

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

April 13, 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 April 13, 2010, at 9:30 A.M. at 24351 El Toro Road, Laguna Woods, California.

Directors Present: Gail McNulty, Marty Rubin, Arlene Miller, Ron Beldner, Barbara Copley, Paul Vogel, Heather Gerson

Directors Absent: Linda Wilson

Others Present: Jerry Storage, Patty Kurzet
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 Arlene Miller 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 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.

MEMBER COMMENTS

- Maxine McIntosh (68-C) commented on the 6-month lease restrictions.
- Collette Siegman (607-A) made comments on behalf of the "Let There Be Light" group and inquired on the City's street lighting demonstration project.
- Connie Grundke (2214-B) admonished the Board for its actions taken against Mr. Curtis.
- Mary Stone (356-C) commented on actions taken by the Maintenance and Construction Committee.
- Charlene Sydow (646-A) announced Mr. Curtis' Memorial and asked that no Board members attend.

- Carol Feldman (695-Q) commented on the Board's actions against Mr. Curtis and commented on the 6-month lease restrictions.
- Norma Follett (889-P) commented on the 6-month lease restrictions and read a letter from another resident regarding the restriction.
- James Nelson (69-O) inquired on reserve funding to cover earthquake damage.
- Pamela Grundke (2214) commented on Mr. Curtis' service on the Board and commented on the Board's treatment of him.
- Eugenia Francis (80-A) commented on the 6-month lease restrictions.
- Paula Page (4008-2E) encouraged residents to be prepared for a major disaster and announced that the Disaster Preparedness Task Force is offering a class on how to prepare for a disaster.
- Kay Margason (510-C) commented on the passing of Mr. Curtis, the relandscaping being performed in cul-de-sac 95, and the Board's unfinished business.
- Anton Rohrbacher (852-A) commented on the 6-month lease restriction.
- Mike Gennero (2056-B) commented on additional lighting in the Community.
- Ken Hammer (797-B) commented on the passing of Mr. Curtis and commented on the 6-month lease restriction.
- Jody Foster (2162-C) commented on the 6-month lease restriction.
- Leo George (2099-A) commented on the 6-month lease restriction.
- Dottie Fredericks (776-Q) commented on the 6-month lease restriction and commented on the younger generation moving into the Community and charging assessments per square footage.

RESPONSE TO MEMBER COMMENTS

- President McNulty briefly commented on the issues addressed by the residents.
- Director Rubin commented on the Board's goal to complete projects.
- Director Beldner commented on resales.
- Scott Dunham, Risk Manager, spoke to the issue of earthquake insurance and indicated that insurers do not provide coverage to HOAs, but do provide it to individual homeowners, and that should the Mutual sustain any damage as a result of an earthquake, repairs will be paid through Reserves.

APPROVAL OF MINUTES

The Board reviewed the minutes of the Regular Board Meeting of March 9, 2010 and the minutes of the Special Board Meeting of April 7, 2010, and approved them without objection.

CHAIR'S REMARKS

President McNulty reported on the Board's oversight of the managing agent; announced that Martin and Chapman was the lowest bidder as the election company and will perform such services for the upcoming election; commented on the lack of representation from United Mutual on the recent ad paid for by GRF, Third Mutual and Mutual 50; and commented on the Union contract and PCM's compensation budget.

Director Miller commented on the success of the Board's recent Directors' Coffee meeting.

APPOINTMENTS TO BOARD VACANCIES

President McNulty invited the candidates running for the two vacancies to make a 3 minute statement as to their qualifications.

Candidate Libby Marks announced she was running for the term ending in 2011 and Candidate Harold Allen announced he was running for the term ending in 2012. Each candidate spoke to their reasons for running.

The Directors asked questions of the candidates.

2011 TERM

Director Rubin made a motion to commence balloting. Director Gerson seconded the motion and the motion carried unanimously.

Without objection, the Board ceased balloting.

President McNulty announced that Libby Marks has been appointed to the Board in place and stead of Marv Rosenhaft, term ending in 2011, and invited Ms. Marks to sit with the Board.

2012 TERM

Director Vogel made a motion to commence balloting. Director Gerson seconded the motion and the motion carried unanimously.

Without objection, the Board ceased balloting.

President McNulty announced that Harold Allen has been appointed to the Board in place and stead of Michele Stanton, term ending in 2012, and invited Mr. Allen to sit with the Board.

NEW BUSINESS

The Board discussed the United Oversight Criteria for 2010-2011 and stated that the Board would be identifying criteria for 2011-2012.

The Board discussed the Delegation of Actions and Commitment Matrix proposed by Third Board Director Kathryn Freshley and encouraged the new Board members to review the document and provide input. Director Rubin commented on the Boards' involvement in PCM's day-to-day activities.

The Board agreed to schedule a workshop to further discuss the document.

OLD BUSINESS

In the absence of the Secretary of the Corporation, Director Heather Gerson read a proposed resolution, postponed from last month, adopting the standard procedures for scheduled implementation of the Mutual's fumigation process.

