

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

November 9, 2010

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

Directors Present: Gail McNulty, Harold Allen, Arlene Miller, John Dalis, Ron Beldner, Barbara Copley, Heather Gerson, Libby Marks, Harold Allen, Cynthia Chyba, Roger Turner, Catherine Brians

Directors Absent: None

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 Marks led the Pledge of Allegiance to the Flag.

ACKNOWLEDGEMENT OF PRESS

Ms. Claire Webb from the Laguna Woods Globe was not present at the time the meeting started, and the Channel 6 Camera Crew, by way of remote cameras, was acknowledged as present.

APPROVAL OF AGENDA

Without objection, the Board removed Agenda item 9(a) *Entertain Motion to Approve Clutter and Hoarding Policy* referring it to the Maintenance and Construction Committee for review.

Director Brians made a motion to move *Member Comments and Responses to Member Comments* to the end of the meeting after *GRF Highlights*. Director Gerson seconded the motion and discussion ensued.

Ms. Claire Webb entered the meeting at 9:38 A.M.

Members Mary Stone (356-C), Connie Grundke (2214-B), Kay Margason (510-C), and Dottie Fredericks (776-Q) presented their comments and concerns with the motion.

By a vote of 4-6-0 (Directors Beldner, Marks, Dalis, Allen, Chyba, and Copley opposed), the motion failed.

Without objection, the Board approved the agenda as amended.

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

- Margaret Pearlman (342-D) commented on the agenda.
- Dottie Fredericks (776-Q) reminded the membership to contribute to the annual toy drive.
- Tony Dauer (96-C) commented on additional blue recycling bins and parking.
- Connie Grundke (2214-B) commented on targeting a Member for placing furniture onto common area.
- Gunther Austin (326-B) commented on not receiving a ballot.
- Mary Stone (356-C) inquired on when the Board will approve the committee appointments.
- Roberta Berk (933-B) commented on removing the variance request of 933-P disallowing a satellite dish on the roof.
- Maxine McIntosh (68-C) commented on policies on member disciplinary matters.
- Pamela Grundke (2214-B) commented on the Board targeting a Member for placing furniture onto common area.
- Kay Margason (510-C) commented on Security targeting a Member for placing furniture onto common area.

RESPONSE TO MEMBER COMMENTS

- President McNulty briefly responded to resident comments.
- Director Allen commented on additional lighting, and recycling bins.

APPROVAL OF MINUTES

The Board reviewed the minutes of the September 14, 2010 Regular Board meeting, the September 22, 2010 Special Board meeting, the September 24, 2010 Special Board meeting, the October 6, 2010 Special Board meeting, the October 12 Organizational Meeting, and the October 22, 2010 Special Board meeting and approved them without objection.

CHAIR'S REMARKS

President McNulty commented on Staff appointed as *ex officio* officers and the sale of the old administration building; updated the membership on cul-de-sac 67 flooding mitigation; and reported on the quarterly management oversight for improved services.

NEW BUSINESS

The Board considered adopting a policy on distributing copies of the Meet the Candidates DVDs to candidates, moderator and assistants at the Mutual's expense. No action was taken.

OLD BUSINESS

The Secretary of the Corporation read a proposed resolution approving a policy on fractional memberships which was postponed from the previous meeting to conform to the 30-day notification requirements:

RESOLUTION 01-10-

WHEREAS, United Laguna Hills Mutual (United) is primarily, and has historically been an owner-occupied community; and

WHEREAS, United's Board of Directors believes it is in the best interests of United's Members, in terms of the market values of United's Manors and the preservation and protection of United's development, that United remain a primarily owner-occupied community; and

WHEREAS, United's Board of Directors has recently become aware that a number of applications for fractional Membership in United have likely been submitted for stock issuance in a number of proposed Members' names with the intent of circumventing United's subleasing restrictions, allowing a proposed sublessee of a Manor to become a Member of United and occupy/sublease the Manor for no finite term, and certainly in excess of six months; and

WHEREAS, United's Board has also become aware that applications for fractional Membership in United have likely been submitted for stock issuance in a number of proposed Members' names with the sole intent of the proposed Member, who has no intention to reside in a Manor at United, being able to inappropriately use and enjoy the recreational facilities which United's Members/Manor occupants are entitled to use (the "Recreational Facilities").

