

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

March 9, 2010

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

Directors Present: Gail McNulty, Marty Rubin, Arlene Miller, Linda Wilson, Mike Curtis, Ron Beldner, Barbara Copley, Paul Vogel

Directors Absent: Heather Gerson

Others Present: Jerry Storage, Patty Kurzet, Janet Price (11:16 A.M. – 11:34 A.M.)
Executive Session: Jerry Storage, 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 Linda Wilson led the Pledge of Allegiance to the Flag.

ACKNOWLEDGEMENT OF PRESS

Ms. Claire Webb from the Laguna Woods Globe was absent at the time of acknowledgement, 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 written.

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.

Ms. Claire Webb entered the meeting at 9:37 P.M.

MEMBER COMMENTS

- Libby Marks (82-Q) commented on United's Resident Relations Information Services to assist residents with maintenance and landscape issues.
- Charlene Sydow (646-A) commented on decisions made during closed session, the need to hire a new attorney, and the Board's liability regarding potential illegal actions.
- Mary St. John Melgun (710-D) commented on the recent flooding in cul-de-sac 67.

- Naomi McCabe (711-B) commented on the recent flooding in cul-de-sac 67 and the need for a solution to prevent future flooding.
- Delsie Zuzak (674-A) commented on reinstating Mike Curtis into closed session and the need to find a solution to prevent future flooding in cul-de-sac 67.
- Bob Zuzak (674-A) commented on credit card usage and the incentive plan.
- Mary Stone (356-C) encouraged residents to follow the traffic rules and regulations inside and outside the Community.
- Marie Gates (2124-D) of the "Let There Be Light" group thanked the Board for its efforts to improve the lighting in the Community.
- Paula Page (4008-2E) encouraged residents to be prepared for a major disaster and announced free CPR and First Aid classes available to the residents.
- Kay Margason (510-C) commented on the full room of residents addressing their concerns with cul-de-sac 67.
- Pat English (558-B) addressed the Board on the 6 month leasing requirements.
- Roberta Berk (933-B) commented on making decisions in closed session without a full Board.
- Bill Mueller (335-C) addressed the Board on the 6 month leasing requirements and inquired on when the Board plans on discussing the issue.
- Henrietta Gawronski (52-C) addressed the Board on the 6 month leasing requirements.
- Tony Dauer (96-C) addressed the Board on the 6 month leasing requirements, parking, and need for more recycling bins.

RESPONSE TO MEMBER COMMENTS

- Director Rubin addressed Ms. Mark's comments on Resident Relations Information Services.
- President McNulty addressed Ms. Sydow's comments about replacing a director in closed session and cul-de-sac 67.
- Director Curtis thanked the residents for attending the meeting to address their issues, commented on the need to address flooding issues in cul-de-sac 67, and commented on work performed at his manor.
- Director Beldner addressed Ms. Sydow's comments about holding secret meetings to remove a director, addressed comments made regarding cul-de-sac 67, and encouraged residents to prepare themselves for a major disaster.
- Director Copley commented on obtaining a legal opinion regarding the 6 month leasing requirements.

APPROVAL OF MINUTES

The Board reviewed the minutes of the Regular Board Meeting of February 9, 2010, and approved them without objection.

CHAIR'S REMARKS

President McNulty welcomed Mr. Jerry Storage as the new General Manager and thanked Mr. Johns for his excellent service over the years. She announced the resignations of Michelle Stanton and Marv Rosenhaft whose positions will be filled at the April meeting, and announced that the close of nominations for the vacancies will be April 8, 2010 at 12:00 P.M.

President McNulty requested that any candidates running for the vacancy should submit a candidacy statement to the General Manager's office. She commented that the Board has directed Staff to look into lifting the 6-month leasing requirements; commented on the unity resolution approved by GRF, United and Mutual 50 to foster a positive and truthful representation of the Community; and encouraged residents to attend the upcoming budget meetings to voice their opinions.

NEW BUSINESS

Ms. Polly Spahr, member of the Nominating Committee, announced that the Nominating Committee has met for the first time and will meet monthly thereafter, and encouraged residents to pick up an application and run for the Board.

OFFICER ELECTIONS

TREASURER

President McNulty entertained nominations for Treasurer.