Director Gerson made a motion to approve the resolution. Director Vogel seconded the motion.

By a vote of 8-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 01-10-61

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 Gerson read a proposed resolution, postponed from last month, adopting the Mutual's revised traffic rules and regulations.

Director Vogel made a motion to approve the resolution. Director Beldner seconded the motion.

By a vote of 8-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 01-10-62

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.

GENERAL MANAGER'S REPORT

Mr. Storage commented on the success of Phases One and Two of the Plan-A-Ride bus program roll-out; encouraged residents to attend the upcoming budget meetings to discuss Maintenance and Landscape service levels and reserve components; and updated the Board on the report staff is drafting on the 6-month leasing restrictions.

CONSENT CALENDAR

Director Vogel made a motion to approve the Consent Calendar as amended by removing requests from Units 65-C, 370-F, and 759-D regarding requests to perform atrium enclosures, for discussion under the Maintenance and Construction Committee report. Director Gerson seconded the motion and the motion carried unanimously and the following actions were taken:

Maintenance and Construction Committee:

RESOLUTION 01-10-63

RESOLVED, April 13, 2010, that the request of Mr. Robert Gregg of 57-Q Calle Cadiz to retain a Mitsubishi ductless heat pump unit installed on the balcony deck of his manor is hereby denied; 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 01-10-64

WHEREAS, in 2008 Mr. Norman Goldsmith of 67-B Calle Aragon requested reimbursement of electrical costs incurred due to a spike in electricity usage, which was denied by the Board on September 9, 2008 and was subsequently appealed and denied again on February 10, 2010; and

WHEREAS, per the Mutual's appeals policy, Mr. Norman Goldsmith is again requesting reimbursement of the same electrical costs; and

NOW THEREFORE BE IT RESOLVED; April 13, 2010, that the request of Mr. Norman Goldsmith of 67-B Calle Aragon for reimbursement of electrical costs incurred due to a spike in electricity usage is hereby denied; 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 01-10-65

WHEREAS, Mr. Donald Brookes of 202-H Avenida Majorca disputes the charge of \$144.92 for chargeable services billed to him for repairs performed on his upgraded GE refrigerator, and is requesting a refund; and

NOW THEREFORE BE IT RESOLVED, April 13, 2010, that the Board of Directors of this Corporation hereby reaffirms the Mutual's appliance policy and denies Mr. Brookes' request for a refund of \$144.92 for Chargeable Services; and

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

RESOLUTION 01-10-66

RESOLVED, April 13, 2010, that the request of Ms. Jeanette Sunshine of 330-B Avenida Sevilla to retain a washer and dryer in the atrium 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 330-B; 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; and

RESOLVED FURTHER, that due to the Epoxy Pipe Relining Program already being completed at the subject building, any plumbing supply modifications necessary to facilitate installation of the washer/dryer in an approved exterior-grade cabinet must utilize flameless technology, so as to retain the integrity of the building's epoxy lined plumbing lines; 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 01-10-67

RESOLVED, April 13, 2010, that the appeal 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; 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 01-10-68

RESOLVED, April 13, 2010, that the request of Mr. Michael Shea of 522-G Calle Aragon to retain rain gutters and downspouts on the outside front patio and front porch of his manor is hereby approved; and

RESOLVED FURTHER, that all future costs for maintenance of the alteration, and any damage to Mutual property that may result from the alteration gutters and downspouts, are the responsibility of the Mutual member(s) at 522-G; and

RESOLVED FURTHER, that a required Mutual permit must be obtained from the Permits and Inspections office for the rain gutter and downspout alteration; 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 01-10-69

RESOLVED, April 13, 2010, that the request of Mr. and Mrs. George Carter of 614-Q Avenida Sevilla to retain rain gutters and downspouts on the balcony of their manor is hereby approved; and

RESOLVED FURTHER, that all future costs for maintenance of the alteration, and any damage to Mutual property that may result from the alteration gutters and downspouts, are the responsibility of the Mutual member(s) at 614-Q; and

RESOLVED FURTHER, that a required Mutual permit must be obtained from the Permits and Inspections office for the rain gutter and downspout alteration; 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 01-10-70

RESOLVED, April 13, 2010, that the request of Ms. M. Kathryn Jacobs of 618-A Avenida Sevilla to extend the rear patio of 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 618-A; and

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

RESOLVED FURTHER, the patio extension is installed as per United Mutual Standards Section 22- *Patio Slab Extensions*; and

RESOLVED FURTHER, 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 618-A; 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 01-10-71

RESOLVED, April 13, 2010, that the request of Ms. Priscilla Camperud of 782-B Via Los Altos to retain patio extensions 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 782-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 red scalloped edging must be removed from the patio extension on the east end of the patio; 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 01-10-72

RESOLVED, April 13, 2010, that the appeal request of Mr. and Mrs. Duffy of 828-B Via Alhambra to retain a reduced-sized window installed in the living room of their 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 828-B; and

RESOLVED FURTHER, 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 01-10-73

RESOLVED, April 13, 2010, that the request of Ms. Nancy Nagy, Trustee of 906-A Ronda Sevilla, to retain lattice panels on the patio of her manor is hereby denied; and

RESOLVED FURTHER, that the Board hereby requires the removal of the lattice at the 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.