NOW THEREFORE BE IT RESOLVED, December 14, 2010, that the Board of Directors of United has adopted the following operating rule regarding the granting of fractional membership interests in a Manor to prevent any such circumvention of United's leasing restrictions and/or the inappropriate use of the Recreational Facilities by non-occupants of a Manor.

**UNITED LAGUNA HILLS MUTUAL
OPERATING RULE REGARDING THE GRANTING OF FRACTIONAL
MEMBERSHIP INTERESTS IN A MANOR**

1. APPLICATION FOR FRACTIONAL MEMBERSHIP INTEREST

If a person applies for fractional Membership in United, that person must have a bona fide intent to reside in a Manor at United for six or more months per calendar year. In applying for fractional Membership in United, the applicant must provide, in addition to any other information as may be requested by United, a sworn statement or affirmation, under penalty of perjury, describing in detail:

- (a) the nature of the relationship of the applicant to the other owners of the applicable Certificate of Membership;
- (b) the length of time that the applicant has known the other owners of the applicable Certificate of Membership;
- (c) all consideration provided by the applicant in return for the proposed fractional interest in the applicable Membership, and documentation evidencing such consideration;
- (d) the fractional interest that the applicant proposes to own along with a statement that (i) the applicant is a proposed owner of the applicable Membership interest, (ii) the applicant is not a sublessee or tenant of the applicable Member's Manor, (iii) the applicant will not be paying rent for the proposed occupancy of the Manor leasehold interest related to the Membership and (iv) the applicant will be occupying the Manor for at least six months during each 12-month period and is not seeking Membership as a means of gaining access and use rights to the Recreational Facilities.

2. TRANSFER DOCUMENT OR INSTRUMENT

In addition, the applicant must provide United with a copy of the document or instrument signed by the applicant and the transferor of Membership that purports to transfer a fractional Membership interest in United to the applicant.

3. BOARD DISCRETION

The Board of Directors of United may deny any application for fractional Membership in United if the Board determines, in its sole discretion, that the applicant is:

- (a) not related by blood, marriage or domestic partnership to an owner of the applicable Membership;
- (b) proposed to own less than a significant percentage interest in the applicable Certificate of Membership; and/or
- (c) not an actual proposed owner of the applicable Certificate of Membership, but a person who is attempting, along with the owner of the applicable Certificate of Membership, to (i) circumvent the six (6) month maximum occupancy limitation applicable to the sublessees of United's Manors and/or (ii) obtain inappropriate access and use rights to the Recreational Facilities.

4. FALSE INFORMATION

If it is determined that either the applicant or an owner of the applicable Certificate of Membership provided false information to United during the application process, and/or it is determined that false information was provided to United in an attempt to allow the applicant, who is actually a tenant or sublessee of the applicable Member's Manor, or a proposed tenant or sublessee of the applicable Member's Manor, to obtain a fractional Membership interest in United to circumvent United's leasing restrictions and/or it is determined that false information was provided to United in an attempt to allow the applicant, who does not plan to reside in the applicable Member's Manor, to inappropriately access and use the Recreational Facilities, the Board may, in its sole discretion, after a noticed hearing with the owner of the applicable Certificate Membership, terminate that Member's Certificate of Membership and initiate an unlawful detainer (eviction) action against that Member.

5. BOARD APPROVAL

Notwithstanding the foregoing, a resident Member may, upon written approval by United's Board of Directors, have a Co-occupant (as defined in United's Bylaws) who concurrently resides in the Manor along with the Member and who provides compensation to the Member for residency in the Member's Manor. In such event, both the resident Member and the qualified/approved Co-occupant shall have the right to access and use of the Recreational Facilities.

6. RECREATIONAL FACILITIES

If a Member subleases his/her Manor, the Member's rights to access and use the Recreational Facilities shall be assigned to the Member's sublessee(s) during the term of such sublease, and the Member shall not be allowed to access or use the Recreational Facilities during the term of the Sublease.

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

Director Copley moved to approve the resolution. Director Beldner seconded the motion.

Member Roberta Berk (933-B) commented on the length of the resolution.

