

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

May 11, 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, May 11, 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, Libby Marks, Harold Allen

Directors Absent: Linda Wilson

Others Present: Jerry Storage, Patty Kurzet
Executive Session: Jerry Storage, Cris Robinson, Patty Kurzet, Sandy Meyer

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 Paul Vogel led the Pledge of Allegiance to the Flag.

ACKNOWLEDGEMENT OF PRESS

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

APPROVAL OF AGENDA

Without objection, the Board approved the agenda as amended by removing the variance request of *32-D Calle Aragon to convert the Bedroom Two window to a sliding glass door and install a concrete stoop* from the Maintenance and Construction Committee Consent Calendar, returning it back to the M&C Committee; and removing the variance request of *309-D Avenida Castilla to retain a temporary wood ramp* and the *492-B Calle Cadiz dispute of damage restoration charge of \$1,624.99* from the Maintenance and Construction Committee Consent Calendar and moving them to the M&C Report for discussion.

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 treating the Board Members with respect and the 6-month lease restrictions.

- Helen Fisk (715-Q) commented on cul-de-sac 67 and potential grants available for elevator installations.
- Margaret Pearlman (342-D) made comments on behalf of the “Let There Be Light” group and inquired on the City’s street lighting demonstration project.
- Jody Foster (2162-C) spoke on behalf of the Disaster Preparedness Task Force and encouraged residents to be prepared for a major disaster, and announced the next disaster preparedness class.
- Mary Stone (356-C) commented on bulk items placed near trash bins and inquired on the policy to pick up such items, and announced the availability of the “blue tablets” to detect water leaks in toilets.
- Dick Sharp (887-Q) commented on street sweeper efficiency.
- Kay Margason (510-C) commented on water usage penalties and money used toward landscaping projects.
- Delsie Zuzak (674-A) commented on landscaping projects and “make work projects.”
- Dottie Fredericks (776-Q) commented on long range planning and the condition of the washing machines.
- Iris Gorin (828-Q) commented on the condition of Aliso Creek.
- Bob Zuzak (674-A) commented on landscaping issues and “make work projects.”
- Jane Krajnik (2035-B) commented on the condition of the washing machines and the laundry rooms, and unauthorized use of the machines.

RESPONSE TO MEMBER COMMENTS

- President McNulty briefly commented on the issues addressed by the residents.
- Director Rubin responded to Ms. Fisk’s comments regarding cul-de-sac 67.
- Mr. Storage addressed Ms. Fisk’s comment on grants for elevator installation and Ms. Stone’s comment on bulk items.
- Director Beldner addressed the comments made regarding the laundry rooms, commented on bulk items placed near the dumpsters, and announced the resale status in the Community.

APPROVAL OF MINUTES

The Board reviewed the minutes of the Regular Board Meeting of April 13, 2010 and the minutes of the Special Board Meeting of May 5, 2010, and approved them without objection.

CHAIR’S REMARKS

President McNulty reported on the Board’s oversight of the managing agent; encouraged residents to contact Property Services to report any maintenance or landscape issues; and clarified some misconceptions about legal opinions.

APPOINTMENTS TO BOARD VACANCIES

President McNulty invited any potential candidates running for the one vacancy to make a 3 minute statement as to their qualifications.

Candidate Cynthia Chyba spoke to her reason for running, and no other candidates came forth to run for the vacancy.

The Directors asked questions of Ms. Chyba.

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

Director Vogel made a motion to cease balloting. Director Beldner seconded the motion and the motion carried unanimously.

President McNulty announced that Cynthia Chyba has been appointed to the Board in place and stead of Mike Curtis, term ending in 2011, and invited Ms. Chyba to sit with the Board.

NEW BUSINESS

In the absence of the Secretary of the Corporation, Director Heather Gerson read the proposed changes to the Mutual's Committee assignments. Director Gerson moved to approve the resolution. Director Vogel seconded the motion.

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

RESOLUTION 01-10-96

RESOLVED, May 11, 2010, that the following persons are hereby appointed to serve the corporation in the following capacities:

Executive Committee (to Hold Disciplinary Hearings)
3 members per rotation

Finance Committee

Paul Vogel, Chair
Marty Rubin, Vice Chair
Arlene Miller
Advisor: Alison Holt

Governing Documents Ad Hoc Committee

Barbara Copley, Chair
Ron Beldner
Advisors: Mary Stone, Bevan Strom

Joint GRF Bylaw Committee

Marty Rubin
Paul Vogel

Landscape Committee

Linda Wilson, Chair
Heather Gerson

Harold Allen

Advisors: Mary Kay Tibbetts, Polly Spahr

Long Range Planning Task Force

TBD

Joint Long Range Planning Committee

Paul Vogel

Heather Gerson

Maintenance and Construction Committee

Ron Beldner, Chair

Barbara Copley

Heather Gerson

Harold Allen

Advisor: Lynn Hamm

Resident Relations Information Services

Marty Rubin, Chair

Arlene Miller

3rd Member on Rotation

Standards Sub-Committee

Marty Rubin, Chair

Gail McNulty

Arlene Miller

Ron Beldner

Barbara Copley

Libby Marks

Traffic Hearing

Linda Wilson, Chair

Barbara Copley

Arlene Miller

New Resident Orientation

Per Rotation List

Select Audit

Paul Vogel

Arlene Miller

Laguna Canyon Foundation

TBD

RESOLVED FURTHER, that Resolution 01-10-38, adopted March 9, 2010 is hereby superseded and canceled.

