

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

September 9, 2008

The Regular Meeting of the Board of Directors of United Laguna Hills Mutual, a California Non-Profit Mutual Benefit Corporation, met on Tuesday September 9, 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, John Dalis, Marv Rosenhaft

Directors Absent: None

Others Present: Milt Johns, Patty Kurzet, Janet Price (10:23 A.M. – 11:15 A.M.)
Executive Session: Milt Johns, Cris Trapp, Patty Kurzet

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.

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 Marv Rosenhaft 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 revising the word "change" to "charge" on agenda item 9(e).

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

MEMBER COMMENTS

- Pat Whitson (3-H) thanked the Board for its accomplishments over the year
- Mike Curtis (342-A) commented on a letter sent by staff and candidates resubmitting their candidate statements to the Globe
- Libby Marks (82-Q) commented on Mike Curtis' candidate statement in the Globe
- Jan McLaughlin (2001-C) commented on transparency and working together
- Barbara Copley (410-D) corrected statements made by candidates during the Meet the Candidates program
- Kay Margason (510-C) inquired about a forensic audit and resident discontent

- Cheryl Walker of the Globe commented on the length of Mike Curtis' statement in the Globe and the resubmission of statements from other candidates
- Jerry Sheinblum (3488-C) announced the next CCA Town Hall Meeting

RESPONSE TO MEMBER COMMENTS

- President McNulty declined to respond to member comments due to their political nature
- Mr. Johns addressed Mr. Curtis' comments regarding a letter sent by staff
- Director Stone responded to Ms. Margason's comment about resident discontent

APPROVAL OF MINUTES

The Minutes of Version 2 of the Special Business Planning Meeting of July 23, 2008; the Minutes of the Regular Meeting of August 12, 2008; and the Minutes of the Special Meeting of August 15, 2008 regarding Version 3 were approved as written without objection.

OLD BUSINESS

Director Stone made a motion to remove from the table the proposed resolution approving an appeals process policy. The motion was seconded and the motion carried without objection.

President McNulty reminded the Board that the following resolution was postponed from the August meeting to the September meeting to satisfy the required statutory thirty-day notice requirements, and that the motion is currently on the floor:

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; September 30, 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.

The Board further discussed the motion.

A motion was made to postpone the matter to the Special September Board Meeting for further review. The motion was seconded and carried without objection.

Director Rosenhaft made a motion to remove from the table the proposed resolution approving a Christmas tree pick-up and disposal policy. The motion was seconded and carried without objection.

The following resolution was postponed from the August meeting to the September meeting and the motion to approve is currently on the floor:

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, September 30, 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 Stone made a motion to postpone the motion to the Consent Calendar portion of the Special September Board Meeting to satisfy the required statutory thirty-day notice requirements. Director McIntosh seconded the motion, and the motion carried without objection.

Director Wilson made a motion to remove from the table the proposed resolution approving a disposal of resident generated landscape clippings policy. The motion was seconded and carried without objection.

The following resolution was postponed from the August meeting to the September meeting and the motion to approve is currently on the floor:

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, September 30, 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 McIntosh made a motion to postpone the motion to the Consent Calendar portion of the Special September Board Meeting to satisfy the required statutory thirty-day notice requirements. The motion was seconded and carried without objection.

Director McIntosh made a motion to remove from the table the proposed resolution approving a holiday greenery policy. The motion was seconded and carried without objection.

The following resolution was postponed from the August meeting to the September meeting and the motion to approve is currently on the floor:

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, September 30, 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 McIntosh made a motion to postpone the motion to the Consent Calendar portion of the Special September Board Meeting to satisfy the required statutory thirty-day notice requirements. The motion was seconded and carried without objection.

Director Stone made a motion to remove from the table the proposed resolution approving a policy regarding protection of residents' personal plantings. The motion was seconded and carried without objection.

The following resolution was postponed from the August meeting to the September meeting and the motion to approve is currently on the floor:

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, September 30, 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 McIntosh made a motion to postpone the motion to the Consent Calendar portion of the Special September Board Meeting to satisfy the required statutory thirty-day notice requirements. Director Stone seconded the motion, and the motion carried without objection.

Director McIntosh made a motion to remove from the table the proposed resolution approving a custom irrigation scheduling policy. The motion was seconded and carried without objection.

The following resolution was postponed from the August meeting to the September meeting and that the motion to approve is currently on the floor:

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, September 30, 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.

The Board continued discussion.

Mutual Members Barbara Copley (410-D) and Libby Marks (82-Q commented on the resolution.