Director Ron Beldner nominated Director Paul Vogel for the position of Treasurer. Director Vogel accepted the nomination. Director Mike Curtis nominated Arlene Miller for the position of Treasurer and Director Miller declined the nomination. Absent additional nominations, the floor was closed to nominations and Director Vogel was elected Treasurer by acclamation.

SECOND VICE PRESIDENT

President McNulty entertained nominations for Second Vice President.

Director Curtis nominated Director Marty Rubin for the position of Second Vice President. Director Rubin declined the nomination. Director Beldner nominated Director Miller for the position of Second Vice President who accepted the nomination. Absent additional nominations, the floor was closed to nominations and Director Miller was elected Second Vice President by acclamation.

FIRST VICE PRESIDENT

President McNulty entertained nominations for First Vice President.

Director Beldner nominated Director Rubin for the position of First Vice President. Director Rubin accepted the nomination. Director Curtis nominated Director Barbara Copley for the position of First Vice President and Director Copley accepted the nomination. Absent additional nominations, the floor was closed to nominations. Director Rubin was elected First Vice President by way of secret ballot.

The Secretary of the Corporation, Director Linda Wilson, read a proposed resolution ratifying the officer appointments. Director Wilson moved to approve the resolution. Director Rubin seconded the motion.

Members Charlene Sydow (646-A) commented on secret meetings to appoint new officers and objected to staff being Board officers; Libby Marks (82-Q) commented on the resignations of two directors from the Board; Kathryn Krajnik (2035-B) commented on the

vacancies and secret meetings; and Delsie Zuzak (674-A) commented on appointing staff as Board officers.

By a vote of 6-0-1 (Director Curtis abstained), the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 01-10-37

RESOLVED, March 9, 2010, that the following persons are hereby elected as officers of this Corporation:

Gail McNulty	President
Marty Rubin	1 st Vice President
Arlene Miller	2 nd Vice President
Linda Wilson	Secretary
Paul Vogel	Treasurer

RESOLVED FURTHER, that the following persons are hereby elected as officers of this Corporation:

Jerry Storage	Vice President, ex officio
Janet Price	Assistant Treasurer
Patty Kurzet	Assistant Secretary
Cris Robinson	Assistant Secretary
Wendy Panizza	Assistant Secretary, for the purpose of representing United Mutual in Small Claims Court
Scott Dunham	Assistant Secretary, for the purpose of representing United Mutual in Small Claims Court

RESOLVED FURTHER, that Resolution 01-09-283, adopted December 7, 2009 is hereby superseded and cancelled.

OLD BUSINESS

The Secretary of the Corporation read the following resolution postponed from last month adopting the standard procedures for scheduled implementation of the Mutual's fumigation process:

RESOLUTION 01-10

WHEREAS, during the course of the Mutual's Pest Control for Termites Program, a limited number of residents have historically requested postponement or cancellation of the Mutual's use of fumigation as a method of whole structure termite treatment due to medical conditions; and

WHEREAS, in order to protect the structural integrity of a termite infested building, and based on advise from legal counsel, the fumigation process should not be delayed indefinitely and should be implemented within a specified and reasonable period of time;

NOW THEREFORE BE IT RESOLVED, April 13, 2010, the Board hereby adopts the following procedure with regard to the scheduling and implementation of the fumigation process as part of the Mutual's Pest Control for Termites Program:

1. Mutual provides members and tenants of buildings scheduled for treatment with four (4) weeks advance written notice specifying:
 - (a) Mutual's intent to perform fumigation in accordance with the Mutual's authorized standard practice.
 - (b) Each member or tenant has the option of arranging for accommodations, in addition to any accommodations which may be provided by the Mutual during the fumigation process, and taking any additional steps that they believe are necessary and appropriate at their own expense.
2. If the Mutual receives a written request to delay fumigation from a member or tenant due to a documented medical reason that prohibits the resident from vacating the unit:
 - (a) The Mutual allows for a one-time rescheduling of the fumigation on behalf of the requesting resident.
 - (b) Staff works with the resident and reschedules fumigation. Considerations affecting the rescheduling include the nature of the medical issue and the timing of request within the program year. Requests made late in a program year may preclude fumigation until the following program year.
 - (c) Staff will refer residents that request a second rescheduling of fumigation to the Board for action.
 - (d) Staff issues a letter to members and tenants of an affected building advising that the fumigation of the building has been postponed and will be rescheduled by the Mutual at the

earliest date possible and that they will be advised of that date in accordance with the notification procedure.