Director Gerson read the proposed changes to the Mutual's GRF Committee assignments. Director Gerson moved to approve the resolution and Director Vogel seconded the motion.

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

RESOLUTION 01-10-97

RESOLVED, May 11, 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

Heather Gerson

Ron Beldner

Business Planning

Paul Vogel, Treasurer

Marty Rubin, 1st Vice President

Bus Services

Libby Marks

TBD

Community Activities

Heather Gerson

Libby Marks

Land Use Ad Hoc Committee

Barbara Copley

Libby Marks

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
Heather Gerson

Maintenance & Construction

Ron Beldner
Harold Allen

Master Landscaping Plan Ad Hoc Committee

Heather Gerson
Harold Allen

Recreation Master Planning Sub-Committee

Heather Gerson
Libby Marks

Security

Linda Wilson
Ron Beldner

RESOLVED FURTHER, that Resolution 01-10-39, adopted March 9, 2010 is hereby superseded and canceled.

OLD BUSINESS

No old business came before the Board.

GENERAL MANAGER'S REPORT

Mr. Storage commented on the Mutual's water shortage penalties and encouraged the residents to continue to conserve water. He announced the El Toro Water Districts' change of method of encouraging water conservation to a tiered rate system. Mr. Storage provided an update on the lighting consultant and announced that staff received a legal opinion regarding the 6 month lease restrictions and would present the report at the United Finance Committee on June 1st. Mr. Storage spoke to the ongoing work regarding the new golf building and reported that construction is scheduled to begin in November. He further updated the membership on the Moulton Widening project and the Storm Drain Installation project on El Toro Road. He announced the upcoming budget meetings to discuss maintenance and landscape service levels, and the reserve components and encouraged residents to attend to voice their opinions.

CONSENT CALENDAR

Director Miller made a motion to approve the Consent Calendar as amended, and Director Gerson seconded the motion.

By a vote of 8-0-1 (Director Chyba abstained), the motion carried and the following actions were taken:

Maintenance and Construction Committee:

RESOLUTION 01-10-98

RESOLVED, May 11, 2010, that the request of Mr. and Mrs. Thomas Braim of 186-C Avenida Majorca to convert the Living Room window to a sliding glass door and install a concrete stoop at their 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 01-10-99

RESOLVED, May 11, 2010, that the request of Mr. and Mrs. Sidney Alpert of 298-D Avenida Sevilla to retain sunshades installed over an upstairs sliding glass door of their 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 298-D; 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 01-10-100

RESOLVED, May 11, 2010, that the request of Mr. Gregory Jackson of 517-A Calle Aragon to retain the retractable awning installed on the patio of 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 517-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, 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 01-10-101

RESOLVED, May 11, 2010, that the request of Mr. Roy Hsu of 577-A Avenida Majorca to fill in the living room window and construct a patio enclosure with a gabled roof of his 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 577-A; 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 the officers and agents of this corporation are hereby authorized on behalf of the corporation to carry out the purpose of this resolution.

RESOLUTION 01-10-102

RESOLVED, May 11, 2010 that the appeal request of Mr. Walter Petrulis 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; 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 01-10-103

WHEREAS, Ms. Azizeh Mohasses of 811-O Ronda Mendoza disputes the charge of \$530.60 for damage restoration repairs for water damage that occurred in the carport below her manor, and requests that the Mutual rescinds the charge; and

NOW THEREFORE BE IT RESOLVED, May 11, 2010, that because the cause of the damage could not be corroborated, the Board of Directors of this Corporation hereby approves the request of Ms. Azizeh Mohasses of 811-O Ronda Mendoza for the Mutual to rescind the damage restoration charge of \$530.60; and

RESOLVED FURTHER, that the associated costs shall be charged to the Mutual's General Operating Fund; 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:

No meeting was held.