Landscape Committee Recommendation:

- | | |
|----------|---|
| 127-B | Approval of request to retain citrus tree and to repair sidewalk at the Mutual's expense |
| Bldg 128 | Conditional approval to remove citrus tree and block planter and to repair sidewalk at Mutual's expense |
| 254-A | Denial of request for plant replacements |
| 254-C | Denial of request for tree removal |
| 437-B | Approval of request for two (2) tree removals at the Mutual Members' expense |
| 579-P | Approval of request for plant replacements at the Mutual member's expense |

Finance Committee Recommendations:

RESOLUTION 01-10-74

WHEREAS, Member ID 947-385-29 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, April 13, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-385-29; 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 01-10-75

WHEREAS, Member ID 947-391-21 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, April 13, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-391-21; 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 01-10-76

WHEREAS, Member ID 947-399-52 is currently delinquent to United Laguna Hills Mutual with regard to the monthly assessment; and

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

NOW THEREFORE BE IT RESOLVED, April 13, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-399-52; and

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

RESOLUTION 01-10-77

WHEREAS, Member ID 947-403-69 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, April 13, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-403-69; 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 01-10-78

WHEREAS, Member ID 947-405-86 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, April 13, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-405-86; 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.

RESOLUTION 01-10-79

WHEREAS, Member ID 947-419-74 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, April 13, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-419-74; 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 01-10-80

WHEREAS, Member ID 947-434-72 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, April 13, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-434-72; 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 01-10-81

WHEREAS, Member ID 947-434-92 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, April 13, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-434-92; 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 01-10-82

WHEREAS, Member ID 947-448-80 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, April 13, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-448-80; and

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

RESOLUTION 01-10-83

WHEREAS, Member ID 947-448-81 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, April 13, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-448-81; 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 01-10-84

WHEREAS, Member ID 947-453-38 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, April 13, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-453-38; 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 01-10-85

WHEREAS, Member ID 947-455-31 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, April 13, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-455-31; 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 01-10-86

WHEREAS, Member ID 947-455-41 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, April 13, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-455-41; and

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

COMMITTEE REPORTS and SERVICES

FINANCE REPORT

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

Director Ron Beldner reported from the Maintenance and Construction Committee.

Director Gerson read a proposed resolution authorizing Staff to facilitate hotel lodging arrangements for residents affected by emergency situations that compromise habitability of manors. Director Gerson moved to approve the resolution. Director Beldner seconded the motion and discussion ensued.

Member Maxine McIntosh (68-C) expressed her appreciation for the resolution.

By a vote of 8-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 01-10-87

WHEREAS, the Mutual has provided short-term accommodations at local hotels for residents in certain emergencies when they are displaced from their manors during catastrophic events (flood, fire, etc); and

WHEREAS, currently, when such events occur, the Board of Directors must convene to authorize the temporary relocation of residents of manors affected by the emergency situation; and depending upon the nature of the emergency, it may be difficult to assemble a quorum of the Board, and assistance to residents could be significantly delayed;

NOW THEREFORE BE IT RESOLVED, April 13, 2010, that the Board of Directors of this Corporation hereby delegates authority to the General Manager or the General Manager's designee to direct Staff to facilitate up to two nights hotel lodging arrangements of up to \$5,000 per incident for residents affected by emergency situations that compromise habitability of manors; 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 Gerson read a proposed resolution approving language to be included in the alteration permit applications that designates Cooperative Members as agents of the Mutual for the express purpose of obtaining a required City building permit for the specific proposed alteration described in the permit application. Director Gerson moved to approve the resolution. Director Vogel seconded the motion and discussion ensued.

Mr. Storage and Ms. Wendy Panizza provided clarification to the resolution.

Members Mary Stone (356-C), Bevan Strom (30-A), and Maxine McIntosh (68-C) addressed the Board on the resolution.

Without objection, the Board agreed to strike out the word "agents" and replace with the words "a representative" in the third paragraph, contingent upon the City's acceptance of the wording.

By a vote of 8-0-0, the motion carried and the Board of Directors adopted the following resolution as amended:

RESOLUTION 01-10-88

WHEREAS, the City of Laguna Woods has informed the Mutual that the City can no longer issue building permits to Cooperative Members of United Mutual without the express and written permission of the Mutual; and

WHEREAS, it would be an unnecessary burden to the Board and cause potentially significant delays to the alteration process if the Mutual were to take on the responsibility for all City required building permit applications;

NOW THEREFORE BE IT RESOLVED, April 13, 2010, that the Board of Directors of this Corporation hereby approves an update to the Mutual's Alteration Permit Application to include language that designates Cooperative Member as ~~agents~~ **a representative** of the Mutual for the express purpose of obtaining a required City building permit for the specific proposed alteration described in the permit application; 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 Gerson read a proposed resolution requiring Members to execute the City's Non-Sleeping Room Certification form to affirm the Member/occupant's understanding that the rooms with egress eliminated by proposed alterations shall not be used as sleeping rooms. Director Gerson moved to approve the resolution. Director Rubin seconded the motion and discussion ensued.

