

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

**August 12, 2008**

The Regular Meeting of the Board of Directors of United Laguna Hills Mutual, a California Non-Profit Mutual Benefit Corporation, met on Tuesday August 12, 2008, at 9:30 A.M. at 24351 El Toro Road, Laguna Woods, California.

Directors Present: Jim McNulty, Bevan Strom, Linda Wilson, Marty Rubin, Mary Stone, Maxine McIntosh, Lloyd Foster, Burns Nugent, Paul Vogel

Directors Absent: John Dalis

Others Present: Cris Trapp, Patty Kurzet, Janet Price (11:09 A.M. – 11:48 A.M.)  
*Executive Session:* Cris Trapp, Patty Kurzet, Pamela Bashline

**CALL TO ORDER**

Jim McNulty, President of the Corporation, chaired and opened 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 Paul Vogel led the Pledge of Allegiance to the Flag.

**ACKNOWLEDGEMENT OF PRESS**

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

**APPROVAL OF AGENDA**

The agenda was approved as amended by removing 17(b) *Entertain Motion to Approve Moving Alteration Appliances–Resolution (Initial Notification)* returning it back to the PPD Committee.

Without objection, the Board agreed to limit the total time for Member Comments to 30 minutes.

**MEMBER COMMENTS**

- Roy McLane (2087-E) commented on United's voting rights
- Mary Wall (239-D) commented on her record request for appliance inventory
- Jerry Sheinblum (3488-C) announced the next CCA Town Hall Meeting
- Maureen LaBonte (853-Q) commented on displacing residents during the epoxy plumbing pilot program
- Mike Curtis (342-A) commented on GRF's customer service survey and PCM having a contractors license
- Ellen McLoughlin (35-H) commented on her request for Mutual reimbursement
- Kay Margason (510-C) encouraged residents to attend the board meetings and inquired about a forensic audit

## **RESPONSE TO MEMBER COMMENTS**

President McNulty responded to member comments  
Cris Trapp responded to Mr. Curtis' and Ms. Wall's remarks  
Director Strom responded to Ms. LaBonte comments  
Director Foster commented on Ms. Margason's comments

## **APPROVAL OF MINUTES**

The Report of Version 1 of the Special Business Planning Meeting of June 25, 2008 were approved as written, and the Minutes of the Regular Meeting of July 8, 2008 were approved as amended by revising Director Stone's comments on page 20 to read "commented on the most threatening issue facing humanity."

## **REPORT OF THE NOMINATING COMMITTEE**

Ms. Dottie Fredericks, Chair of the Nominating Committee, announced the following 6 candidates running for the upcoming election of Directors: Suzanne Cowdell, Mike Curtis, Marv Rosenhaft, Arlene Miller, Gail McNulty, and Pat Whitson.

The candidates present introduced themselves and stated their reasons for running for the Board.

Ms. Fredericks introduced the members of the Nominating Committee: Libby Marks, Jody Foster, Maureen LaBonte and Althea Usher, who each provided a brief statement about their service.

## **OLD BUSINESS**

Without objection the Board removed *35-H Denial of request that Mutual pay for costs associated with repair of alteration patio slab* from the Architectural Standards and Variance Consent Calendar for discussion.

Director Lloyd Foster made a motion to deny the request of 35-H that the Mutual pay for costs associated with the repair of the alteration patio slab. Director Maxine McIntosh seconded the motion and discussion ensued.

Resident Ellen McLoughlin of 35-H addressed the Board on the request, and indicated that the slab alteration was not disclosed at the time of the purchase.

Mutual Members Mike Curtis (342-A), Libby Marks (82-Q), and Kay Margason (510-C) commented on the request.

Director McIntosh made a motion to refer the matter back to the ASV committee. Director Linda Wilson seconded the motion and the motion carried unanimously.

## **NEW BUSINESS**

### **Election of New Director**

Director McIntosh made a motion to fill the current vacancy on the Board, created by the resignation of Beth O'Brien. Director Foster seconded the motion and discussion ensued on the reason for filling the vacancy now rather than waiting until October.

Mutual Members Libby Marks (82-Q), Dottie Fredericks (776-Q), and Mike Curtis (342-A) commented on the motion.

By vote of 7-1-0 (Director Wilson opposed), the motion carried.

Candidates Curtis, Whitson, and Rosenhaft indicated their willingness to serve on the Board.

By way of secret ballot Marv Rosenhaft was appointed to fill the board vacancy, term ending October 2008. Director Rosenhaft was congratulated and accepted the invitation to join the board to conduct their business.

The Secretary of the Corporation, Director Linda Wilson read the following proposed resolution adopting the Board's vision, mission and value statements:

### **RESOLUTION 01-08**

**WHEREAS**, in order to provide the vision, goals, and objectives of the Corporation, the Board has created its Vision, Mission, and Value statements in order to maintain and improve the United Laguna Hills Mutual through the Board's effective leadership and its long term ability to meet the needs of the Community;

**NOW THEREFORE BE IT RESOLVED**, August 12, 2008, that the Board of Directors of this Corporation hereby adopts the following for immediate implementation:

### **VISION STATEMENT**

By 2013, our community will become known as one where: members are well-informed, live in a variety of attractively priced, well maintained residences, and enjoy a choice of lifestyle and cultural opportunities based on a foundation of mutual trust!