Director Wilson made a motion to postpone the motion to the Consent Calendar portion of the Special September Board Meeting to satisfy the required statutory thirty-day notice requirements. The motion was seconded and carried without objection.

Director McIntosh made a motion to remove from the table the proposed resolution approving a honeybee control policy. The motion was seconded and carried without objection.

The following resolution was postponed from the August meeting to the September meeting and the motion to approve is currently on the floor:

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, September 30, 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 McIntosh made a motion to postpone the motion to the Consent Calendar portion of the Special September Board Meeting to satisfy the required statutory thirty-day notice requirements. The motion was seconded and carried without objection.

Director McIntosh made a motion to remove from the table the proposed resolution approving a plant warranty policy. The motion was seconded and carried without objection.

The following resolution was postponed from the August meeting to the September meeting and the motion to approve is currently on the floor:

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, September 30, 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.

The Board further discussed the matter.

Director McIntosh made a motion to postpone the motion to the Consent Calendar portion of the Special September Board Meeting to satisfy the required statutory thirty-day notice requirements. The motion was seconded and carried without objection.

Director Stone made a motion to remove from the table the proposed resolution approving a nuisance pest control policy. The motion was seconded and carried without objection.

The following resolution was postponed from the August meeting to the September meeting and the motion to approve is currently on the floor:

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, September 30, 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.

Mutual Member Copley (410-D) commented on the motion.

Director McIntosh made a motion to postpone the motion to the Consent Calendar portion of the Special September Board Meeting to satisfy the required statutory thirty-day notice requirements. Director Stone seconded the motion, and the motion carried without objection.

Director Stone made a motion to remove from the table the proposed resolution approving a policy regarding entering unattended manors for repairs. The motion was seconded and carried without objection.

The following resolution was postponed from the August meeting to the September meeting and the motion to approve is currently on the floor:

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, September 30, 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. 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 McIntosh made a motion to postpone the motion to the Consent Calendar portion of the Special September Board Meeting to satisfy the required statutory thirty-day notice requirements. Director Rosenhaft seconded the motion, and the motion carried without objection.

Director Stone made a motion to remove from the table the proposed resolution raising golf cart electricity usage fee. The motion was seconded and carried without objection.

The following resolution was postponed from the August meeting to the September meeting and the motion to approve is currently on the floor:

RESOLUTION 01-08

WHEREAS, as a convenience to the residents, United Mutual allows 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 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, September 30, 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 ~~carport~~ **for common area** 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 January 1, 2009; and

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

Discussion ensued.

Without objection, the Board eliminated the word "carport" and added the words "for common area" in the 3rd paragraph.

Director Dalis amended the motion to reduce the proposed fee of "\$120" to "\$90." Due to the lack of a second, the motion failed.

Mr. Gene Hart commented on the enforcement of electric golf cart fees.

Ms. Janet Price entered the meeting at 10:23 A.M.

Mutual Members Barbara Copley (410-D), Mike Curtis (342-A), and Kay Margason (510-C) commented on the fee.

Director Stone made a motion to postpone the motion to the Consent Calendar portion of the Special September Board Meeting to satisfy the required statutory thirty-day notice requirements. Director Foster seconded the motion, and the motion carried without objection.

NEW BUSINESS

The Secretary of the Corporation, Director Linda Wilson, read a proposed resolution approving the 2009 Business Plan. Director Wilson moved to approve the resolution. Director McIntosh seconded the motion.

Director Stone amended the motion to reduce the Direct Operating budget by \$.56 for electricity usage. Director McIntosh seconded the motion and discussion ensued.

Mutual Members Barbara Copley (410-D), Mike Curtis (342-A), and Jan McLaughlin (2001-C) commented on the amendment.

By a vote of 3-7-0 (Directors Nugent, Stone and Dalis voted in favor), the motion failed.

Director Stone made a motion to reduce GRF's reserve contribution by \$3.00. Director McIntosh seconded the motion and discussion ensued.

Mutual Members Mike Curtis (342-A), Kay Margason (510-C), Libby Marks (82-Q), Gail McNulty (2140-D), Barbara Copley (410-D), and Jan McLaughlin (2001-C) expressed their comments and concerns with the appropriateness of the amendment.

By a vote of 2-8-0 (Directors Stone and Rosenhaft voted in favor) the motion failed.

Mutual Member Mike Curtis (342-A) provided a hand out and spoke to reserve funding.