Without objection, the Board postponed the resolution to the December meeting to satisfy the 30-day notification requirements.

The Secretary of the Corporation read a proposed resolution adopting an electrical use requirement policy which was postponed from the previous meeting to conform to the 30-day notification requirements:

RESOLUTION 01-10

WHEREAS, the Mutual has historically reimbursed members for electricity consumption related to the restoration of manors as a result of moisture intrusion as well as for excess electricity consumed due to hot water supply line leaks; and

WHEREAS, the practice of reimbursing members for electricity usage has not been formally recorded as an explicit United Mutual policy;

NOW THEREFORE BE IT RESOLVED, December 14, 2010, that the Board of Directors of this Corporation hereby adopts the Electricity Usage Reimbursement Policy, in accordance with Resolution 01-06-75 (Damage Restoration Policy), as follows:

- For moisture-intrusion events where dry-down of property is required, the Mutual will reimburse for electricity used in the dry-down of property, based on an established daily rate for each type of equipment extrapolated for the number of days each type of equipment is in place, as verified by the vendor.
- For hot water leaks where excess electricity has been consumed, the Mutual will reimburse for excess electricity consumption for a maximum period of three Southern California Edison billing periods, as evidenced by detailed billing statements for each of the three periods involved. Additional electricity use beyond the period of three billing cycles is the responsibility of the Member and is not reimbursable by the Mutual.
- All reimbursements will be charged to the Contingency Fund.

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 moved to approve the resolution. Director Turner seconded the motion.

Without objection the Board postponed the resolution to the December meeting to satisfy the 30-day notification requirements.

GENERAL MANAGER'S REPORT

Mr. Storage reported on the ongoing projects in the Community that impact United residents; updated the Board on the Plan-A-Ride Program and the projected savings to the community;

reminded residents to sign up for the Laguna Woods village newsletter on the website to receive (by way of email) information which promotes more communication with the residents; and announced a Community Association Institute legal forum attended by staff and certain Board Members.

CONSENT CALENDAR

Without objection, the Board approved the Consent Calendar as amended by removing *621-Q Denial to retain white vinyl lattice on the block wall of the patio* and *933-P Denial of request to install satellite dish on roof*, returning them back to the Maintenance and Construction Committee for further review; and removal of *2165-D Approval to retain the koi pond* and placed the item for discussion under the Maintenance and Construction Committee Report; and the Board took the following actions:

Maintenance and Construction Committee:

RESOLUTION 01-10-228

RESOLVED, November 9, 2010 that the request of Mr. Vernon Field of 21-E Avenida Castilla to create a patio wall opening at his manor is hereby approved; and

RESOLVED FURTHER, all future costs and maintenance associated with the subject alteration are the responsibility of the Mutual member(s) at 21-E; and

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

RESOLVED FURTHER, that the finished opening must match the existing finish on the patio wall. Wood finish trim or brick veneer will not be allowed; 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 01-10-229

RESOLVED, November 9, 2010 that the request of Mr. Frederic Young of 164-N Avenida Majorca to retain the hose bib installed on the balcony of his manor is hereby approved; and

RESOLVED FURTHER, that all costs for installation, repair, and maintenance associated with the subject alteration are the responsibility of the Mutual Member(s) at 164-N; and

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

RESOLVED FURTHER, that the Member shall be noticed for a Hearing due to the rules violation; 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 01-10-230

RESOLVED, November 9, 2010 that the request of Ms. Margaret Barnhart of 341-G Avenida Sevilla to retain the white vinyl fence and gate at her manor is hereby approved; and

RESOLVED FURTHER, that all costs and maintenance for the alteration, present and future, are the responsibility of the Mutual Member(s) at Manor 341-G; and

RESOLVED FURTHER, that a required Mutual permit for the wood patio fence and gate must be obtained 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 01-10-231

RESOLVED, November 9, 2010 that the request of Mr. Bruce Afkami of 381-A Avenida Castilla to retain the satellite dish installed on the flat roof of his manor is hereby approved; and

RESOLVED FURTHER, that all costs for installation, repair, and maintenance associated with the subject alteration are the responsibility of the Mutual Member(s) at 381-A; and

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

RESOLVED FURTHER, that the Member shall be noticed for a Hearing due to the rules violation; 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 01-10-232