### **MISSION STATEMENT**

We are a group of resident volunteers, dedicated to serving and preserving our community, in a cost-effective manner, in order to maximize members' equity.

### **VALUE STATEMENT**

**FLEXIBILITY:** Willing to consider other views

- INTEGRITY: Keeping promises
- ETHICAL: Doing what's in the best interest of the community
- QUALITY: Meeting or exceeding community needs
- RESPONSIBILITY: Taking ownership for decisions and behaviors without blaming and justifying

Director Wilson moved to approve the resolution. Director Marty Rubin seconded the motion and discussion ensued.

Director Rubin moved to table the resolution to the September Meeting for further discussion. Director Wilson seconded the motion. By a vote of 8-0-1 (Director Nugent abstained) the motion was tabled.

The Secretary of the Corporation read the proposed changes to the Mutual Committee Appointments. Director Wilson 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 01-08-128**

**RESOLVED**, August 12, 2008, that the following persons are hereby appointed to serve the corporation in the following capacities:

**Officers**

**Jim McNulty, President (replaced Beth O'Brien)**

Bevan Strom, 1st Vice Pres.

Lloyd Foster, 2nd Vice Pres.

Linda Wilson, Secretary

**Paul Vogel, Treasurer (replaced Jim McNulty)**

**Architectural Standards & Variances Committee**

Lloyd Foster, Chair

Maxine McIntosh

Mary Stone

Bevan Strom

*Advisors: To Be Announced*

**Finance Committee**

**Paul Vogel, Chair (replaced Jim McNulty)**

Linda Wilson, Vice Chair

John Dalis

Burns Nugent  
Marty Rubin  
*Advisors: To Be Announced*

**Landscape Committee**

Linda Wilson, Chair  
Maxine McIntosh, Vice Chair  
John Dalis  
Lloyd Foster  
*Advisors: Mary Kay Tibbetts, Polly Spahr*

**Planning & Project Development**

Bevan Strom, Chair  
Burns Nugent, Vice Chair  
Lloyd Foster  
Mary Stone  
*Advisors: Bill Cleveland*

**Resident Relations (Ombudsman)**

Linda Wilson, Chair  
Marty Rubin, Vice Chair

**Traffic Hearing**

Mary Stone, Chair  
Maxine McIntosh, Vice Chair  
Per rotation list

**New Resident Orientation**

Per Rotation List

**Select Audit**

Jim McNulty  
**Paul Vogel (replaced Linda Wilson)**

**Laguna Canyon Foundation**

Mary Stone

**RESOLVED FURTHER**, that Resolution 01-08-22, adopted February 12, 2008, is hereby superseded and canceled.

The Secretary of the Corporation read the proposed changes to the GRF Committee Appointments. Director Wilson moved to approve the resolution. Director McIntosh seconded the motion.

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

**RESOLUTION 01-08-129**

**RESOLVED**, August 12, 2008, that, in compliance with Article 7, Section 7.3 of the Golden Rain Foundation Bylaws, adopted May, 2006, the following persons are hereby appointed to serve on the committees of the Golden Rain Foundation:

**Broadband Services**

Lloyd Foster  
Marty Rubin

**Business Planning**

**Paul Vogel, Treasurer**  
**Jim McNulty, President**

**Bus Services**

John Dalis  
Mary Stone

**Community Activities**

**Bevan Strom (replaced Jan McLaughlin)**  
Jim McNulty, (Equestrian Advisory)

**Finance**

**Paul Vogel (replaces Jim McNulty)**  
Burns Nugent

**Government & Public Relations**

Burns Nugent  
Mary Stone

**GRF Landscape Committee**

Maxine McIntosh  
Linda Wilson

**GRF Gate Renovation Ad Hoc Committee**

Bevan Strom  
Maxine McIntosh

**GRF Maintenance & Construction**

Lloyd Foster  
Bevan Strom

**Security**

Lloyd Foster  
Linda Wilson

**RESOLVED FURTHER**, that Resolution 01-08-50, adopted April 8, 2008 is hereby superseded and cancelled.

President McNulty provided a summary of the letter to Congressman John Campbell thanking him for his amendments to HR 3221 regarding reverse mortgages.

Director Paul Vogel made a motion to approve the letter. Director Wilson seconded the motion and discussion ensued. Director Stone recommended several revisions to the letter.

Mutual Member Mike Curtis (342-A) commented on the letter.

Director Strom amended the motion to authorize the President to sign the letter after revisions are made and to send the letter to all involved. Director Rosenhaft seconded the motion and the amendment carried unanimously.

By a unanimous vote the motion was approved as amended.

#### **CHAIR'S REMARKS**

President McNulty announced the Special United Board Meeting on August 15 to discuss Version 3 of the Budget, the Meet the Candidates meeting on August 25, the date the ballots will be mailed out, and the date of the Annual Meeting. President McNulty informed the community on the recent "grandkid scam."

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

Ms. Trapp introduced Jerry Storage, Security Director, who addressed the Board on emergency response, the efforts staff has taken for such response, and what residents should do in the event of an earthquake.

Ms. Paula Page commented on the Disaster Task Force's function and services and encouraged the residents to be prepared for any disaster.