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 made a motion to approve the resolution. Director Rubin seconded the motion and discussion ensued.

Member Ralph Belitz (124-R) commented on the resolution.

Director Wilson moved to postpone the resolution to the April meeting to satisfy the 30-day notification requirements. Director Rubin seconded the motion and the motion carried by a vote of 6-0-1 (Director Curtis abstained).

The Secretary of the Corporation read the changes to the Mutual's revised committee appointments. Director Wilson moved to approve the resolution. Director Rubin seconded the motion and discussion ensued.

Without objection the Board added Bevan Strom as an advisor to the Governing Documents Ad Hoc Committee.

By a vote of 6-0-1 (Director Curtis abstained), the motion carried and the Board of Directors adopted the following resolution as amended:

RESOLUTION 01-10-38

RESOLVED, March 9, 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
Paul Vogel
Advisors: Alison Holt

Governing Documents Ad Hoc Committee

Barbara Copley, Chair
Ron Beldner
*Advisor: Mary Stone, **Bevan Strom***

Joint GRF Bylaw Committee

Marty Rubin
Paul Vogel

Joint Long Range Planning Committee

Paul Vogel

Landscape Committee

Linda Wilson, Chair

Ron Beldner

Heather Gerson

Advisors: Mary Kay Tibbetts, Polly Spahr

Long Range Planning Task Force

Heather Gerson

Maintenance and Construction Committee

Ron Beldner, Chair (replaces Marv Rosenhaft)

Barbara Copley

Heather Gerson

Advisors: Lynn Hamm

Resident Relations Information Services

Marty Rubin, Chair

3rd Member on Rotation

Standards Sub-Committee

Marty Rubin, Chair

Gail McNulty

Arlene Miller

Traffic Hearing

Linda Wilson, Chair

Barbara Copley

3rd Member on Rotation

New Resident Orientation

Per Rotation List

Select Audit

Paul Vogel

Arlene Miller

Laguna Canyon Foundation

RESOLVED FURTHER, that Resolution 01-10-22, adopted February 9, 2010 is hereby superseded and canceled.

The Secretary of the Corporation read the changes to the revised GRF committee appointments. Director Wilson moved to approve the resolution. Director Rubin seconded the motion.

By a vote of 6-0-1 (Director Curtis abstained), the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 01-10-39

RESOLVED, March 9, 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

Heather Gerson

Community Activities

Heather Gerson

Entitlement Ad Hoc Committee

Mike Curtis
Barbara Copley

Finance

Arlene Miller
Paul Vogel

Government & Public Relations

Barbara Copley
Linda Wilson

Golf Building Ad Hoc Committee

Marty Rubin
Paul Vogel

Landscape Committee

Linda Wilson
Ron Beldner

Maintenance & Construction

Ron Beldner (replaces Marv Rosenhaft)
Heather Gerson (replaces Michelle Stanton)

Recreation Master Planning Sub-Committee

Heather Gerson

Security

Linda Wilson

Ron Beldner

RESOLVED FURTHER, that Resolution 01-10-20, adopted January 12, 2010 is hereby superseded and canceled.

Director Rubin provided an update on the Board's oversight management criteria.

Member Delsie Zuzak (674-A) commented on resident attendance at the committees.

GENERAL MANAGER'S REPORT

Mr. Storage commented on his new position as General Manager and expressed thanks for the unwavering commitment that Mr. Johns showed for the Community for 24 years. Mr. Storage commented on his commitment to helping the Village move forward in a positive manner, to maintain the great reputation the Village holds.

Mr. Storage announced that the Community Associations Institute Orange County Chapter (CAI-OC) recognized and awarded Laguna Woods Village the Green Star Award for its exceptional efforts in environmental stewardship, as evidenced by installation of cool roof systems within the Mutuals. Additionally, United Board Director Marty Rubin was nominated as Board Member of the Year in the Hall of Fame category and GRF Board Director Ruth May was awarded Board Member of the Year in the Veteran's category. Also, Staff member Wendy Bucknum, co-chair of the Legislative Support Committee for the Chapter, accepted the Committee of the Year award for its legislative efforts on behalf of community associations across California.

Mr. Storage reported that the Mutual's water consumption for the month of January was over the budgeted units set by the El Toro Water District and has resulted in a penalty due mainly to an overage in domestic use.

