrical system can accommodate the proposed alterations.

RESOLUTION 01-07-10

RESOLVED, January 9, 2007 that the request of Ms. Jennifer Hwang of 2019-A Via Mariposa West to install a second bathroom 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 2019-A; and

RESOLVED FURTHER, that all required Mutual and City of Laguna Woods permits must be obtained and the appropriate City of Laguna Woods permits 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 detailed site specific plans, wet-stamped and signed by a California licensed architect or engineer detailing the plumbing tie-ins, and depicting any other required structural modifications necessary to ensure that the structural integrity of the building is maintained upon completion of the bathroom addition, must be submitted to the Permits and Inspections Office located in the Community Center prior to issuance of a Permit. These plans must also verify that the existing plumbing and electrical systems can accommodate the proposed alterations.

RESOLUTION 01-07-11

RESOLVED, January 9, 2007 that the request of Mr. Richard Williams of 2161-A Via Mariposa East to install a window on the north wall near the French doors 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 2161-A; 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 prior to issuance of a permit, 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 Laguna Woods Village Permits and Inspections Office for approval. These plans must include structural details and calculations

required to insure that the structural integrity of the building will be maintained upon completion of the proposed alterations; and

RESOLVED FURTHER, that the request to install a 5'-0" x 1'-3" white vinyl XO window with obscure glass in the west wall of the Master Bedroom is hereby denied.

Landscape Committee Recommendation:

96-C	Approval of request for tree removal at the Mutual's expense
307-B	Approval of request for new brick planter at the Mutual member's expense, or approval of removal of planter and replanting at the Mutual's expense
774-Q	Denial of request for tree removal

Finance Committee Recommendation:

RESOLUTION 01-07-12

WHEREAS, Member ID 947-381-60 is currently delinquent to United Laguna Hills Mutual with regard to the monthly assessment in an amount exceeding \$1800; and

WHEREAS, a Notice of Delinquent Assessment (Lien) will be filed upon adoption of this resolution following at least a majority vote of the Board (with no delegation of such action by the Board), acting in an open meeting, and for which the Board's vote is recorded in the minutes;

NOW THEREFORE BE IT RESOLVED, January 9, 2007 that the Board of Directors hereby approves the recording of a Lien for Member ID 947-381-60; 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.

RESOLUTION 01-07-13

WHEREAS, Member ID 947-379-41 is currently delinquent to United Laguna Hills Mutual with regard to the monthly assessment in an amount exceeding \$1800; and

WHEREAS, a Notice of Delinquent Assessment (Lien) will be filed upon adoption of this resolution following at least a majority vote of the Board (with no delegation of such action by the Board), acting in an open meeting, and for which the Board's vote is recorded in the minutes;

NOW THEREFORE BE IT RESOLVED, January 9, 2007 that the Board of Directors hereby approves the recording of a Lien for Member ID 947-379-41; 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.

COMMITTEE REPORTS and SERVICES

FINANCE REPORT

Director Jim McNulty reported on the Treasurer's Report and the Finance Committee.

Director Jan McLaughlin reported from the Architectural Standards and Variances Committee.

The Secretary of the Corporation read the following proposed resolution on approving revised Alteration Standard Section 32, *Windscreen, Glass Panel*:

RESOLUTION 01-07

WHEREAS, the Architectural Standards and Variances Committee has recommended that the Board of Directors revokes Mutual Alteration Standard Section 32, *Windscreen, Glass Panel* due to the finding that the current standard does not meet code requirements;

NOW THEREFORE BE IT RESOLVED, March 13, 2007, that the Board of Directors of this Corporation hereby approves the revocation of Mutual Alteration Standard Section 32, *Windscreen, Glass Panel*; 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; and

RESOLVED FURTHER, that effective March 13, 2007 that any installation of Glass Panel Windscreens must be approved by the Board through the Variance Request process prior to installation; and

RESOLVED FURTHER, that Resolution U-96-62, adopted May 14, 1996 is hereby amended and Resolution U-02-111 adopted August 13, 2002 is hereby superseded and cancelled.

Director Stone made a motion to approve the resolution. Director McLaughlin seconded the motion. Discussion ensued.

Without objection the motion was tabled to the March Meeting to satisfy the required statutory thirty-day notice requirements.