Without objection, the Board agreed to strike out the word “agent” and replace with the words “a representative” throughout the resolution, contingent upon the City’s acceptance of the wording.

Members Lloyd Foster (2162-C), Bevan Strom (30-A), and Mary Stone (356-C) addressed the Board on the resolution.

By a vote of 8-0-0, the motion carried and the Board of Directors adopted the following resolution as amended:

RESOLUTION 01-10-89

WHEREAS, on February 19, 2010 the City of Laguna Woods informed the Mutual that effective immediately, the Mutual or **a representative agent** of the Mutual must certify that existing bedrooms fronted by an enclosed patio or atrium space that results in the elimination of egress from a bedroom to the exterior of a manor shall no longer be designated or used as sleeping rooms; and

WHEREAS, the Mutual or **a representative agent** of the Mutual must provide this certification to the City in order for the Member to obtain permits for enclosures that result in the reduction of the number of bedrooms in the manor;

NOW THEREFORE BE IT RESOLVED, April 13, 2010, that the Board of Directors of this Corporation hereby requires that the cooperative Member execute the City’s Non-Sleeping Room Certification form to affirm the Member/occupant’s understanding that the rooms with egress eliminated by proposed alterations shall not be used as sleeping rooms; and

RESOLVED FURTHER, for the purposes of the certification, the status of “agents **a representative** of the Mutual” shall be given by the Mutual to the cooperative Member of the affected manor; and

RESOLVED FURTHER, that this restriction must be disclosed to any future tenant and/or purchaser of the affected property; 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 Copley made a motion to approve the following variance requests to perform atrium enclosures. Director Miller seconded the motion and the Board approved the following resolutions:

RESOLUTION 01-10-90

RESOLVED, April 13, 2010, that the request of Mr. Jeffrey Moses of 65-C Calle Aragon to perform an atrium enclosure at his 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 65-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 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 he 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 Alteration Notification* (roof tie-in) form must be completed and submitted to the Permits and Inspections office prior to issuance of a Mutual permit; 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 01-10-91

RESOLVED, April 13, 2010, that the request of Ms. Barrie Egan of 370-F Avenida Castilla to perform an atrium enclosure at her manor is hereby approved; and

RESOLVED FURTHER, that all future costs and maintenance associated with the subject alteration are the responsibility of the Mutual Member(s) at 370-F; 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 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 he 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 Alteration Notification* (roof tie-in) form must be completed and submitted to the Permits and Inspections office prior to issuance of a Mutual permit; 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 01-10-92

RESOLVED, April 13, 2010, that the request of Mrs. Simin Sabetpour of 759-D Calle Aragon to perform an atrium enclosure at her manor is hereby approved; and

RESOLVED FURTHER, that all future costs and maintenance associated with the subject alteration are the responsibility of the Mutual Member(s) at 759-D; 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 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 she 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 Alteration Notification* (roof tie-in) form must be completed and submitted to the Permits and Inspections office prior to issuance of a Mutual permit; 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 Barbara Copley reported from the Governance Ad Hoc Committee.

Director Marty Rubin reported from the Standards Sub-Committee.

No one reported from the Long Range Planning Task Force.

No one reported from the Landscape Committee.

Director Beldner made a motion to place a moratorium on receiving additional bins from the City until an agreement is reached with Ware Disposal regarding newspaper and mixed recycling. Director Gerson seconded the motion and the motion carried unanimously.

Director Vogel made a motion to approve the letter to the El Toro Water District regarding Penalty Assessments. Director Gerson seconded the motion and the motion carried unanimously.

Director Marty Rubin reported from the Resident Relations Information Services.

GRF HIGHLIGHTS

- Director Beldner commented on the Gate One renovation project.
- Director Copley reported from the Government and Public Relations Committee.

DIRECTORS' FORUM

- Director Marks commented on voting at the recent Maintenance and Construction Committee meeting.
- Director Miller welcomed the new Board members.
- Director Rubin welcomed the new Board members.
- Director Beldner welcomed the new Board members and announced the next Security and Community Access Committee meeting.
- Director Gerson welcomed the new Board members and welcomed Jerry Storage as the new General Manager.
- President McNulty thanked the remaining members in the audience.

MEETING RECESS

The Regular Open Session Meeting recessed for lunch at 12:24 P.M. and reconvened into the Regular Executive Session at 1:04 P.M.

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

During its Regular Executive Session Meeting of March 9, 2010, the Board reviewed and approved the minutes of the Regular Executive Session Meeting of February 9, 2010. The Board heard six (6) regular disciplinary hearings and imposed fines totaling \$1900 for violations of the Mutual's rules and regulations; and discussed litigation and other member disciplinary matters.