Ms. Trapp introduced Scott Dunham, Risk Manager, who commented on personal earthquake coverage and what would happen and the cost if United's buildings are damaged during an earthquake, and encouraged residents to obtain such insurance.

Ms. Janet Price entered the meeting at 11:09 A.M.

#### **CONSENT CALENDAR**

Without objection the Consent Calendar was approved as amended and the following actions were taken:

#### **Architectural Standards and Variances Committee**

##### **RESOLUTION 01-08-130**

**RESOLVED**, August 12, 2008, that the request of Ms. Joan Condo of 2-D Via Castilla to retain rain gutters and downspouts on the outside front patio and front porch of her manor is hereby approved; and

**RESOLVED FURTHER**, that all costs and future maintenance of the alteration are the responsibility of the Mutual member(s) at 2-D; and

**RESOLVED FURTHER**, that a required Mutual permit must be obtained for the rain gutter and downspout alteration.

**RESOLUTION 01-08-131**

**RESOLVED**, August 12, 2008, that the request of Ms. Thelma McAllister of 154-C Avenida Majorca to replace the entry door and window with French doors and sidelights at her 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 154-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; and

**RESOLVED FURTHER**, that structural drawings depicting the 4" X 12" header must be submitted with the Mutual permit application. These plans must include structural details and calculations required to insure the structural integrity of the existing manor is maintained upon completion of the proposed alteration to the entry of the manor.

**RESOLUTION 01-08-132**

**RESOLVED**, August 12, 2008, that the request of Ms. Carolyn Davis of 278-A Avenida Carmel to retain the trex deck on the front patio and the rear stoop at her manor is hereby approved; and

**RESOLVED FURTHER**, that all costs for repair, and maintenance associated with the subject alteration are the responsibility of the Mutual Member(s) at 278-A; and

**RESOLVED FURTHER**, that a required Mutual permit must be obtained through the Permits and Inspections Office located in Laguna Woods Village Community Center.

**RESOLUTION 01-08-133**

**RESOLVED**, August 12, 2008, that the request of Mr. Edward Schrenzel of 609-B Avenida Sevilla to retain the extended patio at his manor is hereby approved; and

**RESOLVED FURTHER**, that all costs for repair and maintenance associated with the subject alteration are the responsibility of the Mutual Member(s) at 609-B; and

**RESOLVED FURTHER**, that a required Mutual permit must be obtained through the Permits and Inspections Office located in Laguna Woods Village Community Center

**Landscape Committee Recommendation:**

- |       |  |
|-------|--|
| 117-A | Denial of appeal request for plant replacements  |
| 45-D  | Approval of request for relandscaping  |
| 320-A | Approval of request for tree removal on-schedule at the Mutual's expense, or off-schedule at the Mutual Member's expense |

**Finance Committee Recommendations:**

**RESOLUTION 01-08-134**

**WHEREAS**, Member ID 947-366-22 is currently delinquent to United Laguna Hills Mutual with regard to the monthly assessment; 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**, August 12, 2008, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-366-22; 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 01-08-135**

**WHEREAS**, Member ID 947-366-32 is currently delinquent to United Laguna Hills Mutual with regard to the monthly assessment; 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**, August 12, 2008, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-366-32; 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 01-08-136**

**WHEREAS**, Member ID 947-379-46 is currently delinquent to United Laguna Hills Mutual with regard to the monthly assessment; 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**, August 12, 2008, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-379-46; 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 01-08-137**

**WHEREAS**, Member ID 947-389-52 is currently delinquent to United Laguna Hills Mutual with regard to the monthly assessment; 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**, August 12, 2008, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-389-52; 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 01-08-138**

**WHEREAS**, Member ID 947-405-24 is currently delinquent to United Laguna Hills Mutual with regard to the monthly assessment; 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**, August 12, 2008, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-405-24; 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 01-08-139**

**WHEREAS**, Member ID 947-413-77 is currently delinquent to United Laguna Hills Mutual with regard to the monthly assessment; 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**, August 12, 2008, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-413-77; 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 01-08-140**

**WHEREAS**, Member ID 947-454-10 is currently delinquent to United Laguna Hills Mutual with regard to the monthly assessment; 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**, August 12, 2008, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-454-10; 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.

**Items Postponed from Previous Meeting**

**RESOLUTION 01-08-141**

PLACEMENT OF SIGNS/SYMBOLS OF A RELIGIOUS  
OR POLITICAL NATURE

**WHEREAS**, United Laguna Hills Mutual (“United”) is a privately owned corporation that owns real property that is not open to the general public; and

**WHEREAS**, further, one of United’s purposes is to provide housing on a mutual nonprofit basis, and to operate, maintain and improve said housing; and

**WHEREAS**, further, Members of United are required to execute an “Occupancy Agreement” that sets forth the terms and conditions of occupancy of a dwelling unit, as well as the use of the other facilities and property owned by United; and

**WHEREAS**, further, the Occupancy Agreement, Article 5, provides, in pertinent part, that a Member shall not permit or suffer anything to be done or kept in or about the dwelling unit or other premises of the Corporation . . . which will obstruct or interfere with the rights of other members of the Corporation or annoy them by unreasonable noises or otherwise nor will it commit or permit any nuisance in or about the dwelling unit or other premises of the Corporation”; and

