

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

January 12, 2010

The Regular Meeting of the Board of Directors of United Laguna Hills Mutual, a California Non-Profit Mutual Benefit Corporation, met on Tuesday January 12, 2010, at 9:30 A.M. at 24351 El Toro Road, Laguna Woods, California.

Directors Present: Gail McNulty, Marty Rubin, Arlene Miller, Marv Rosenhaft, Linda Wilson, Mike Curtis, Ron Beldner, Barbara Copley, Michelle Stanton

Directors Absent: None

Others Present: Milt Johns, Patty Kurzet
Executive Session: Milt Johns, Cris Robinson, Patty Kurzet, Luis Rosas

CALL TO ORDER

Gail 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

Ms. Claire Webb from the Laguna Woods Globe, and the Channel 6 Camera Crew, by way of remote cameras, were acknowledged as present.

APPROVAL OF AGENDA

Without objection, the Board approved the agenda as amended by removing *12g Entertain Motion to Approve the Inspectors of Election* postponing it to next month's agenda, and removed the variance request from *229-C to convert the Bedroom Two window to a sliding glass door and install a concrete stoop* from the Architectural, Maintenance and Planning Committee Consent Calendar returning it back to the Architectural, Maintenance and Planning Committee/Maintenance and Construction Committee for further review.

Without objection, the Board agreed to limit the total time for Member Comments to 30 minutes, and if further time is necessary, the Board would consider allotting additional time.

MEMBER COMMENTS

- Maxine McIntosh (68-C) commented on the variance requests for atrium enclosures
- Dorothy Fredericks (776-Q) commented on patio clutter

- Rhoda Lindner (2013-C) updated the residents on the recycling program and requested that the Board consider further action
- Bill Moeller (2230-O) commented on liens and the 6-month leasing policy

RESPONSE TO MEMBER COMMENTS

- Director Rosenhaft responded to the comments made by Ms. McIntosh and Ms. Fredericks
- Director Copley responded to Ms. Fredericks comments regarding patio clutter
- Director Wilson responded to Ms. Lindner's recycling update
- Director Beldner commented on recycling in Los Angeles
- Director Rosenhaft commented on the 6-month leasing issue and announced that the topic will be discussed at the next M&C Committee

APPROVAL OF MINUTES

The Board reviewed the minutes of the Special Board Meeting of December 4, 2009, the minutes of the Organizational Board Meeting of December 7, 2009, and the minutes of the Regular Board Meeting of December 8, 2009 and approved them without objection.

CHAIR'S REMARKS

President McNulty commended the Board for signing and abiding by the Pledge Agreement and Rules of Decorum. She reminded the Board to forward any service requests and questions from residents to staff, and commented on the oversight report of the managing agent.

NEW DIRECTOR APPOINTMENT

President McNulty provided a summary of the procedures to appoint a new director to replace Tom Hunter who resigned, and invited the candidates to make a 3 minute statement as to their qualifications.

Candidates Harry Rocky and Heather Gerson spoke to their reasons for running. Mr. Rocky withdrew his candidacy for the three-year term and indicated that he is willing to run for the one-year term to be filled later in the day.

The Directors asked questions of the candidates.

Director Wilson made a motion to commence balloting. Director Curtis seconded the motion.

Member Dottie Fredericks (776-Q) commented on the Nominating Committee's duty to present candidates to the Board.

Director Copley amended the motion to postpone the appointment of directors by 30 days to allow residents to become aware of the vacancies. Director Curtis seconded the motion and discussion ensued.

Member Ralph Belitz (124-R) commented on revising the Bylaws effecting director appointments.

By a vote of 2-6-0 (Directors Copley and Curtis voted in favor), the motion to postpone failed. Without objection, balloting commenced.

Without objection, the Board ceased balloting.

President McNulty announced that Heather Gerson has been appointed to the Board in place and stead of Tom Hunter and invited Ms. Gerson to sit with the Board.