The Traffic Committee of the Board did not meet in Executive Session on March 17, 2010 to discuss member disciplinary issues.

ADJOURNMENT

With no further business before the Board of Directors, the meeting was adjourned at 4:28 P.M.

Gail McNulty, President

United Laguna Hills Mutual, Laguna Woods
TRAFFIC RULES AND REGULATIONS
Adopted April 2010
Resolution 01-10-62

The following Traffic Rules and Regulations are strictly enforced and are applicable to all **PEDESTRIANS** and persons operating **MOTOR VEHICLES** or **BICYCLES** on any real property owned or governed by United Laguna Hills Mutual.

1.0 DEFINITIONS:

- 1.1 The term "MOTOR VEHICLE" as used herein is a vehicle that is self-propelled, other than a self-propelled wheelchair, invalid tricycle, or motorized quadricycle when operated by a person who, by reason of a physical disability, is otherwise unable to move about as a PEDESTRIAN.
- 1.2 The term "IN UNITED" as used herein means on any real property owned or managed by United Laguna Hills Mutual.
- 1.3 The term "IN LAGUNA WOODS VILLAGE" as used herein means on any real property owned or managed by the Golden Rain Foundation of Laguna Woods or the Mutual Corporations.
- 1.4 The term "RESIDENT" as used herein means any member or legal occupant living in the Laguna Woods Village Community.
- 1.5 The term "MANOR" as used herein means any dwelling unit IN UNITED as defined in the Bylaws.
- 1.6 The term "EMPLOYEE" means a person who is employed by the Managing Agent either on a full-time or part-time basis.
- 1.7 The term "GOLF CART" means a MOTOR VEHICLE having not less than three wheels in contact with the ground, having an unladed weight of less than 1300 pounds, which is designed to be and is operated at no more than 15 mph and designed to carry golf equipment and passengers.
- 1.8 The term "GOLF CAR" means a vehicle having not less than three wheels in contact with the ground, having an unladed weight of less than 3000 pounds, which is designed to be and is operated at no more than 25 mph and designed to carry golf equipment and passengers. GOLF CARS may be driven on public or private streets with a maximum speed limit of 35 mph per hour. GOLF CARS are not allowed on the 27-hole golf course, and will be considered MOTOR VEHICLES herein.

- 1.9 The term PEDESTRIAN means any person who is afoot or who is using a means of conveyance propelled by human power other than a bicycle. PEDESTRIAN also includes any person operating a self-propelled wheelchair, invalid tricycle, electric personal assistive mobility device, or motorized quadricycle, and by reason of physical disability, is otherwise unable to move about as a PEDESTRIAN.
- 1.10 The term BICYCLE means a device, upon which any person can ride, propelled exclusively by human power through a belt, chain, or gears and having one or more wheels.
- 1.11 The term "ASSIGNED PARKING" means any parking area that is owned or managed by United Laguna Hills Mutual that is appurtenant to a particular MANOR and is used exclusively by a RESIDENT, such as a carport, parking garage space, or driveway.
- 1.12 The term "UNASSIGNED PARKING" means any parking area that is owned or managed by United Laguna Hills Mutual and is not appurtenant to a particular MANOR and is not used exclusively by any RESIDENT and is not designated as guest parking.
- 1.13 The term "GUEST PARKING" means any parking area that is clearly marked as such and which is reserved for visitors to the area.
- 1.14 The term "INOPERABLE VEHICLE" means any vehicle that lacks current/valid regular on-street/highway DMV license or registration; lacks an engine, transmission, wheels, tires, doors, windshield, or equipment necessary to operate safely on the streets; and any vehicle that creates a nuisance as determined by the United Laguna Hills Mutual Board of Directors.
- 1.15 The term "ABANDONED VEHICLE" means any vehicle that is deserted, neglected or inoperable, positioned in an unassigned or assigned parking space or curbside that has not been moved within a twenty-one day period, unless previously receiving authorization from the Security Division for extended parking exceeding the twenty-one day period.

2.0 APPLICABILITY OF REGULATIONS:

- 2.1 Except as otherwise stated herein, Division 11, Rules of the Road and Division 12, Equipment of Vehicles of the most current California Vehicle Code and all amendments or revisions thereto apply IN LAGUNA WOODS VILLAGE to all PEDESTRIANS and persons operating MOTOR VEHICLES or BICYCLES.
- 2.2 The exception to Section 2.1 is no driver's license or vehicle registration is required to operate a GOLF CART IN LAGUNA WOODS VILLAGE.