By a vote of 9-1-0 (Director Stone opposed), the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 01-08-149

UNITED LAGUNA HILLS MUTUAL 2009 BUSINESS PLAN RESOLUTION

RESOLVED, September 9, 2008, that the Business Plan of this Corporation for the year 2009 is hereby adopted and approved; and

RESOLVED FURTHER, that pursuant to said Business Plan, the Board of Directors of this Corporation hereby estimates that the net sum of \$32,280,020 is required by the Corporation to meet the United Laguna Hills Mutual operating expenses and reserve contributions for the year 2009, from which will be deducted \$379,380 derived from prior years' surplus. In addition, the sum of \$16,401,293 is required by the Corporation to meet the Golden Rain Foundation and the Golden Rain Foundation Trust operating expenses and reserve contributions for the year 2009. Therefore, a total of \$48,301,933 is required to be collected from and paid by members of the Corporation as monthly assessments; and

RESOLVED FURTHER, that the Board of Directors of this Corporation hereby approves expenditures from reserves in the sum of \$4,059,938, which shall be expended from the Replacement Fund; and

RESOLVED FURTHER, that all sums paid into the Replacement Reserve shall be used for capital expenditures only and shall be credited on the books of account of the Corporation to Paid-In Surplus as a capital contribution; and

RESOLVED FURTHER, that the Board of Directors of this Corporation hereby determines and establishes monthly assessments of the Corporation as shown on each member's breakdown of monthly assessments for the year 2009 and as filed in the records of the Corporation; said assessments to be due and payable by the members of this Corporation on the first day of each month for the year 2009; 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 a proposed resolution approving the 2009 Replacement Reserves Plan. Director Wilson moved to approve the resolution. Director Dalis seconded the motion.

Mutual Members Mike Curtis (342-A) and Libby Marks (82-Q) addressed the Board on the motion.

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

RESOLUTION 01-08-150

**UNITED LAGUNA HILLS MUTUAL
2009 REPLACEMENT RESERVES RESOLUTION**

WHEREAS, Civil Code § 1365.2.5 requires specific reserve funding disclosure statements for common interest developments; and

WHEREAS, planned assessments or other contributions to replacement reserves must be projected to ensure balances will be sufficient at the end of each year to meet the association's obligations for repair and/or replacement of major components during the next 30 years;

NOW THEREFORE BE IT RESOLVED, September 9, 2008, that the Board has developed and hereby adopts the Replacement Reserves 30-Year Funding Plan (attached) with the objective of maintaining replacement reserve balances at or above a threshold of \$3,600,000 (indexed for projected inflation), while meeting its obligations to repair and/or replace major components; 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 11:15 A.M.

The Board considered a request from the Laguna Beach Animal Shelter to purchase resident members mailing labels to distribute postcards with information regarding their newly updated website and brochure availability on animal control.

Director Wilson made a motion to deny the request from the Laguna Beach Animal Shelter for mailing labels. Director Rosenhaft seconded the motion and discussion ensued.

Mr. Johns provided a summary of the history of such mailings.

Director Dalis left meeting at 11:20 A.M.

Mutual Member Barbara Copley (410-D) commented on the motion.

By a vote of 9-0-0 (Director Dalis was absent from the meeting), motion carried.

Absent objection, the Board agreed to allow staff to facilitate mailing on behalf of the Laguna Beach Animal Shelter and that all costs associated with the mailing shall be borne by the Animal Shelter.

Director McIntosh made a motion to appoint Directors Strom and Foster to the GRF Golf Starter Building Ad Hoc Committee. Director Wilson seconded the motion and discussion ensued. The motion carried unanimously.

Director Dalis returned to the meeting at 11:27 A.M.

Director Strom made a motion to obtain a legal opinion on whether or not the GRF Trust is a CSO, and if so, can the GRF Trust charge a transfer fee upon the transfer of title. Director Foster seconded the motion and discussion ensued.

Mutual Members Barbara Copley (410-D) and Jan McLaughlin (2001-C) commented on the motion. The motion carried unanimously.

A discussion was held relative to acoustical standards for flooring to mitigate noise on second floor manors.

CHAIR'S REMARKS

President McNulty announced that the Board will hold a Special Board Meeting on September 30, 2008 in lieu of a Regular Board meeting in October; announced that Oct 8, 2008 is the date for the counting of the Ballots; and announced the Oct 14, 2008 Annual Meeting of the Members. President McNulty commented on the possibility that hard surface flooring may cause a noise nuisance on 2nd floor manors; commented on the need to revise

the GRF Bylaws to change the GRF Nominating Committee make-up; provided a summary of the Board Coach workshops; and announced Director Marty Rubin as Villager of the Month.