NEW BUSINESS

Director Copley made a motion to establish a Governing Documents Ad Hoc Committee. Director Curtis seconded the motion and discussion ensued.

By a vote of 9-0-0, the motion carried.

Director Rosenhaft made a motion to establish a Standards Sub-Committee. Director Wilson seconded the motion and discussion ensued.

By a vote of 9-0-0, the motion carried.

Director Rubin made a motion to establish a Long Range Planning Sub-Committee to fall under the purview of the Maintenance and Construction Committee. Director Rosenhaft seconded the motion and discussion ensued.

Without objection the Board agreed to amend the motion to use the Mutual's 30-Year Reserve Expenditure Plan as the committee's basis for a long range plan with incorporation of input from other committees.

Members Tony Dauer (96-C), Mary Stone (365-C), Rhoda Lindner (2013-C), and Maxine McIntosh (68-C) commented on the motion.

Director Curtis amended the motion to change the sub-committee to a standing committee. The motion failed due to the lack of a second.

Without objection the Board agreed to change the name of the "Long Range Planning Sub-Committee" to the "Long Range Planning Task Force."

By a vote of 9-0-0, the motion to establish a Long Range Planning Task Force to fall under the purview of the Maintenance and Construction Committee carried.

The Secretary of the Corporation, Director Linda Wilson, read a proposed resolution approving the Mutual's committee appointments. Director Wilson moved to approve the resolution. Director Gerson seconded the motion and discussion ensued.

Without objection, the Board replaced "Lloyd Foster" with "TBA" and agreed to fill that position at the 4:00 P.M. Special Board meeting to replace Lloyd Foster's remaining term.

Member Mary Stone (356-C) commented on the committee appointments.

By a vote of 8-1-0 (Director Curtis opposed), the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 01-10-01

RESOLVED, January 12, 2010, that the following persons are hereby appointed to serve the corporation in the following capacities:

Finance Committee

Arlene Miller, Chair
Marty Rubin, Vice Chair
Marv Rosenhaft
Advisors: Paul Vogel, Alison Holt

Governing Documents Ad Hoc Committee

Barbara Copley, Chair
~~Lloyd Foster~~ TBA
Ron Beldner
Michelle Stanton
TBA

Joint GRF Bylaw Committee

Marty Rubin
TBA

Joint Long Range Planning Committee

TBA

Landscape Committee

Linda Wilson, Chair
Ron Beldner
~~Lloyd Foster~~ TBA
Advisors: Mary Kay Tibbetts, Polly Spahr

Long Range Planning Task Force

Marv Rosenhaft
TBA

Maintenance and Construction Committee

Marv Rosenhaft, Chair
Michelle Stanton
Barbara Copley
~~Lloyd Foster~~ TBA
Advisors: Heather Gerson, Lynn Hamm

Resident Relations Information Services

Marty Rubin, Chair

Michelle Stanton
3rd Member on Rotation

Standards Sub-Committee

Marty Rubin, Chair
Michelle Stanton
Gail McNulty
TBA

Traffic Hearing

Linda Wilson, Chair
TBA
3rd Member on Rotation

New Resident Orientation

Per Rotation List

Select Audit

Marv Rosenhaft
Arlene Miller

Laguna Canyon Foundation

TBA

RESOLVED FURTHER, that Resolution 01-08-199, adopted November 14, 2008, is hereby superseded and canceled.

The Secretary of the Corporation read a proposed resolution approving appointments to GRF's committees. Director Wilson moved to approve the resolution. Director Stanton seconded the motion and discussion ensued.

Without objection, the Board replaced Lloyd Foster with TBA and agreed to fill that position at the 4:00 P.M. Special Board meeting.

Member Maxine McIntosh (68-C) commented on the appointments to the GRF Entitlement Ad Hoc Committee.