Finance Committee Recommendations:

RESOLUTION 01-10-104

WHEREAS, Member ID 947-373-51 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, May 11, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-373-51; 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 01-10-105

WHEREAS, Member ID 947-376-61 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, May 11, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-376-61; 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 01-10-106

WHEREAS, Member ID 947-408-12 is currently delinquent to United Laguna Hills Mutual with regard to the monthly assessment; and

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

NOW THEREFORE BE IT RESOLVED, May 11, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-408-12; and

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

RESOLUTION 01-10-107

WHEREAS, Member ID 947-422-85 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, May 11, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-422-85; 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 01-10-108

WHEREAS, Member ID 947-451-73 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, May 11, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-451-73; 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 01-10-109

WHEREAS, Member ID 947-452-17 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, May 11, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-452-17; 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 Gerson read a proposed resolution denying Mr. Albert Levy's request for the Mutual to refund him \$40 for use of the Mutual's charging station to charge his golf cart. Director Gerson moved to approve the resolution. Director Vogel seconded the motion.

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

RESOLUTION 01-10-110

WHEREAS, by way of Resolution 01-08-191, Members who utilize Mutual electricity to charge battery powered vehicles such as golf carts pay an annual fee of \$120 which is designed to reimburse the Mutual for the cost of the extra electricity used; and

WHEREAS, Mr. Albert Levy, occupant of 514-B Avenida Sevilla, disputes the annual \$120 common area electricity usage fee at the Mutual-owned charging

stations and requests that the Mutual refund him \$40 because he is only willing to pay \$80, the amount Third Mutual charges; and

NOW THEREFORE BE IT RESOLVED, May 11, 2010, that the Board of Directors of this Corporation hereby reaffirms its common area electricity usage fee of \$120 and denies Mr. Levy's request for a \$40 refund; 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 Ron Beldner reported from the Maintenance and Construction Committee.

Director Gerson read a proposed resolution authorizing a supplemental appropriation in the amount of \$35,000 to correct a sagging ceiling at Manor 499-B. Director Gerson moved to approve the resolution. Director Miller seconded the motion.

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

RESOLUTION 01-10-111

WHEREAS, the ceilings in the Living Room and Master Bedroom at Manor 499-B Avenida Sevilla were sagging due to the deflection in the Manor's roof/ceiling truss system which was investigated and then immediately repaired at a cost of approximately \$35,000;

NOW THEREFORE BE IT RESOLVED, May 11, 2010, that the Board of Directors of this Corporation hereby authorizes a supplemental appropriation in the amount of \$35,000 from the Contingency Fund to ratify the emergency expenditure required for correction of the sagging ceilings; 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 the following proposed resolution adopting a policy which prohibits any future installation of hard surface flooring on a building level under which habitable space of any other dwelling unit exists:

RESOLUTION 01-10

WHEREAS, the installation of hard surface flooring in manors situated on a building level directly over other manors has generated some nuisance complaints to the Mutual due to noise transmitted to the lower neighboring units

when members have replaced original flooring types, i.e. carpet and vinyl flooring, with hard surface flooring; and

WHEREAS, the United Laguna Hills Mutual Occupancy Agreement requires that “a member shall not obstruct or interfere with the rights of other members or annoy them by unreasonable noise...;” and legal counsel has opined that the Mutual has the authority to establish reasonable rules in order to regulate unreasonable noises; and

WHEREAS, October 13, 2009, the Board of Directors adopted resolution 01-09-227 which prohibited any future installation of hard surface flooring in second floor manors, effective January 1, 2010;

NOW THEREFORE BE IT RESOLVED, July 13, 2010, that the Board of Directors affirms the adoption of a policy which prohibits any future installation of hard surface flooring on a building level under which habitable space of any other dwelling unit exists; and

RESOLVED FURTHER, that hard surface flooring is defined as any flooring other than original flooring types of carpet, vinyl or linoleum; and

RESOLVED FURTHER, that Resolution 01-09-227, adopted October 13, 2009, is hereby superseded and cancelled; and

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

Director Gerson moved to approve the resolution. Director Miller seconded the motion and discussion ensued.

Member Mary Stone (356-C) commented on enforcing the prohibition and requiring permits for such installations and member Tony Dauer (96-C) commented on quiet hours in the Community and recording the noise decibels.

Without objection, the motion was postponed to the June meeting to conform to the 30-day notification requirement.

Director Gerson read the following proposed resolution establishing an Exterior Paint Program for alterations:

RESOLUTION 01-10

WHEREAS, the painting of manor alterations is the responsibility of the individual members; and

WHEREAS, the Mutual has historically painted some manor alterations on a case-by-case basis during execution of the Mutual's yearly Exterior Paint Program when it is cost effective and in the Mutual's best interest to paint them; and

WHEREAS, field Staff are faced with manor-by-manor decisions on what alterations to paint and what alterations not to paint, and some field decisions are challenged by individual manor members, which can result in costly resolution processing;

NOW THEREFORE BE IT RESOLVED, July 13, 2010, that the Board of Directors of this Corporation hereby establishes a policy that allows Staff on behalf of the Mutual, to effectively determine which alterations to paint or not paint during execution of the Exterior Paint Program by painting alterations that would not disrupt the paint program's work flow; and