GENERAL MANAGER'S REPORT

Mr. Johns provided an update on the Moulton Widening Project.

CONSENT CALENDAR

Without objection the Consent Calendar was approved as amended by removing Item 12(a) *Denial of appeal request to retain the white vinyl fence at 608-A Avenida Sevilla*, returning it back to the ASV committee for further discussion, and the following actions were taken:

Architectural Standards and Variances Committee

RESOLUTION 01-08-151

RESOLVED, September 9, 2008, that the request of Ms. Dolores Land of 18-O Via Castilla to retain the plastic lattice panels on the balcony of her manor is hereby denied; and

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

RESOLUTION 01-08-152

RESOLVED, September 9, 2008, that the request of Dr. Patricia Chapman of 18-Q Via Castilla to retain the plastic lattice panels on the balcony of her manor is hereby denied; and

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

RESOLUTION 01-08-153

RESOLVED, September 9, 2008, that the request of Mr. Jim McLoughlin of 35-H Calle Aragon that the Mutual be responsible for the costs associated with the repair of the alteration patio slab is hereby denied; and

RESOLVED FURTHER, that the Board requires that the Member(s) at 35-H remove the alteration slab at the Member's expense, or remove and replace the patio slab alteration at the Member's expense with the following contingencies:

RESOLVED FURTHER, that all costs for installation, repair, and maintenance associated with the subject alterations (extended patio slab, and tile) are the responsibility of the Mutual Member(s) at 35-H; and

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

RESOLVED FURTHER, that the alteration tile must be installed in compliance with United Mutual Standard Section 15 – Floor Coverings, Exterior; and

RESOLVED FURTHER, that the alteration patio slab must be constructed in compliance with United Mutual Standard Section 22 - Patio Slab Extensions.

RESOLUTION 01-08-154

RESOLVED, September 9, 2008, that the appeal request of Mr. Andrew Nichols of 169-A Avenida Majorca to install pavers in concrete at his manor is hereby denied; and

RESOLVED FURTHER, that the Member shall remove the pavers that are currently installed at the Member's expense.

RESOLUTION 01-08-155

RESOLVED, September 9, 2008, that the request of Mr. Juan Blanco of 344-A Avenida Sevilla to install a rain gutter and downspout above the front patio of his manor is hereby approved; and

RESOLVED FURTHER, that all costs and maintenance of the alteration are the responsibility of the Mutual member(s) at 344-A; and

RESOLVED FURTHER, that the Mutual Member must submit plans detailing the installation method, materials, and location of the gutter and downspouts; including drainage plans for the downspout(s). Plans must be submitted to the Permits and Inspections Office located in the Laguna Woods Village Community Center; and

RESOLVED FURTHER, that the gutter and downspout must be painted the same color as the portion of the building to which they are attached; and

RESOLVED FURTHER, that all required Mutual permits must be obtained prior to the commencement of any work; and

RESOLVED FURTHER, that the rain gutter and downspout to be installed by a licensed contractor.

RESOLUTION 01-08-156

RESOLVED, September 9, 2008, that the request of Mrs. Stefana Houldsworth of 473-B Calle Cadiz for a patio slab extension with tiles, and for

the installation of a gate between the existing patio wall and the manor is hereby approved; and

RESOLVED FURTHER, that all costs for installation, repair, and maintenance associated with the subject alterations are the responsibility of the Mutual Member(s) at 473-B; and

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

RESOLVED FURTHER, that the patio extension, and gate are to be constructed adhering to United Mutual Standards Section 16-Floor Coverings, Exterior, Section 17-Patio Gates and Courtyard Walls, and Section 22- Patio Slab Extensions; and

RESOLVED FURTHER, that all landscape, irrigation, and drainage modifications associated with the alteration are to be completed by the Landscape Division at the expense of the Mutual Members(s) at 473-B; and

RESOLVED FURTHER, that the request for an additional block wall is hereby denied.

RESOLUTION 01-08-157

RESOLVED, September 9, 2008, that the request of Mr. Steven Weinstock of 736-B Avenida Majorca to install tile on the steps and entry walkway of his manor is hereby approved; and

RESOLVED FURTHER, that all costs for repair and maintenance, now and in the future, associated with the subject alteration is the responsibility of the Mutual Member(s) at Manor 736-B; and

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

RESOLVED FURTHER, that all work is to be performed as per United Mutual Standard Section 16-Floor Coverings, Exterior.