CONSENT CALENDAR

Director Wilson made a motion to approve the Consent Calendar as written. Director Rubin seconded the motion and the motion carried by a vote of 6-0-1 (Director Curtis abstained) and the following actions were taken:

Maintenance and Construction Committee:

RESOLUTION 01-10-40

RESOLVED, March 9, 2010 that the request of Ms. Betty Phillips of 23-E Avenida Castilla to extend the front patio and install pavers at her 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 23-E; 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 is installed as per United Mutual Standards Sections 22- *Patio Slab Extensions* and the pavers are installed as per standard construction practices; 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 23-E; 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 01-10-41

RESOLVED, March 9, 2010 that the request of Ms. Arlene Wilson of 94-A Calle Aragon to retain a roll-up shade installed 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 94-A; 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 officers and agents of this corporation are hereby authorized on behalf of the corporation to carry out the purpose of this resolution.

RESOLUTION 01-10-42

RESOLVED, March 9, 2010 that the request of Ms. Dolores Ford of 108-C Via Estrada to retain a wood ramp and porch landing with railings at her manor is hereby approved; and

RESOLVED FURTHER, that all costs for repair and future maintenance associated with the subject alteration is the responsibility of the Mutual Member(s) at Manor 108-C; and

RESOLVED FURTHER, that the ramp and landing, inclusive of wood post, railings and gate, must be removed at the time of resale of the manor; 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 01-10-43

RESOLVED, March 9, 2010 that the request of Mr. Dennis Moran, Power of Attorney, of 126-B Avenida Majorca to retain a patio gate and walkway at 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 126-B; and

RESOLVED FURTHER, that all required Mutual permits for the patio tile, patio gate, patio and wall revision must be obtained through the Permits and Inspections Office located in the Laguna Woods Village Community Center; and

RESOLVED FURTHER, that the gate shall be modified to meet the United Mutual Alteration Standard Section 17- Patio Gates and Courtyard Doors, paragraph 2.7 which states, "*Gates and courtyard doors shall be no higher than the wall in which they are part of, with the exception of decorative arc or radius finished tops.*"

RESOLVED FURTHER, that the downspout from upstairs Manor 126-O must be reconfigured to follow the contours of the subject lowered patio wall; 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 01-10-44

RESOLVED, March 9, 2010 that the request of Mr. Kwang-Hae Kim of 229-C Avenida Majorca to convert the Bedroom Two window to a sliding glass door and install a concrete stoop at his manor is hereby approved; and

RESOLVED FURTHER, that all costs for installation, repair, and maintenance associated with the subject alteration is the responsibility of the Mutual Member(s) at 229-C; and

RESOLVED FURTHER, that all landscape, irrigation, and drainage modifications associated with the alteration are to be completed by the Landscape Department at the expense of the Mutual member(s) at 229-C; 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 the officers and agents of this corporation are hereby authorized on behalf of the corporation to carry out the purpose of this resolution.

RESOLUTION 01-10-45

RESOLVED, March 9, 2010 that the request of Mrs. Chanette Armstrong of 234-B Calle Aragon to construct a room addition on the front patio of her manor is hereby approved; and

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

RESOLVED FURTHER, that unit-specific plans depicting the proposed alteration, signed and wet-stamped by a California-licensed architect or engineer must be submitted to the Permits and Inspections office located in the Laguna Woods Village Community Center for approval. These plans must include structural details and calculations required to ensure the structural integrity of the building is maintained upon completion of the proposed room addition; 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 Laguna Woods Village Community Center; and

RESOLVED FURTHER, that any required landscape, irrigation, and drainage revisions (if any) are to be performed by the Landscape Division at the requesting Mutual member's expense; 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 the officers and agents of this corporation are hereby authorized on behalf of the corporation to carry out the purpose of this resolution.

RESOLUTION 01-10-46

RESOLVED, March 9, 2010 that the request of Mr. Jeffrey Kropf of 512-A Avenida Sevilla to perform patio additions and convert the existing Bedroom Two window into French Doors at his 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 512-A; and

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

RESOLVED FURTHER, that the pavers for the patio additions are installed as per standard construction practices; 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 512-A; and

RESOLVED FURTHER, that the patio extension located outside of Bedroom Two will not extend beyond the exterior walls of Bedrooms One and Two and the patio extension located outside of the existing Garden Room addition will not extend beyond the exterior walls of the Garden Room and the Kitchen; 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 01-10-47

RESOLVED, March 9, 2010 that the request of Mr. Walter Petruilis of 789-O Via Los Altos that the Mutual, at its expense, designate the curb in Cul-de-sac 93 that is immediately below his manor as an area where parking would be prohibited, is hereby denied.