3.0 LICENSING / REGISTRATION REQUIREMENTS:

- 3.1 All resident-owned MOTOR VEHICLES must be registered with the Golden Rain Foundation.
- 3.2 Any applicant for a business pass, caregiver pass, temporary pass or publication (or other type of distribution) pass who intends to operate a MOTOR VEHICLE IN LAGUNA WOODS VILLAGE shall be required to present a valid Drivers License prior to issuance of the pass.
- 3.3 Any person operating a MOTOR VEHICLE IN LAGUNA WOODS VILLAGE shall be required to have a valid driver's license in their possession when operating said MOTOR VEHICLE and is further required to present such license to any member of the Security Division upon request.
- 3.4 Any MOTOR VEHICLE, with the exception of a golf cart, operated IN LAGUNA WOODS VILLAGE, shall be required to display current on-street/highway registration on the license plate.
- 3.5 Issuance by the Community Access Department personnel of a RESIDENT decal will be contingent upon presentation of the following:
 - 3.5.1 Current vehicle registration listing the Laguna Woods Village RESIDENT as the registered owner. If the Laguna Woods Village RESIDENT is not listed as the owner, a letter from the RESIDENT stating that the vehicle is for the exclusive use of the RESIDENT must accompany the registration.
 - 3.5.2 Current RESIDENT identification card.

4.0 AREAS OF AUTHORIZED USE FOR MOTOR VEHICLES:

- 4.1 Except as provided in Sections 8.2, 8.3, 8.4, 9.2 and 9.4, no MOTOR VEHICLE or BICYCLE shall be operated IN LAGUNA WOODS VILLAGE except on streets, cul-de-sacs, driveways, and designated parking areas designed for such use.

5.0 SPEED LIMITS:

- 5.1 The maximum speed limit on all Laguna Woods Village streets is 25 miles per hour (MPH), unless otherwise posted.
- 5.2 The speed limit in all Laguna Woods Village cul-de-sacs and parking areas is 15 MPH, unless otherwise posted.

6.0 USE OF HEADLIGHTS:

6.1 All MOTOR VEHICLES approaching and/or entering any Laguna Woods Village gate shall utilize low beam headlamps.

7.0 PARKING:

7.1 RESIDENT-OWNED MOTOR VEHICLES may only be parked, for a seven (7) day period without being moved, in clearly marked spaces designated for such purpose or against a curb or sidewalk designated as a limited parking area as outlined in Section 7.2; and must be registered with the Golden Rain Foundation. At no time may a MOTOR VEHICLE be parked with any portion of the MOTOR VEHICLE on a sidewalk.

7.2 For the purpose of identifying parking limitations, the following curb markings shall be applicable:

Red Curb:	No Parking
Green Curb:	Not to exceed 10 minutes or as posted (Unlimited parking in Green Zone with Handicapped Placard)
White Curb:	Loading and unloading only
Yellow:	Commercial loading and unloading only
Unpainted:	Parking permitted unless posted

7.3 The following MOTOR VEHICLES are permitted to be parked IN LAGUNA WOODS VILLAGE: Standard passenger vehicles including automobiles, vans designed to accommodate ten (10) or fewer people, golf carts, golf cars, motorcycles (street licensed), off-road vehicles (street licensed) and pick-up trucks having a manufacturer's rating or payload capacity of one ton or less. Vehicle dimensions cannot exceed the boundaries/footprint of the parking space in which the vehicle is parked. No vehicle overall length in excess of 22 feet is allowed.

7.4 The following motor/recreational vehicles or trailers are prohibited from parking IN LAGUNA WOOD VILLAGE: Vans designed to accommodate more than ten (10) people, boats, jet skis, off-road motorcycles (not street licensed), off-road vehicles (not street licensed), any vehicle that exceeds the boundaries/footprint of the parking space in which the vehicle is parked, vehicles in excess of 22 feet overall length, INOPERABLE VEHICLES or vehicle parts, MOTOR VEHICLES displaying advertising, MOTOR VEHICLES used primarily for the storage of personal property, and/or aircraft.

7.5 The following commercial-type motor vehicles are prohibited from parking IN UNITED: Vehicles designed to accommodate more than ten (10) people, vehicles displaying advertising of any kind, vehicles having more than two (2) axles, vehicles of a type used or maintained for the transportation of persons for hire, compensation, or profit or designed, used, or maintained primarily for the transportation of property (e.g. stake

bed trucks, tank trucks, dump trucks, step vans, concrete trucks, limousines, taxi cabs).

7.6 No camper, motor home or trailer of any sort, as defined in the California Vehicle Code shall be parked IN LAGUNA WOODS VILLAGE except for the purpose of loading or unloading and not for a continuous period greater than six (6) hours. Parking for longer periods of time shall be confined to designated Recreational Vehicle Storage Areas.

7.7 Exceptions to Section 7.6 may be granted by the Laguna Woods Village Security Division Watch Commander, Security Manager, or Security Director on a case-by-case basis. If either of these Security staff approves a vehicle for overnight parking, the vehicle must be removed by 12:00 noon the following day.

7.8 INOPERABLE VEHICLES may not be parked or stored IN UNITED.

8.0 GOLF CARTS:

8.1 GOLF CARTS shall follow all the provisions of the California Vehicle Code and the regulations listed in the Golden Rain Foundation of Laguna Woods Traffic Rules and Regulations. A vehicle decal is required since this is the only method of identifying a GOLF CART.

8.2 Driving a GOLF CART on a sidewalk shall be permissible only from the point of origin to the nearest driveway or place of exit to the street.