RESOLUTION 01-08-158

RESOLVED, September 9, 2008, that the request of Mr. Carlos Monteiro of 2061-D Via Mariposa East for Bedroom One and Bedroom Two extensions is hereby approved; and

RESOLVED FURTHER, that all future costs and maintenance associated with the subject alterations are the responsibility of the Mutual member at 2061-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 prior to issuance of a permit, updated and unit-specific plans depicting the proposed alterations, signed and wet-stamped by a California-licensed structural engineer or architect, must be submitted to the Permits and Inspections Office for approval. These plans must include structural calculations required to insure the structural integrity of the building is maintained upon completion of the proposed alterations; and

RESOLVED FURTHER, that the request to replace the existing loft window with a dual pane white vinyl casement window of the same size is hereby denied.

Landscape Committee Recommendation:

- | | |
|-------|--|
| 27-D | Denial of request for tree removal |
| 66-C | Conditional approval of request for plant removals at the Mutual's expense |
| 176-C | Approval of request for plant removals at the Mutual Member's expense |
| 521-D | Approval of request for planter conversion at the Mutual's expense |
| 686-D | Denial of request for tree removal |
| 789-Q | Approval of request for tree removal at the Mutual's expense |

Finance Committee Recommendations:

RESOLUTION 01-08-159

WHEREAS, Member ID 947-372-88 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, September 9, 2008 that the Board of Directors hereby approves the recording of a Lien for Member ID 947-372-88; 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 01-08-160

WHEREAS, Member ID 947-380-11 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, September 9, 2008 that the Board of Directors hereby approves the recording of a Lien for Member ID 947-380-11; 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 01-08-161

WHEREAS, Member ID 947-414-07 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, September 9, 2008 that the Board of Directors hereby approves the recording of a Lien for Member ID 947-414-07; 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 01-08-162

WHEREAS, Member ID 947-419-46 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, September 9, 2008 that the Board of Directors hereby approves the recording of a Lien for Member ID 947-419-46; 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 01-08-163

WHEREAS, Member ID 947-439-14 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, September 9, 2008 that the Board of Directors hereby approves the recording of a Lien for Member ID 947-439-14; 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 01-08-164

WHEREAS, Member ID 947-448-67 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, September 9, 2008 that the Board of Directors hereby approves the recording of a Lien for Member ID 947-448-67; 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.

Planning and Project Development Committee Recommendations:

RESOLUTION 01-08-165

RESOLVED, September 9, 2008, that the request of Mr. Norman Goldsmith of 67-B Calle Aragon for reimbursement of electrical costs incurred due to an arcing circuit breaker is hereby denied.

RESOLUTION 01-08-166

RESOLVED, September 9, 2008, that the request of Mr. Conrad Hassoldt of 111-G Via Estrada for reimbursement for out-of-pocket expenses in the amount of \$2,742 for replacing four (4) windows at his manor is hereby denied.

- Rescind Resolution 01-08-123, dated July 8, 2008 regarding the time limit for holding funds received through escrow upon manor resale.

Items Postponed from Previous Meeting

No items were postponed.

COMMITTEE REPORTS and SERVICES

FINANCE REPORT

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

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

Director Linda Wilson reported from the Landscape Committee.

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

RESOLUTION 01-08

WHEREAS, by way of Resolution 01-05-63, the Board of Directors adopted a policy on the placement of privately-owned objects; and

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; and

NOW THEREFORE BE IT RESOLVED, November xx, 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. The motion was seconded and discussion ensued.

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

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

Director Linda Wilson reported from the Resident Relations Information Services.

GRF HIGHLIGHTS

Director Stone reported on the Government and Public Relations Committee.

DIRECTORS' FORUM

- Director Stone encouraged the residents not to park on the sidewalks
- Director McIntosh encouraged residents to refrain from taping signs to the laundry room windows
- Mr. Johns announced the UCI Aging Research presentation on Wednesday, September 10th at 5:30pm in the Clubhouse Three.

MEETING RECESS

The Regular Open Session Meeting recessed for lunch at 12:24 P.M. and reconvened back into the Regular Executive Session at 1:16 P.M.

During its Regular Executive Session Meeting of August 12, 2008, the Board of Directors reviewed, revised, and approved the minutes of the Regular Executive Session Meeting of July 8, 2008. The Board heard six (6) regular disciplinary hearings and imposed fines totaling \$1,300 for violations of the Mutual's rules and regulations. The Board also discussed other member disciplinary, and pending litigation matters.