**WHEREAS**, further, a number of members of the Corporation have expressed concerns that they have been subjected to unsolicited and unwanted expressions of personal, religious or political beliefs by other members of the corporation, on the premises of the Corporation other than individual dwelling units; and

**WHEREAS**, further, the Board deems that such unsolicited and unwanted expressions of political or religious beliefs obstruct and interfere with the rights of other Members of the Corporation, and also constitute annoyances to other Members, and a nuisance;

**NOW THEREFORE BE IT RESOLVED**, August 12, 2008, that the Board of Directors of this corporation hereby authorizes its managing agent to take all steps necessary to provide notice and change pursuant to Civil Code § 1357.130 to United's members, and to enact the following rule:

"No member, occupant, co-occupant, lessee, guest, or any person for whom said member, occupant, co-occupant, lessee or guest is responsible, shall place, affix, post or display, or allow to be placed, affixed, posted or displayed, any sign, poster, flag, banner or symbol, of a political or religious nature, on any property owned by the Corporation, except within the specific manor or dwelling unit to which said person is entitled to exclusive possession, except as authorized under applicable law."

**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.

#### **RESOLUTION 01-08-142**

**WHEREAS**, the Board of Directors of this Corporation adopted Resolution U-96-62 on May 14, 1996, which approved the United Laguna Hills Mutual Alteration Standards; and

**WHEREAS**, the Architectural Standards & Variances Committee has recommended that the Board of Directors further amend the United Laguna Hills Mutual Alteration Standards with suggested changes;

**NOW THEREFORE BE IT RESOLVED**, August 12, 2008, that the Board of Directors of this Corporation hereby approves the revisions of United Mutual Alteration Standard Section 11 – Doors, Exterior, as attached to the official minutes of this meeting; and

**RESOLVED FURTHER**, that Resolution 01-03-152 adopted November 10, 2003; Resolution 01-07-18 adopted February 13, 2007; and Resolution 01-08-18 adopted February 12, 2008 are hereby superseded and cancelled; and Resolution U-96-62, adopted May 14, 1996 is hereby amended;

**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 01-08-143**

**WHEREAS**, the Board of Directors recognizes that many policies have been implemented by way of practice over the years but not formally documented; and

**WHEREAS**, the Planning and Project Development Committee has recommended that the Board of Directors document specific policies;

**NOW THEREFORE BE IT RESOLVED**, August 12, 2008, that the Board of Directors of this Corporation hereby approves a policy that requires that the Mutual will pick up any Mutual-owned appliance, at the Mutual's expense and at no charge to the Member, from the Manor to which it is assigned; 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**

Paul Vogel reported on the Treasurer's Report and the Finance Committee.

President McNulty indicated that the revised financial requirements resolution was postponed from the July meeting to the August meeting to satisfy the 30 day notification requirements and that the motion is now on the floor.

Without objection, the Board agreed to waive the re-reading of the resolution and discussion ensued.

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

#### **RESOLUTION 01-08-144**

**WHEREAS**, it is in the best interest of the Corporation to protect and preserve the financial integrity of this Corporation:

**NOW THEREFORE BE IT RESOLVED**, August 12, 2008, that the minimum financial requirements are revised as follows, effective for any escrow opened on or after September 1, 2008:

#### **PROSPECTIVE MEMBERSHIP (manor)**

- Minimum Annual Income - \$36,000 per year, regardless of the number of persons on the Membership Certificate; and
- Minimum marketable and/or Income Producing Assets - \$125,000 plus the total purchase price of the membership

#### **GUARANTORS OF PROSPECTIVE MEMBERSHIP**

- Minimum Annual Income - \$90,000
- Minimum verifiable marketable and/or Income Producing Assets - \$250,000, plus the total purchase price of the membership

**RESOLVED FURTHER**, that all Membership applicants are required to submit a completed Financial Statement / Credit Information form; with satisfactory verification of identity, income, and assets, except under the following condition:

Once a member has qualified within this Corporation, said member need not requalify for purchase of a replacement manor as long as the person or persons in whose name the Membership Certificate is held remain the same; and

**RESOLVED FURTHER**, that financial requirements may be waived when the prospective member obtains secondary financing from a financial institution of at least 50% and not more than 90% of the purchase price; and

**RESOLVED FURTHER**, that the Board review and approve any financial institution requesting the ability to fund a secondary loan by executing a Recognition agreement; and

**RESOLVED FURTHER**, that the Managing Agent is hereby directed to disseminate this information to the realty community serving Laguna Woods Village, Laguna Woods; and

**RESOLVED FURTHER**, that the Managing Agent is hereby directed to return to the Board in two years with recommendations for retaining or changing the requirements; and

**RESOLVED FURTHER**, that Resolution 01-07-06, adopted June 12, 2007 is hereby superseded and canceled.

The Secretary of the Corporation read the following proposed resolution approving an increase for carport electricity usage:

#### **RESOLUTION 01-08**

**WHEREAS**, as a convenience to the residents, United Mutual allows ~~electric golf carts~~ **rechargeable battery powered vehicles** to be recharged in Mutual-owned carports as well as other common areas; and

**WHEREAS**, to recover the electricity expense incurred, residents recharging ~~electric golf carts~~ **rechargeable battery powered vehicles** pay an annual fee designed to reimburse the Mutual for the cost of the used electricity;

**NOW THEREFORE BE IT RESOLVED**, October XXX, 2008, that due to escalating electricity rates, the Board of Directors of this Corporation hereby

authorizes and directs its managing agent to increase the annual fee to charge ~~electric golf carts~~ **for carport electricity usage** at the Mutual owned charging stations from \$72 to \$120 per year as part of the United Laguna Hills Mutual Fees; and

**RESOLVED FURTHER**, that the increase shall be effective ~~November 1, 2008;~~  
**January 1, 2009;** and

**RESOLVED FURTHER**, that Resolution U-02-122, adopted October 4, 2002 is hereby superseded and cancelled.

Director Wilson moved to approve the resolution. Director Strom seconded the motion and discussion ensued.