RESOLUTION 01-10-48

WHEREAS, Mr. Keith Westerfield of 798-D Via Los Altos disputes the charge of \$298.37 for restoration repairs for damage that resulted from a rain leak of an alteration master bathroom skylight, and requests that the Mutual reverses the charge; and

NOW THEREFORE BE IT RESOLVED, March 9, 2010, that the Board of Directors of this Corporation hereby reaffirms its Damage Restoration Policy and denies Mr. Keith Westerfield's request that the Mutual reverses the charge of \$298.37; 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 01-10-49

RESOLVED, March 9, 2010, that the appeal request of Mrs. Naujean Barrett of 920-N Avenida Majorca to retain mesh screening on the balcony of her manor is hereby denied; and

RESOLVED FURTHER, that the Board hereby requires removal of the mesh screening at the Mutual Member's expense, within 30 days of the Board's decision; 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 01-10-50

WHEREAS, by way of Resolution 01-09-148, the Board of Directors adopted a policy whereby the Mutual will remove and replace all roof alterations that are contiguous with the building roof during replacement of the main building roof, and the cost for replacement of the alteration roof shall be charged to the resident; and

WHEREAS, Mr. Jon Fink of 2044-C Via Mariposa East disputes charges for the re-roofing of an alteration atrium roof at his manor;

NOW THEREFORE BE IT RESOLVED, March 9, 2010, that the Board of Directors of this Corporation hereby upholds its alteration roofing policy and affirms Mr. Fink's responsibility for the \$923.74 charge (\$783.74 + \$140 late fees) to re-roof the alteration atrium roof at his manor; 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.

Landscape Committee Recommendation:

- 220-D Denial of request for three (3) tree removals
- 306-B Denial of request for two (2) tree removals

Finance Committee Recommendations:

RESOLUTION 01-10-51

WHEREAS, Member ID 947-364-11 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, March 9, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-364-11; 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 01-10-52

WHEREAS, Member ID 947-376-67 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, March 9, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-376-67; 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.

RESOLUTION 01-10-53

WHEREAS, Member ID 947-397-58 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, March 9, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-397-58; 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 01-10-54

WHEREAS, Member ID 947-399-04 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, March 9, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-399-04; 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 01-10-55

WHEREAS, Member ID 947-433-94 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, March 9, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-433-94; 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 01-10-56

WHEREAS, Member ID 947-451-86 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, March 9, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-451-86; 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 entered the meeting at 11:16 A.M.

COMMITTEE REPORTS and SERVICES

FINANCE REPORT

Director Paul Vogel gave the Treasurer's and the Finance Committee Reports.

Members Dottie Fredericks (776-Q) commented on the number of foreclosures and liens filed against United property; Kay Margason (510-C) commented on financial audits; Henrietta Gawronski (52-C) commented on identifying a condo and co-op in the Community.

Ms. Price left the meeting at 11:34 A.M.

Director Wilson left the meeting at 11:34 A.M.

Director Ron Beldner reported from the Maintenance and Construction Committee.

In Director Wilson's absence, President McNulty read a proposed resolution approving the Maintenance and Construction Committee's charter.

Director Wilson returned to the meeting at 11:35 A.M.

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

By a vote of 7-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 01-10-57

WHEREAS, on January 12, 2010, pursuant to Article VII, Section 1 of the Bylaws, the Board of Directors of this Corporation re-established the Maintenance & Construction Committee as a standing committee; and

NOW THEREFORE BE IT RESOLVED, March 9, 2010, that the Committee shall maintain a working liaison with the Maintenance Division of the Managing Agent's organization to ensure that the real property and fixtures owned and managed by United Laguna Hills Mutual are maintained, reconditioned, improved or augmented as necessary or desired to meet the policies established by the Board of Directors, or as required by government agencies that have standing in establishing public policy; and

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

- Aesthetic impact (Building, Common Area, Neighbors)
- Conformity to Local and State Building Codes
- Conformity to the Mutual governing documents and Davis-Stirling Act