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

RESOLUTION 01-10-02

RESOLVED, January 12, 2010, 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

Marty Rubin
Ron Beldner

Business Planning

Arlene Miller, Treasurer
Marty Rubin, 2nd Vice President

Bus Services

~~Lloyd Foster~~ TBA
TBA

Community Activities

Michelle Stanton
~~Lloyd Foster~~ TBA

Entitlement Ad Hoc Committee

Mike Curtis
Barbara Copley

Finance

Arlene Miller
Marv Rosenhaft

Government & Public Relations

Barbara Copley
Linda Wilson

Golf Building Ad Hoc Committee

Marty Rubin
TBA

Landscape Committee

Linda Wilson
Ron Beldner

Maintenance & Construction

Marv Rosenhaft
Michelle Stanton

Recreation Master Planning Sub-Committee

Michelle Stanton
TBA

Security

Linda Wilson
Ron Beldner

RESOLVED FURTHER, that Resolution 01-09-92, adopted January 13, 2009 is hereby superseded and cancelled.

The Secretary of the Corporation read the following proposed resolution approving the revised Traffic Rules and Regulations:

RESOLUTION-01-10

WHEREAS, by way of Resolution U-02-80 and 01-07-48, the Board of Directors of this Corporation have adopted standards for traffic enforcement and parking enforcement, and in an effort to provide comprehensive traffic rules and regulations enforceable to the residents of United Mutual, both standard have been consolidated to improve consistency within the community; and

WHEREAS, the Traffic Rules and Regulations are intended to adhere to and not contradict the California Vehicle Code and/or Davis-Stirling Act:

NOW THEREFORE BE IT RESOLVED, March 9, 2010, that the Board of Directors of this Corporation hereby adopts the United Laguna Hills Mutual Traffic Rules and Regulations, as attached to the minutes of this meeting; and

RESOLVED FURTHER, that Resolutions U-93-13 adopted January 26, 1993; U-96-45 adopted April 9, 1996; U-97-108 adopted November 7, 1997; U-02-80 adopted June 11, 2002; and 01-03-47 adopted April 8, 2003; and 01-07-48 adopted May 8, 2007 are hereby superseded and cancelled; and

RESOLVED FURTHER, that the officers and agents of this corporation are hereby authorized on behalf of the corporation to carry out the purpose of this resolution.

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

Director Curtis left the meeting at 11:47 A.M. and did not return.

Members Maxine McIntosh (68-C) and Mary Stone (356-C) suggested changes and Director Wilson agreed to revise the rules and regulations to incorporate such changes.

Without objection, the Board postponed the motion to approve the policy to the February meeting to conform to the thirty-day notification requirements.

OLD BUSINESS

No Old Business came before the Board.

GENERAL MANAGER'S REPORT

Mr. Milt Johns commented on the Connexion Broadband Management Agreement.

CONSENT CALENDAR

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

Architectural, Maintenance and Planning Committee:

RESOLUTION 01-10-03

RESOLVED, January 12, 2010, that the appeal request of Mrs. Florence Marcus of 206-E Avenida Majorca for the Mutual to install, at its expense, walkway lighting for the north-central walkway between Manors 206-B and 206-E is hereby denied; and

RESOLVED FURTHER, that the request to install walkway lighting for the north-central walkway between Manors 206-B and 206-E is hereby approved at the Mutual Member's expense.

RESOLUTION 01-10-04

RESOLVED, January 12, 2010, that the request of Mrs. Chanette Armstrong of 234-B Calle Aragon to construct an atrium enclosure is hereby approved; and

RESOLVED FURTHER, that all future costs and maintenance associated with the subject alteration are the responsibility of the Mutual Member(s) at 234-B; and

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

RESOLVED FURTHER, that updated and unit-specific plans depicting the proposed alteration, signed and wet-stamped by a California-licensed structural engineer or architect, must be submitted to the Laguna Woods Village Permits and Inspections Office for approval prior to issuance of a Mutual permit; and

RESOLVED FURTHER, that the Board has, from time to time, received complaints of noise transference due to alterations within the interior of neighboring manors. For example, alterations to walls that allow noise to travel differently, alterations to plumbing that cause water noises within the shared walls, or alterations to floor coverings. Should the Board receive such a complaint concerning an alteration, the requesting member is hereby advised that they may be subject to member disciplinary proceedings and could be required to take additional noise mitigating measures, up to and including removing the alteration and restoring to original; and

RESOLVED FURTHER, that a roof tie-in form must be completed and submitted to the Permits and Inspections office prior to issuance of a Mutual permit.