Director Stone amended the motion to substitute the words "electric golf carts" with "rechargeable battery powered vehicles", and substitute the words "to charge electric golf carts" with "for carport electricity usage." Director Wilson seconded the motion and discussion ensued.

Mutual Members Mike Curtis (342-A) commented on installing solar panels on the carports and Maureen LaBonte (853-Q) commented on charging hybrid vehicles.

By a vote of 9-0-0 the amendment carried.

Director Vogel amended the motion to change the effective date from "November 1, 2008" to "January 1, 2009." Director Wilson seconded the motion and the amendment carried unanimously.

Mutual Members Art Welch (119-F) provided a brief history of the fees; Jody Foster (2162-C) commented on carts not charged the annual fee; George Portlock (2379-B) commented on the fee; and Ken Hammer (797-B) commented on RV parking lot fee.

Director McIntosh made a motion to postpone the motion as amended to the Old Business portion of the September Meeting Agenda to satisfy the required statutory thirty-day notice requirements. Director Wilson seconded the motion, and the motion carried by a vote of 7-2-0 (Directors Nugent and Rosenhaft opposed).

The Secretary of the Corporation read a proposed resolution approving an appeals process for denied information requests. Director Wilson moved to approve the resolution. Director Stone seconded the motion and discussion ensued.

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

**RESOLUTION 01-08-145**

**WHEREAS**, Section 1365.2 of the California Civil Code requires that United make certain records available to its members upon request; and

**WHEREAS**, United desires to remain in strict compliance with the Civil Code while not incurring unnecessary costs to the Corporation and its members;

**NOW THEREFORE BE IT RESOLVED**, August 12, 2008, that the Managing Agent be directed to respond to members' requests for records in accordance with the exact wording of §1365.2; and

**RESOLVED FURTHER**, that the requesting member may appeal a decision by the Managing Agent to deny the request to the Finance Committee at a regularly scheduled meeting of the Committee; 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.

Ms. Janet Price left the meeting at 11:48 A.M.

Director Lloyd Foster reported from the Architectural Standards and Variances Committee.

On behalf of Director Linda Wilson, Director McIntosh reported from the Landscape Committee.

The Secretary of the Corporation read the following proposed resolution regarding an appeals policy:

**RESOLUTION 01-08**

**WHEREAS**, United Mutual's governing documents require a Member to seek approval from the Board of Directors by way of the committee structure before making physical changes to the unit or surrounding area (landscape); and

**WHEREAS**, such committees forward recommendations regarding the request to the United Board for consideration, and if the proposed request is disapproved, then such decision is subject to appeal to the United Board by the Mutual Member;

**NOW THEREFORE BE IT RESOLVED**; October XXX, 2008, the Board of Directors of this Corporation hereby establishes the following appeals policy for alterations and surrounding area improvement requests for this Corporation:

1. Within 30 days of the Board's decision, a requesting Member may appeal the Board's decision by requesting another review by the appropriate United committee; and

2. Upon receipt and review of the recommendation from the committee, the Board of Directors will make a final decision; and
3. No further appeals will be granted for a twelve (12) month period from the date of the Board's final decision on the appeal. This twelve-month period shall apply to both the original requesting Mutual Member and the subsequent members(s) on the same issue, if any.

**RESOLVED FURTHER**, that the purpose of this resolution is to codify existing unwritten policy; and

**RESOLVED FURTHER**, that Resolution 01-03-109 adopted July 8, 2003 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 to resolution. Director McIntosh seconded the motion.

Director McIntosh made a motion to postpone the motion to the Old Business portion of the September Meeting Agenda to satisfy the required statutory thirty-day notice requirements. Director Rubin seconded the motion, and the motion carried without objection.

The Secretary of the Corporation read the following proposed resolution regarding Christmas tree pick-up and disposal policy:

#### **RESOLUTION 01-08**

**WHEREAS**, the Board of Directors recognizes that many policies have been implemented by way of practice over the years but not formally documented; and

**WHEREAS**, the Landscape Committee has recommended that the Board of Directors documents specific policies;

**NOW THEREFORE BE IT RESOLVED**, October XXX, 2008, that the Board of Directors of this Corporation hereby approves a policy that discarded Christmas trees that are left out safely in common areas are picked up by the landscape crews and then processed for green waste at no charge to the member. Members are requested to call Property Services for such collection; 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 Rubin seconded the motion and discussion ensued.

Director Wilson made a motion to postpone the motion to the Old Business portion of the September Meeting Agenda to satisfy the required statutory thirty-day notice requirements. Director McIntosh seconded the motion, and the motion carried without objection.