8.3 While driving a GOLF CART on a walkway or sidewalk, the driver of the GOLF CART shall yield the right-of-way to all PEDESTRIANS and shall not, under any circumstances, travel at a speed greater than is reasonable and prudent, having due regard for the safety of all PEDESTRIANS on the sidewalk.

8.4 MOTOR VEHICLES, when utilized by the managing agent for the purpose of providing maintenance services to Laguna Woods Village Corporations, shall be permitted to travel on sidewalks, lawns, and walkways as necessary to efficiently provide such maintenance services. MOTOR VEHICLES shall not be operated at such a speed as to pose a hazard to PEDESTRIANS and, unless unavoidable, due to emergency maintenance, said MOTOR VEHICLES shall not be parked so as to block any normal PEDESTRIAN right-of-way, i.e., sidewalk, walkway, or carport.

8.5 Any non-resident driving a GOLF CART must be age 16 years or older and be accompanied by a RESIDENT.

9.0 BICYCLES (NON-MOTORIZED):

- 9.1 All provisions of the California Vehicle Code pertaining to operation of a BICYCLE shall apply within the confines of Laguna Woods Village, Laguna Woods.
 - 9.2 Riding a BICYCLE on the sidewalk is permitted only from the point of origin to the nearest driveway or place of exit to the street. BICYCLES may be used on sidewalks to deliver newspapers. They are not permitted on lawns.
 - 9.3 BICYCLES may not be ridden within the confines of Clubhouses or manors. BICYCLES must be walked in internal corridors, sidewalks, and breezeways.
 - 9.4 While riding a BICYCLE on a sidewalk, the rider shall yield the right-of-way to all PEDESTRIANS and shall not, under any circumstances, travel at a speed greater than is reasonable and prudent, having due regard for the safety of all PEDESTRIANS on the sidewalk.
- 10.0 PEDESTRIANS IN ROADWAYS:
- 10.1 Every PEDESTRIAN upon a roadway shall yield the right-of-way to vehicles upon the roadway.
- 11.0 REPORTING OF ACCIDENTS:
- 11.1 The driver of any MOTOR VEHICLE or BICYCLE involved in any accident that causes death or injury to any person shall immediately stop and notify the Orange County Sheriff's Department and the Laguna Woods Village Security Division of their identity and the particulars of the accident.
 - 11.2 The driver of any MOTOR VEHICLE or BICYCLE involved in any accident resulting in damage to property (including but not limited to, damage to another MOTOR VEHICLE), shall identify themselves to the owner or individual in control of said property, if present, and they shall notify the Laguna Woods Village Security Division of their identity and the particulars of the accident.
- 12.0 PARKING USE RULES AND RESTRICTIONS:
- 12.1 All MOTOR VEHICLES must be of dimensions that fit within a parking space, and shall not interfere with other vehicles.
 - 12.2 MOTOR VEHICLES may not be rebuilt, and major service may not be performed nor may fluids be changed IN UNITED.
 - 12.3 ASSIGNED PARKING spaces may not be rented to NON-RESIDENTS, or to RESIDENTS intending to park MOTOR VEHICLES that are not registered with the Golden Rain Foundation.

- 12.4 RESIDENTS and/or their temporary guests must first utilize their ASSIGNED PARKING space before utilizing any UNASSIGNED PARKING space.
 - 12.5 All parking spaces which have been designated "guest parking" spaces may not be used by a RESIDENT without the prior written consent of the Board.
 - 12.6 MOTOR VEHICLES may not be stored or parked in an UNASSIGNED PARKING or GUEST PARKING area IN UNITED without having been moved within a seven (7) day period.
 - 12.6.1 Should a RESIDENT leave a MOTOR VEHICLE parked for a period longer than seven (7) days due to a planned extended leave, the RESIDENT should notify the Security Division accordingly, including the date of return and the date the vehicle will be moved, in order to prevent the potential towing of the vehicle.
 - 12.7 The storage of abandoned and inoperable MOTOR VEHICLES in ASSIGNED PARKING is prohibited. An abandoned and inoperable vehicle stored in ASSIGNED PARKING that has not been moved within a seven-day (7) period is subject to disciplinary action which may include towing of the vehicle.
 - 12.8 ASSIGNED PARKING IN UNITED shall not be used by any EMPLOYEE of the Managing Agent for any purpose other than cleaning and maintenance.
- 13.0 ENFORCEMENT:
- 13.1 Enforcement of these Traffic Rules and Regulations shall be the responsibility of the Laguna Woods Village Security Division unless otherwise designated by law. Security Officers shall issue Notices of Violation for non-compliance with these Traffic Rules and Regulations. The Board of Directors of the Corporation shall establish disciplinary penalties for violations of these regulations. Disciplinary penalties may be greater for repeated violations within a three-year period.
 - 13.2 RESIDENTS AND NON-RESIDENTS – MOVING AND PARKING VIOLATIONS
 - 13.2.1 Following a Notice of Violation for a moving or parking violation, a RESIDENT or NON-RESIDENT shall be sent a letter notifying him/her of the hearing date. This letter shall be sent at least fifteen (15) days prior to the hearing date. If the RESIDENT or NON-RESIDENT chooses to attend the hearing,

he/she shall notify the Security Division at least five (5) business days prior to the date of the hearing.