Director Wilson made a motion to deny the request of Mr. John Rey of 2146-B to construct a bedroom addition. The motion was seconded and discussion ensued.

Mr. John Rey of 2146-B was given an opportunity to address the Board on his request.

By a vote of 10-0-0 the motion carried and the following resolution was adopted:

RESOLUTION 01-07-14

RESOLVED, January 9, 2007 that the request of Mr. John Rey of 2146-B Ronda Granada to construct a bedroom addition that exceeds the maximum allowed 120 square feet as outlined in Resolution 01-04-54 is hereby denied.

Director McLaughlin made a motion to refer Agenda item 14 b) *Consider Color of Manor Entry Gates*, and Agenda item 14 c) *Consider Request to Restore Black Entry Gates at Buildings 209 and 210* back to the ASV Committee. The motion was seconded and carried.

Director McIntosh left the meeting at 12:23 P.M.

Director Linda Wilson reported from the Landscape Committee.

Without objection the Board waived the reading of the proposed resolution on approving the Landscape Committee Charter.

Director Stone moved to approve the resolution and the motion was seconded.

Without objection the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 01-07-15

UNITED MUTUAL LANDSCAPE COMMITTEE CHARTER

RESOLVED, January 9, 2007, that pursuant to Article VII, Section I of the Bylaws, a Landscape Committee is hereby established as a standing committee of this corporation; and

RESOLVED FURTHER, that the committee is charged with the following duties and responsibilities:

1. Insure that the rules and regulations as listed in the Landscape Maintenance Manual are enforced uniformly throughout United Laguna Hills Mutual.

- a. Help set up some long range plans for future landscape developments and practices that would work best with the anticipated future water supplies available for irrigation uses in the Community.
 - b. Promote efficient use of water in the United Laguna Hills Mutual.
2. Work with the Third Mutual Landscape Committee, the GRF Landscape Committee and our managing agent to:
 - a. Help determine service levels, and capital and operating budget requirements for the Community and to review annual landscape budgets prepared by the managing agent and make recommendations to the Board of Directors.
 - b. Update the rules and regulations in the Landscape Manual as needed.
 - c. Develop policies with regard to control of pests such as ants, rodents, etc.
3. Review each petition for a change in landscape and visit those sites (1) for which clarification is deemed necessary and (2) for which a denial is being considered. Based upon information supplied by a qualified staff member, a petition may be granted without an on-site visit.
4. To report on its activities to the Board of Directors at monthly Board meetings or when requested by the President.
5. Perform such tasks as may be assigned or referred to this committee by the President.

RESOLVED FURTHER, that Resolution 01-05-30, adopted March 8, 2005 is hereby superseded and cancelled.

Director Bevan Strom reported from the Planning and Project Development Committee.

Director Linda Wilson reported from the Resident Relations Information Services.

Due to time constraints, the Directors dispensed with the GRF Committee reports.

DIRECTORS' FORUM

- Director McIntosh encouraged residents to carry home insurance
- Director McLaughlin encouraged residents not to bring shopping carts into the Community
- Directors McNulty, Nugent and Rubin wished everyone a Happy New Year
- Director Stone commented on the holiday light display around the Community; encouraged residents to clean their homes to prevent falls, and wished everyone a Happy New Year
- Director Strom encouraged residents to submit their names for a seat on the Nominating Committee either to herself or to the Assistant Secretary, Patty Fox
- Director Wilson commented on shopping baskets left around the Community
- President O'Brien praised Brian Gentry in the Landscape Department for assisting her in retrieving a gold bracelet she inadvertently threw out

MEETING RECESS

The Regular Open Session Meeting recessed at 12:35 P.M. and reconvened back into the Regular Executive Session at 1:26 P.M.

During its December 12, 2006 Regular Executive Session, the Board reviewed and approved the Regular Executive Session Minutes of November 14, 2006. The Board heard five (5) Disciplinary Hearings and imposed fines totaling \$600 for violations of the Mutual's rules and regulations. The Board also discussed other disciplinary matters, contractual, and pending litigation matters.

During its December 6, 2006 Special Executive Session Meeting the Board discussed third party contracts.

The Traffic Committee of the Board met in Executive Session on December 20, 2006 to discuss member disciplinary issues.

ADJOURNMENT

With no further business before the Board of Directors, the meeting was adjourned at 4:33 P.M.

Bevan Strom, Secretary