RESOLUTION 01-10-05

RESOLVED, January 12, 2010, that the request of Mrs. Chanette Armstrong of 234-B Calle Aragon for a bathroom remodel is hereby approved; and

RESOLVED FURTHER, that all future costs and maintenance associated with the subject alteration are the responsibility of the Mutual Member(s) at 234-B; and

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

RESOLVED FURTHER, that detailed site specific plans, wet-stamped and signed by a California licensed architect or engineer detailing the required plumbing modifications necessary to ensure that the integrity of the building's plumbing system is maintained upon completion of the bathroom addition, must be submitted to the Permits and Inspections office located in the Laguna Woods Village Community Center prior to issuance of a permit; and

RESOLVED FURTHER, that the Board has, from time to time, received complaints of noise transference due to alterations within the interior of neighboring manors. For example, alterations to walls that allow noise to travel differently, alterations to plumbing that cause water noises within the shared walls, or alterations to floor coverings. Should the Board receive such a complaint concerning an alteration, the requesting member is hereby advised that they may be subject to member disciplinary proceedings and could be required to take additional noise mitigating measures, up to and including removing the alteration and restoring to original.

RESOLUTION 01-10-06

RESOLVED, January 12, 2010, that the request of Ms. Quinn Frederickson of 382-O Avenida Castilla to install a decorative light fixture at the entry door to her manor is hereby denied.

RESOLUTION 01-10-07

RESOLVED, January 12, 2010, that the request of Mr. and Mrs. Glenn Meyer of 516-B Calle Aragon to install a patio slab addition and walkway is hereby denied.

RESOLUTION 01-10-08

RESOLVED, January 12, 2010, that the request of Mrs. Elinor Jerry of 689-A Avenida Sevilla to install a washer and dryer on the patio of 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(s) at Manor 689-A; and

RESOLVED FURTHER, that the Mutual Member must submit for review, plans detailing all plumbing and electrical changes. The plans must verify that the manor's plumbing and electrical systems can accommodate the added burden placed upon them by the washer and dryer; and

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

RESOLVED FURTHER, that the washer and dryer are to be installed in an exterior grade cabinet that is painted to match the exterior wall color of the manor.

Landscape Committee Recommendation:

The Landscape Meeting was not held.

Finance Committee Recommendations:

RESOLUTION 01-10-09

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, January 12, 2010, 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 01-10-10

WHEREAS, Member ID 947-381-12 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, January 12, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-381-12; 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 01-10-11

WHEREAS, Member ID 947-385-27 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, January 12, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-385-27; 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 01-10-12

WHEREAS, Member ID 947-403-82 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, January 12, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-403-82; 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 01-10-13

WHEREAS, Member ID 947-406-50 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, January 12, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-406-50; 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 01-10-14

WHEREAS, Member ID 947-415-19 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, January 12, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-415-19; 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 01-10-15

WHEREAS, Member ID 947-434-21 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, January 12, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-434-21; 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 01-10-16

WHEREAS, Member ID 947-439-13 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, January 12, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-439-13; and

RESOLVED FURTHER, that the officers and agents of this corporation are hereby authorized on behalf of the corporation to carry out the purpose of this resolution.

COMMITTEE REPORTS and SERVICES

FINANCE REPORT

Director Arlene Miller gave the Treasurer's and the Finance Committee Reports.

Director Marv Rosenhaft reported from the Architectural, Maintenance, and Planning Committee.