The Secretary of the Corporation read the following proposed resolution regarding disposal of resident generated landscape clippings:

**RESOLUTION 01-08**

**WHEREAS**, the Board of Directors recognizes that many policies have been implemented by way of practice over the years but not formally documented; and

**WHEREAS**, the Landscape Committee has recommended that the Board of Directors documents specific policies;

**NOW THEREFORE BE IT RESOLVED**, October XXX, 2008, that the Board of Directors of this Corporation hereby approves a policy that upon resident request, personal landscape clippings are picked up by the landscape crews at no charge. (This does not pertain to landscape clippings generated by personal outside gardening services that are banned from using the community's trash receptacles and are required to haul away their own clippings.); 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.

Director Wilson made a motion to postpone the motion to the Old Business portion of the September Meeting Agenda to satisfy the required statutory thirty-day notice requirements. Director McIntosh seconded the motion, and the motion carried without objection.

The Secretary of the Corporation read a proposed resolution regarding holiday greenery:

**RESOLUTION 01-08**

**WHEREAS**, the Board of Directors recognizes that many policies have been implemented by way of practice over the years but not formally documented; and

**WHEREAS**, the Landscape Committee has recommended that the Board of Directors documents specific policies;

**NOW THEREFORE BE IT RESOLVED**, October XXX, 2008, that the Board of Directors of this Corporation hereby approves a policy that holiday greenery can be provided at no charge from landscape cuttings (holly, pine branches, palm fronds, etc.) for residents and neighboring churches and temples (during the month of December and for Palm Sunday), available for pick up at the Maintenance Center; 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 McIntosh seconded the motion.

Director Wilson made a motion to postpone the motion to the Old Business portion of the September Meeting Agenda to satisfy the required statutory thirty-day notice requirements. Director McIntosh seconded the motion, and the motion carried without objection.

The Secretary of the Corporation read the following proposed resolution regarding protection of residents' personal plantings:

**RESOLUTION 01-08**

**WHEREAS**, the Board of Directors recognizes that many policies have been implemented by way of practice over the years but not formally documented; and

**WHEREAS**, the Landscape Committee has recommended that the Board of Directors documents specific policies;

**NOW THEREFORE BE IT RESOLVED**, October XXX, 2008, that the Board of Directors of this Corporation hereby approves a policy that, in conjunction with the Fumigation Program, the landscape crews can assist in removing, temporarily relocating, and returning personal potted plants from within residences at no charge to the member; 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 McIntosh seconded the motion.

Director Wilson made a motion to postpone the motion to the Old Business portion of the September Meeting Agenda to satisfy the required statutory thirty-day notice requirements. Director McIntosh seconded the motion, and the motion carried without objection.

The Secretary of the Corporation read the following proposed resolution regarding custom irrigation scheduling:

**RESOLUTION 01-08**

**WHEREAS**, the Board of Directors recognizes that many policies have been implemented by way of practice over the years but not formally documented; and

**WHEREAS**, the Landscape Committee has recommended that the Board of Directors documents specific policies;

**NOW THEREFORE BE IT RESOLVED**, October XXX, 2008, that the Board of Directors of this Corporation hereby approves a policy that upon resident request, sprinkler systems are temporarily shut off in order to accommodate outdoor parties and/or gatherings at no charge. Custom irrigation scheduling to accommodate personal plantings, timing preferences, etc. is not provided; 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 McIntosh seconded the motion and discussion ensued.

Director Stone amended the motion to add a \$10 service charge if staff is required to go out into the field to turn sprinklers on and off. Director Strom seconded the motion and discussion ensued.

By a vote of 3-6-0 (Directors Stone, Strom, and Foster voted in favor) the amendment failed.

Director Wilson made a motion to postpone the motion to the Old Business portion of the September Meeting Agenda to satisfy the required statutory thirty-day notice requirements. Director McIntosh seconded the motion, and the motion carried without objection.

The Secretary of the Corporation read the following proposed resolution regarding honeybee control:

**RESOLUTION 01-08**

**WHEREAS**, the Board of Directors recognizes that many policies have been implemented by way of practice over the years but not formally documented; and

**WHEREAS**, the Landscape Committee has recommended that the Board of Directors documents specific policies;

**NOW THEREFORE BE IT RESOLVED**, October XXX, 2008, that the Board of Directors of this Corporation hereby approves a policy that the Pest Control Crew exterminates honeybees that have colonized on residents' personal property outside the manor, such as outdoor cabinets and furniture, etc. This work is performed solely as a safety measure at no charge to the member; 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.

Director Wilson made a motion to postpone the motion to the Old Business portion of the September Meeting Agenda to satisfy the required statutory thirty-day notice requirements. Director Stone seconded the motion, and the motion carried without objection.

The Secretary of the Corporation read the following proposed resolution regarding plant warranty:

**RESOLUTION 01-08**

**WHEREAS**, the Board of Directors recognizes that many policies have been implemented by way of practice over the years but not formally documented; and

**WHEREAS**, the Landscape Committee has recommended that the Board of Directors documents specific policies;

**NOW THEREFORE BE IT RESOLVED**, October XXX, 2008, that the Board of Directors of this Corporation hereby approves a policy that a 30-day guarantee is given on all ornamental plants installed as a chargeable service; and

**RESOLVED FURTHER**, that should the plant(s) fail for whatever reason, the plant(s) is replaced at no charge effective **90 days** from the installation date; 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 Vogel seconded the motion and discussion ensued.