RESOLVED FURTHER, that the Committee shall review and recommend to the Board of Directors, the disposition of requests for variances from the Alteration Standards with findings for the recommended actions including modifications, additions or deletions to Mutual property such as, but not limited to walkways, ramps, handrails, street lights, walkway lights, and the like; and

RESOLVED FURTHER, that the Committee shall maintain requirements that no structural alterations including any internal and external physical changes to the dwelling unit, performed or caused to be performed by the Member, shall be performed without prior written consent of the Corporation. Prior written consent is given by the Board after proper processing by the Member of approved Alteration Standards, or after approval by the Board of a Member's Variance Request; and

RESOLVED FURTHER, that the Committee shall review maintenance service level requirements during the Business Planning process; and

RESOLVED FURTHER, that the Committee shall review budget requirements, service levels, all attendant costs and projected income related to services to be

provided by the Maintenance Division and make necessary recommendations to the Finance Committee and Board of Directors, and

RESOLVED FURTHER, that the Committee shall explore and review suggestions for short-term and long-term improvements and cost effective programs within the Mutual, for approval by the Finance Committee and Board of Directors, and

RESOLVED FURTHER, that the Committee shall review on a continuing basis long-range plans and needs for building and infrastructure maintenance and, in consultation with appropriate committees, recommend to the Board of Directors appropriate means for achieving such plans and needs; and

RESOLVED FURTHER, that the Committee shall review as needed the substance of specifications used for procurement of goods and services for programs under the review of this Committee. The Committee will consult with the Managing Agent regarding award of contracts, as needed.

RESOLVED FURTHER, that the Committee shall review all requests for unbudgeted capital components or programs suggested by the Maintenance Division, other committees, and recommend appropriate action to the Board of Directors, and

RESOLVED FURTHER, that the Committee shall monitor major Operating and Reserve maintenance programs, such as roofing, asphalt maintenance and replacement, external painting, and the like; and

RESOLVED FURTHER, that the Committee shall establish building colors palette and determine primary roof, building and trim colors for buildings, as appropriate; updating the palette at least every four years; and

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

RESOLVED FURTHER, that Resolution 01-10-29 adopted February 9, 2010 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 Secretary of the Corporation read the following proposed resolution approving the Mutual's 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 standards 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, April 13, 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.

Ms. Claire Webb left the meeting at 11:46 A.M.

Director Wilson made a motion to approve the resolution. Director Vogel seconded the motion and discussion ensued.

Without objection, the Board postponed the motion to the April meeting to satisfy the thirty-day notification requirements.

No one reported from the Standards Sub-Committee.

No one reported from the Long Range Planning Task Force.

Director Linda Wilson reported from the Landscape Committee.

Director Marty Rubin reported from the Resident Relations Information Services.

GRF HIGHLIGHTS

No Highlights were given.

DIRECTORS' FORUM

- Director Miller commented on Board decorum.
- Director Rubin commented on how well the meeting was run.
- Director Wilson thanked President McNulty for a well run meeting.

- Director Vogel commented on recycling aluminum.
- Director Beldner commented on illegal occupants and the number of people to enter the Community gates.

Ms. Clair Webb returned to the meeting at 11:59 A.M.

MEETING RECESS

The Regular Open Session Meeting recessed for lunch at 12:02 P.M. and reconvened into the Regular Executive Session at 1:02 P.M.

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

During its February 9, 2010 Regular Executive Session, the Board reviewed and approved the minutes of the Regular Executive Session meeting of January 12, 2010, the Special Executive Session meeting of January 15, 2010, the Special Executive Session meeting of January 25, 2010, and the Special Executive Session meeting of February 1, 2010. The Board also discussed member disciplinary matters; approved recording Notices of Default for Member ID 947-369-28 and Member ID 947-450-18; approved three Chargeable Services write-offs totaling \$4,007.30; and heard four (4) Disciplinary Hearings and imposed fines totaling \$1100 for violations of the Mutual's rules and regulations. The Board also discussed contractual and potential litigation matters, and reviewed the Litigation Status Report.

The Traffic Committee of the Board met in Executive Session on February 17, 2010 to discuss member disciplinary issues.

ADJOURNMENT

With no further business before the Board of Directors, the meeting was adjourned at 4:39 P.M.

Linda Wilson, Secretary