The Secretary of the Corporation read a proposed resolution changing the committee name from "Architectural, Maintenance, and Planning" to "Maintenance and Construction." Director

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

Without objection, the Board agreed to substitute the words "establishes a new standing" with "re-establishes the Committee" in the 3rd paragraph.

By a vote of 8-1-0 (Director Curtis was absent from the meeting), the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 01-10-17

WHEREAS, by way of Resolution 01-08-234 the Board of Directors of this Corporation established the Architectural, Maintenance, and Planning Committee (AMP), which addressed maintenance items, Mutual alteration standards, variance requests, and policies and planning matters; and

WHEREAS, in an attempt to standardize nomenclature of committees within the Community when committees serve similar functions, and in an effort to minimize confusion on the part of residents regarding the purpose of said committees, the Committee recommended that the Board dissolves the AMP and re-establishes the Maintenance and Construction Committee;

NOW THEREFORE BE IT RESOLVED, January 12, 2010, that in compliance with Article VII, Section 1 of the United Laguna Hills Mutual Bylaws, the Board of this Corporation hereby ~~establishes a new standing~~ **re-establishes the Committee** to be identified as the Maintenance and Construction Committee to serve at the pleasure of this Board; and

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

RESOLVED FURTHER, that the Architectural, Maintenance, and Planning Committee is hereby dissolved, and Resolution 01-08-234 adopted December 9, 2008 is 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 Rosenhaft made a motion to rescind the original motion made on November 10, 2009, the purpose of which was to place an indefinite moratorium on manor atrium enclosures in units where an atrium enclosure alteration would reduce the number of bedrooms. Director Wilson seconded the motion and discussion ensued.

Member Mary Stone (356-C) commented on the wording in the memo.

By a vote of 8-0-0, the motion carried.

Director Linda Wilson reported from the Landscape Committee.

Director Arlene Miller reported from the Resident Relations Information Services.

GRF HIGHLIGHTS

Director Wilson reported from the Disaster Task Force.

Director Copley reported from the Government and Public Relations Committee.

Director Wilson reported from the Bus Services Committee.

Director Stanton reported from the Community Activities Committee.

Member Denny Welch encouraged residents to provide feedback about the closed captioning board meeting programming.

DIRECTORS' FORUM

- Director Rosenhaft commented on the well conducted meeting and reminded the residents to attend the next "Directors' Coffee Chat" to discuss issues with the Board
- Director Rubin welcomed Heather Gerson to the Board and commented on re-evaluating golf cart electricity usage fees
- Directors Miller, Stanton, and Copley welcomed Heather Gerson to the Board
- Director Gerson thanked the Board for the appointment to the Board and the opportunity to give back to the Community
- Director Beldner commented on increasing his home owner's insurance and announced that the same topic will be held at the next Community Civic Association
- Director Wilson welcomed new residents to attend docent tours to get acquainted with the Community

MEETING RECESS

The Regular Open Session Meeting recessed for lunch at 12:30 P.M. and reconvened back into the Regular Executive Session at 1:24 P.M.

Summary of Previous Closed Session Meetings per Civil Code Section §1363.05

During its December 8, 2009 Regular Executive Session, the Board reviewed and approved the minutes of the Regular Executive Session Meeting of November 10, 2009. The Board also discussed member disciplinary matters, approved recording Notices of Default for Member ID 947-370-05, Member ID 947-380-11, Member ID 947-399-53, Member ID 947-423-19, Member ID 947-444-04, and Member ID 947-448-82; and heard two (2) Disciplinary Hearings and imposed fines totaling \$350 for violations of the Mutual's rules and regulations. The Board also discussed contractual, potential litigation, and reviewed the Litigation Status Report.

During its December 17, 2009 Special Executive Session meeting, the Board discussed member disciplinary matters and contractual issues.

The Traffic Committee of the Board met in Executive Session on December 16, 2009 to discuss member disciplinary issues.

ADJOURNMENT

With no further business before the Board of Directors, the meeting was adjourned at 3:30 P.M.

Linda Wilson, Secretary