WHEREAS, such policy would optimize work flow for the paint crew, provide a reliable standard for the Mutual's role in painting alterations, reduce the number of member disputes that would rise to Board level concerning what is or is not painted, and would maintain continuity of appearance of Mutual property through its uniform application; and

WHEREAS, the following alterations (not limited only to this list) shall not be painted by the Mutual as part of the Exterior Paint Program and would remain each member's responsibility to repair, maintain, and paint:

- Any vinyl feature
- Awning Covers
- Enclosures (vinyl or black anodized)
- Covered atriums
- Windows
- Sliding doors
- Custom entry doors
- Non-standard air conditioning units
- Wrought iron features differing from original-type construction
- Fences
- Any alteration that is too delicate to withstand preparation without damage
- Any alteration in disrepair

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

Members Pat Blomgren (563-A) commented on compliance; Maxine McIntosh (68-C) commented on painting non-standard doors; and Mary Stone (356-C) commented on painting the in-wall air conditioning units.

Without objection, the motion was postponed to the June meeting to conform to the 30-day notification requirement.

Director Gerson read a proposed resolution denying a request from Mrs. Gayle Maher Hall of 309-D Avenida Castilla to retain a temporary wood ramp installed at her manor. Director Gerson moved to approve the resolution. Director Miller seconded the motion and discussion ensued.

Member Mrs. Gayle Maher Hall, owner of 309-D, addressed the Board on her request.

Member Pat Blomgren (563-A) commented on the matter.

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

RESOLUTION 01-10-112

RESOLVED, May 11, 2010, that the request of Mrs. Gayle Maher Hall of 309-D Avenida Castilla to retain a temporary wood ramp installed at her manor is hereby denied; and

RESOLVED FURTHER, that the Board of Directors hereby requires that the area be returned to its original condition within 90 days of the Board's decision on the matter; 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 denying the request of Ms. Annette Michaels of 492-B that the Mutual rescind the damage restoration charge of \$1,624.99. Director Gerson moved to approve the resolution. Director Miller seconded the motion and discussion ensued.

Member Ms. Annette Michaels of 492-B Calle Cadiz addressed the Board on her request.

Staff member Art Hernandez entered the meeting at 11:35 A.M. and addressed the Board on the issue.

By a vote of 6-2-1 (Directors Allen and Marks opposed and Director Chyba abstained), the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 01-10-113

WHEREAS, Ms. Annette Michaels of 492-B Calle Cadiz disputes the charge of \$1,624.99 for damage restoration resulting from a bathroom plumbing alteration, and requests that the Mutual rescinds the charge; and

NOW THEREFORE BE IT RESOLVED, May 11, 2010, that the Board of Directors of this Corporation hereby reaffirms its Damage Restoration Policy and denies Ms. Annette Michaels' request that the Mutual rescind the charge of \$1,624.99; 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.

Staff member Art Hernandez left the meeting at 12:00 P.M

Director Barbara Copley reported from the Governance Ad Hoc Committee.

Director Arlene Miller reported from the Standards Sub-Committee.

No one reported from the Long Range Planning Task Force.

Director Gerson reported from the Landscape Committee.

Director Marty Rubin reported from the Resident Relations Information Services.

GRF HIGHLIGHTS

- No highlights were given.

DIRECTORS' FORUM

- Director Allen commented on working with staff to clean up the laundry rooms.
- Director Copley commented on the City's rezoning changes and encouraged residents to attend the upcoming City Council meetings.
- Director Miller welcomed Cynthia Chyba to the Board.
- Director Rubin welcomed Cynthia Chyba to the Board and thanked the Board for a well-conducted meeting.
- Director Beldner encouraged residents to contact Property Services for any maintenance and landscape issues and welcomed Cynthia Chyba to the Board.
- Director Gerson welcomed Cynthia Chyba to the Board and thanked the Board for a well-conducted meeting.
- Director Chyba thanked the Board for all the welcoming comments and indicated that she would to her best to serve the Corporation.

MEETING RECESS

The Regular Open Session Meeting recessed for lunch at 12:13 P.M. and reconvened into the Regular Executive Session at 1:05 P.M.

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

During its Regular Executive Session meeting of April 13, 2010, the Board reviewed and approved the minutes of the Regular Executive Session Meeting of March 9, 2010. The Board approved the recording of Notices of Default for Member ID 947-386-23 and Member ID 947-392-42; heard three (3) regular disciplinary hearings and imposed fines totaling \$500 for violations of the Mutual's rules and regulations; and discussed litigation and other member disciplinary matters.

During its Special Executive Session meeting of April 26, 2010, the Board discussed litigation matters.

ADJOURNMENT

With no further business before the Board of Directors, the meeting was adjourned at 3:34 P.M.

Gail McNulty, President