Director Stone made a motion to extend the guarantee from "30 days" to "90 days." Director Strom seconded the motion and discussion ensued.

By a vote of 9-0-0 the amendment carried.

Director Wilson made a motion to postpone the motion as amended to the Old Business portion of the September Meeting Agenda to satisfy the required statutory thirty-day notice requirements. Director Stone seconded the motion, and the motion carried without objection.

The Secretary of the Corporation read a proposed resolution providing a service of identifying indoor insect pests. Director Wilson moved to approve the resolution. Director McIntosh seconded the motion and discussion ensued.

By a vote of 7-1-1 (Director Stone opposed and Director Strom abstained) the motion carried and the Board of Directors adopted the following resolution.

**RESOLUTION 01-08-146**

**RESOLVED**, August 12, 2008 that at no charge, the Landscape Department shall provide a service to the member of identifying indoor insect pests whenever samples are brought in to Property Services or the Landscape Office; 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 regarding outside pesticide applications for nuisance pests:

**RESOLUTION 01-08**

**WHEREAS**, the Board of Directors recognizes that many policies have been implemented by way of practice over the years but not formally documented; and

**WHEREAS**, the Landscape Committee has recommended that the Board of Directors documents specific policies;

**NOW THEREFORE BE IT RESOLVED**, October XXX, 2008, that the Board of Directors of this Corporation hereby approves a policy that upon resident request, the Pest Control Crew shall provide outside pesticide applications for nuisance pests (that are not considered to be turf and ornamental landscape pests) such as; crickets and oriental cockroaches that can be controlled with the same product and/or method that is used to control ants (done at no charge to the member); 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 McIntosh seconded the motion.

Director Wilson made a motion to postpone the motion to the Old Business portion of the September Meeting Agenda to satisfy the required statutory thirty-day notice requirements. Director McIntosh seconded the motion, and the motion carried without objection.

The Secretary of the Corporation read the following proposed resolution regarding holiday decorations and ornaments during holiday season:

**RESOLUTION 01-08**

**WHEREAS**, the Board of Directors recognizes that many policies and services have been implemented by way of practice over the years but not formally documented; and

**WHEREAS**, the Landscape Committee has recommended that the Board of Directors documents specific policies;

**NOW THEREFORE BE IT RESOLVED**, October XXX, 2008, that the Board of Directors of this Corporation hereby approves a policy that during the holidays, lawns and shrubs are selectively maintained in order to accommodate seasonal yard ornaments placed on the lawns and within planting beds (done at no charge to the member); 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 McIntosh seconded the motion and discussion ensued on the resolution conflicting with another resolution already in place.

Director Wilson made a motion to refer the resolution back to the Landscape Committee. Director McIntosh seconded the motion and the motion carried without objection.

The Secretary of the Corporation read a proposed resolution regarding service levels. Director Wilson moved to approve the resolution. Director McIntosh seconded the motion.

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

**RESOLUTION 01-08-147**

**RESOLVED**, August 12, 2008 that the Landscape crews are committed to meeting the Mutual's service levels first before performing chargeable services; 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 Bevan Strom reported from the Planning and Project Development Committee.

The Secretary of the Corporation read the following resolution to approve the policy on entering unattended manors for repairs:

**RESOLUTION 01-08**

**WHEREAS**, in situations where emergency entry is required into unattended manors, United Mutual enters only with Security accompaniment; and

**WHEREAS**, entry without a member's consent will occur only in the event of emergencies to minimize loss or damage to Mutual property or address conditions that may cause injury to members or guests; and

**WHEREAS**, entry by supervisory staff, inspection staff, and/or Mutual authorized contractors, may be required to conduct the Mutual's business;

**NOW THEREFORE BE IT RESOLVED**, October XXX, 2008, that the Board of Directors hereby authorizes that the Mutual's representatives will enter into unattended manors only under the following circumstances:

1. In the event of emergency (with Security accompaniment);
2. ~~In the event~~ When the supervisory staff, inspection staff, and/or Mutual authorized contractors are conducting the business of the Mutual; and

**RESOLVED FURTHER**, that when an unattended manor is entered, a notice indicating the person who entered, the date and time entry was made, and the purpose for entry will be provided to the member; 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 McIntosh seconded the motion and discussion ensued.

Without objection, the Board agreed to remove the words "in the event" in the fourth paragraph.

Director Wilson made a motion to postpone the motion as amended to the Old Business portion of the September Meeting Agenda to satisfy the required statutory thirty-day notice requirements. Director Stone seconded the motion, and the motion carried without objection.

The Secretary of the Corporation read a proposed resolution approving reimbursement to a member for electricity usage. Director Wilson moved to approve the resolution. Director McIntosh seconded the motion and discussion ensued.

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

**RESOLUTION 01-08-148**

**RESOLVED**, August 12, 2008, that the request of Ms. Maxine Pryor of 459-C Avenida Sevilla for the Mutual to reimburse her for excessive electric power consumption due to an under slab hot water leak that was discovered in November 2007 is hereby approved; and

**RESOLVED FURTHER**, that the reimbursement shall be in the amount of \$177.04 for the months of August and September 2007, and shall be funded from the General Operating Fund.