13.2.2 Handicapped parking violations shall be dismissed with presentation to the Security Division of a handicapped placard and handicapped placard registration paperwork that verifies the issuance of the handicapped placard to the resident or non-resident that was valid at the time of the violation.

13.2.3 TRAFFIC HEARINGS

13.2.3.1 Traffic hearings for residents and non-resident owners for any traffic violations will be held by the Traffic Hearing Committee of the Mutual in which the alleged violator resides or is a member.

13.2.3.2 Traffic hearings for non-residents for any traffic violations will be held by the Traffic Hearing Committee of the Mutual in which the alleged violation occurred.

13.2.3.3 At the hearing, the Traffic Hearing Committee shall hear testimony from those RESIDENTS and NON-RESIDENTS who choose to attend and from the Security Officers issuing the Notices of Violation. If the Security Officer cannot be present, the Traffic Hearing Committee may reschedule the hearing for that violation or dismiss the violation. After each hearing, the Traffic Hearing Committee shall render a decision. For those RESIDENTS and NON-RESIDENTS who choose not to attend the hearing, the Traffic Hearing Committee shall make its decision based on the Notice of Violation.

13.2.3.4 Within ten (10) days following the hearing a letter shall be sent to all violators stating the decision of the Traffic Hearing Committee. If the Traffic Hearing Committee finds the RESIDENT or NON-RESIDENT is guilty of the violation, the letter shall inform him/her of the penalty and give him/her the choice of paying the fine or attending Traffic School. Traffic School is available once during any three-year period.

13.2.3.5 Reports of the proceedings shall be taken at all Traffic Hearing Committee hearings.

13.2.4 TRAFFIC SCHOOL

13.2.4.1 Laguna Woods Village Traffic School shall be a two-hour class covering traffic safety and designed for Laguna Woods Village drivers.

13.2.4.2 The Laguna Woods Village Security Division will provide instructors to teach the Laguna Woods Village Traffic School in Laguna Woods Village.

13.2.4.3 The class size shall be limited to a minimum of five (5) and a maximum of twenty-five (25) persons who shall each pay, prior to attending the class, an administration fee of \$20.00.

13.3 EMPLOYEES - ALL VIOLATIONS

13.3.1 A copy of any Notice of Violation issued to an EMPLOYEE of the managing agent shall be forwarded to his/her Division Director and Human Resources.

13.3.2 Penalties for traffic violations shall be determined by Human Resources Policies and Procedures, and by the Division Director.

13.4 OTHER NON-RESIDENTS - VIOLATIONS

13.4.1 Violations by newspaper carriers shall be dealt with at the discretion of the Security Director and the General Manager, and shall be subject to review by legal counsel.

13.5 MONETARY PENALTIES

13.5.1 All monetary penalties shall be in accordance with the latest monetary penalty schedule approved by the Board of Directors of the Corporation and distributed annually to all members in compliance with Davis-Stirling.

13.5.2 Payments of traffic penalties shall be mailed or presented to the Laguna Woods Village Security Division. Checks shall be made payable to the Golden Rain Foundation.

14.0 TOWING POLICY

14.1 The Security Division has been authorized by the United Laguna Hills Mutual Board of Directors to enforce these traffic rules, in compliance with the California Vehicle Code § 22658, which may result in the towing of a vehicle at the vehicle owner's expense.

- 14.1.1 The Community has complied with the provisions of California Vehicle Code Section 22658 as to proper signage indicating that vehicles may be towed at the owner's expense, and containing the telephone number of the local traffic law enforcement agency and the name and telephone number of each towing company that is a party to a general towing authorization agreement with United as the owner of the property.
- 14.2 The Security Division is authorized to tow NON-RESIDENT abandoned, stored and/or inoperable MOTOR VEHICLES in UNASSIGNED PARKING after requesting compliance to remove the vehicle, and no compliance is made within 15 days of written notification.
 - 14.2.1 This 15 days of written notification is substantially more than the 96 hours that must, by statute, have elapsed since issuance of a notice of parking violation before towing may legally occur.
- 14.3 The Security Division may be authorized to tow RESIDENT abandoned and inoperable MOTOR VEHICLES on a case-by-case basis under the direction of the United Laguna Hills Mutual Board of Directors. If removal of the abandoned and inoperable vehicle has been requested and not been done within 15 days, the RESIDENT will be subject to disciplinary action by the United Laguna Hills Mutual Board of Directors. If the Board determines that the RESIDENT is guilty of a parking violation, it may authorize the Security Division to tow the vehicle.
 - 14.3.1 MOTOR VEHICLES parked in a No Parking zone, vehicles parked in handicapped spaces without a proper placard, vehicles parked in front of fire hydrants, and vehicles blocking entrances and exits may be towed immediately at the registered owner's expense.