The Traffic Committee of the Board met in Executive Session on August 20, 2008, to discuss member disciplinary issues.

ADJOURNMENT

With no further business before the Board of Directors, the meeting was adjourned at 1:56 P.M.

Linda Wilson, Secretary

**United Laguna Hills Mutual
 2009 RESERVES PLAN
 Replacement Reserve 30-Year Funding Plan**

Baseline (Threshold): **\$ 3,600,000**
 Indexed for projected inflation

Year	Assessment		Interest Earnings	Planned Expenditures	Reserve Balance
	Per Manor Per Month	Total Contribution*			
2008	\$ 73.00	\$ 5,988,948	\$ 237,195	\$ 4,490,870	\$ 12,281,249
2009	\$ 73.00	\$ 5,538,948	\$ 273,436	\$ 4,059,938	\$ 14,033,695
2010	\$ 73.00	\$ 5,538,948	\$ 384,540	\$ 6,139,223	\$ 13,817,960
2011	\$ 76.00	\$ 5,766,576	\$ 375,624	\$ 6,572,181	\$ 13,387,978
2012	\$ 79.00	\$ 5,994,204	\$ 357,894	\$ 7,206,272	\$ 12,533,805
2013	\$ 82.00	\$ 6,221,832	\$ 336,759	\$ 7,235,251	\$ 11,857,145
2014	\$ 85.00	\$ 6,449,460	\$ 316,967	\$ 7,523,243	\$ 11,100,329
2015	\$ 88.00	\$ 6,677,088	\$ 302,961	\$ 7,237,676	\$ 10,842,702
2016	\$ 91.00	\$ 6,904,716	\$ 296,455	\$ 7,414,792	\$ 10,629,081
2017	\$ 94.00	\$ 7,132,344	\$ 289,626	\$ 7,702,930	\$ 10,348,121
2018	\$ 97.00	\$ 7,359,972	\$ 287,197	\$ 7,542,127	\$ 10,453,163
2019	\$ 100.00	\$ 7,587,600	\$ 270,810	\$ 9,150,329	\$ 9,161,244
2020	\$ 103.00	\$ 7,815,228	\$ 260,960	\$ 7,497,708	\$ 9,739,724
2021	\$ 106.00	\$ 8,042,856	\$ 277,256	\$ 7,718,293	\$ 10,341,543
2022	\$ 109.00	\$ 8,270,484	\$ 290,701	\$ 8,189,189	\$ 10,713,539
2023	\$ 112.00	\$ 8,498,112	\$ 292,312	\$ 9,045,747	\$ 10,458,216
2024	\$ 115.00	\$ 8,725,740	\$ 287,936	\$ 9,075,336	\$ 10,396,557
2025	\$ 118.00	\$ 8,953,368	\$ 304,126	\$ 8,023,210	\$ 11,630,841
2026	\$ 121.00	\$ 9,180,996	\$ 322,596	\$ 9,400,121	\$ 11,734,312
2027	\$ 124.00	\$ 9,408,624	\$ 333,261	\$ 9,072,907	\$ 12,403,289
2028	\$ 127.00	\$ 9,636,252	\$ 347,441	\$ 9,625,619	\$ 12,761,363
2029	\$ 132.00	\$ 10,015,632	\$ 363,504	\$ 9,573,791	\$ 13,566,708
2030	\$ 137.00	\$ 10,395,012	\$ 375,038	\$ 10,739,982	\$ 13,596,776
2031	\$ 142.00	\$ 10,774,392	\$ 379,396	\$ 10,868,223	\$ 13,882,341
2032	\$ 147.00	\$ 11,153,772	\$ 391,010	\$ 10,989,149	\$ 14,437,974
2033	\$ 152.00	\$ 11,533,152	\$ 405,477	\$ 11,446,474	\$ 14,930,130
2034	\$ 157.00	\$ 11,912,532	\$ 427,352	\$ 11,247,657	\$ 16,022,357
2035	\$ 162.00	\$ 12,291,912	\$ 426,927	\$ 13,841,872	\$ 14,899,324
2036	\$ 162.00	\$ 12,291,912	\$ 417,062	\$ 12,300,395	\$ 15,307,903
2037	\$ 162.00	\$ 12,291,912	\$ 421,270	\$ 12,817,036	\$ 15,204,048
2038	\$ 162.00	\$ 12,291,912	\$ 454,183	\$ 10,258,340	\$ 17,691,803

*2008 Total Contribution includes a recommended transfer from surplus of \$450,000.