Director Linda Wilson reported from the Resident Relations Information Services.

Director McIntosh made a motion to dispense with the GRF Committee Reports

**DIRECTORS' FORUM**

- Director Rosenhaft thanked the Board for appointing him to the Board
- Director Rubin welcomed Director Rosenhaft to the Board
- Director Wilson announced a CPR class on Friday August 15 and encouraged the residents to attend another Disaster Preparedness Task Force meeting on Thursday Aug 14
- Director Strom wished Bob Miller a Happy Birthday and encouraged the residents to save water by not watering sidewalks and carports
- Director Foster thanked the remaining audience members for attending the meeting
- Director Vogel seconded Director Strom's comments
- Director Stone encouraged residents to sign their letters to her or she won't read them
- Director McIntosh welcomed Director Rosenhaft to the Board.

**MEETING RECESS**

The Regular Open Session Meeting recessed for lunch at 12:36 P.M. and reconvened back into the Regular Executive Session at 1:30 P.M.

During its Regular Executive Session Meeting of July 8, 2008, the Board of Directors reviewed, revised, and approved the minutes of the Regular Executive Session Meeting of June 10, 2008 and the Special Executive Session Meeting of June 20, 2008. The Board heard two (2) regular disciplinary hearings and imposed fines totaling \$400 for violations of the Mutual's rules and regulations. The Board also discussed other member disciplinary, contractual, and pending litigation matters.

The Traffic Committee of the Board met in Executive Session on July 16, 2008, to discuss member disciplinary issues.

**ADJOURNMENT**

With no further business before the Board of Directors, the meeting was adjourned at 4:26 P.M.

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Linda Wilson, Secretary

# UNITED LAGUNA HILLS MUTUAL

## SECTION 11 DOORS, EXTERIOR JUNE 1999

**REVISED NOVEMBER 2003, RESOLUTION 01-03-152  
REVISED FEBRUARY 2007, RESOLUTION 01-07-18  
REVISED FEBRUARY 2008, RESOLUTION 01-08-18  
REVISED AUGUST 2008, RESOLUTION 01-08-142**

### 1.0 **GENERAL REQUIREMENTS**

- 1.1 **PERMITS AND FEES:** A Mutual permit is required for all alterations to the building. A City of Laguna Woods permit may be required. All fees for both Mutual and City permits shall be paid for by the Member and/or his contractor. Member and/or his contractor must supply the Permits and Inspections office located in the Laguna Woods Village Community Center with City permit number prior to beginning work.
- 1.2 **MEMBERS RESPONSIBILITY:** The member is solely responsible for the maintenance, repair, and/or removal of all alterations to the building. Removal maybe required upon sale of a manor, or deterioration of the alteration.
- 1.3 **CODES AND REGULATIONS:** All work shall comply with all applicable local, state, and federal requirements including but not limited to the current edition of the Uniform Building Code and the California Building Code (UBC/CBC).
- 1.4 **WORK HOURS:** No work shall start before 7:00 a.m. and no work will be permitted after 6:00 p.m. Monday through Friday. No work shall commence prior to 8:00a.m. and no work shall be permitted after 5:00p.m. on Saturday. No work whatsoever shall be permitted on Sunday.
- 1.5 **PLANS:** The member applying for a permit shall provide to the Permits and Inspections office a detailed plan(s), for approval, indicating all work to be done, i.e., size, location, description, and specifications.
- 1.6 **DUMPSITES:** The premises shall be kept free from accumulation of waste materials and/or rubbish caused by the construction work. Member and/or his contractor is responsible for removal of debris and excess material and must leave work areas "**BROOM CLEAN**" daily. **USE OF COMMUNITY DUMPSITES FOR CONSTRUCTION RELATED DUMPING IS NOT PERMITTED.** Dumpsters, if required, must have location approved by the Permits and Inspections office.
- 1.7 **CONTRACTOR:** Installation must be performed by a California licensed contractor of the appropriate trade.

## **2.0 TYPES OF DOORS**

- 2.1 All doors shall be of solid core 1-1/2" minimum thickness with exterior grade hardware that is harmonious with the existing design of the Community.
- 2.2 Dutch doors, French doors, and double door conversions to single doors, with or without sidelites, are allowed in an area that faces into a patio or courtyard surrounded by walls, or is more than 25 feet away from other front doors.
- 2.3 Screen door additions are acceptable.

## **3.0 APPLICATIONS**

- 3.1 The exterior of the doors shall match the Mutual's approved paint colors of the building's body color, trim color, or approved accent colors as determined by the Mutual, or be of natural wood, or be white.
- 3.2 Any required irrigation or landscaping modifications resulting from the door (or required stoop) installation must be performed by the Mutual, at the Mutual Member's expense.

## **4.0 Seville Style Manors**

- 4.1 Front doors that are directly adjacent to one another shall match in color.
- 4.2 Front doors that are directly adjacent to one another shall match in style.
- 4.3 The glass in front doors that are directly adjacent to one another, if any, shall match in size and configuration.
- 4.4 The hardware on doors shall be harmonious with the existing design of the Community, and match with the adjacent door.