RESOLVED, November 9, 2010 that the request of Mr. and Mrs. Robert Anderson of 413-B Avenida Castilla to enclose a portion of the patio, create openings with wrought iron in the patio block wall, and remove a storage cabinet at their 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 413-B; and

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

RESOLVED FURTHER, that the finished openings must match the existing finish on the patio wall. Wood finish trim or brick veneer will not be allowed; 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 01-10-233

RESOLVED, November 9, 2010 that the request of Ms. Teresa McNeil of 443-A Avenida Sevilla to retain the white vinyl fence, gate and patio extension at her manor is hereby approved; and

RESOLVED FURTHER, that all costs and maintenance for the alteration, present and future, are the responsibility of the Mutual Member(s) at Manor 443-A; and

RESOLVED FURTHER, that a required Mutual permit for the white vinyl fence, gate and patio extension must be obtained through the Permits and Inspections Office located in Laguna Woods Village Community Center; and

RESOLVED FURTHER, that the Member shall be noticed for a Hearing due to the rules violation; 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 01-10-234

RESOLVED, November 9, 2010 that the request of Ms. Diane Penn of 443-C Avenida Sevilla to retain the wood patio fence and gate at her manor is hereby approved; and

RESOLVED FURTHER, that all costs and maintenance for the alteration, present and future, are the responsibility of the Mutual Member(s) at Manor 443-C; and

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

RESOLVED FURTHER, that the Member shall be noticed for a Hearing due to the rules violation; 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 01-10-235

RESOLVED, November 9, 2010 that the request of Mr. and Mrs. Craig Stoneman of 443-F Avenida Sevilla to retain the white vinyl fence, gate and patio extension at their manor is hereby approved; and

RESOLVED FURTHER, that all costs and maintenance for the alteration, present and future, are the responsibility of the Mutual Member(s) at Manor 443-F; and

RESOLVED FURTHER, that a required Mutual permit for the white vinyl fence, gate and patio extension must be obtained through the Permits and Inspections Office located in Laguna Woods Village Community Center; and

RESOLVED FURTHER, that the Member shall be noticed for a Hearing due to the rules violation; 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 01-10-236

RESOLVED, November 9, 2010 that the request of Mr. and Mrs. Don Bucknam of 450-A Avenida Sevilla to retain the white wood lattice panels on the rear patio of their manor is hereby approved; and

RESOLVED FURTHER, that all costs and maintenance for the alteration, present and future, are the responsibility of the Mutual Member(s) at Manor 450-A; and

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

RESOLVED FURTHER, that the Member shall be noticed for a Hearing due to the rules violation; 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 01-10-237

RESOLVED, November 9, 2010 that the request of Mr. and Mrs. Morris Saltzman of 575-D Avenida Majorca to perform an atrium enclosure as per Standard Plan 15, and install an additional bathroom at their 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 575-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 they may be subject to member disciplinary proceedings and could be required to take additional noise mitigating measures, up to and including removing the alteration and restoring to original; and

RESOLVED FURTHER, that a *Roof 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 01-10-238

RESOLVED, November 9, 2010 that the request of Ms. Gwen Keller of 592-E Avenida Majorca to add windows in the living room at her manor is hereby approved; and

RESOLVED FURTHER, that all costs for repair and maintenance associated with the subject alteration, present and future, are the responsibility of the Mutual Member(s) at Manor 592-E; and

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

RESOLVED FURTHER, that detailed site specific plans, wet-stamped and signed by a California licensed architect or engineer, must be submitted to the Permits and Inspections office located in the Laguna Woods Village Community Center prior to issuance of a permit. These plans must detail the required structural modifications necessary to ensure that the structural integrity of the building is maintained upon completion of the window additions; 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 01-10-239

RESOLVED, November 9, 2010 that the request of Mr. Gary Schulz of 726-N Avenida Majorca to allow the installation of an HVAC unit outside the bathroom window of neighboring Manor 726-A is hereby approved; and

RESOLVED FURTHER, that all future costs and maintenance of the alteration are the responsibility of the Mutual member(s) at Manor 726-N; 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 HVAC system must be installed as per United Mutual Alteration Standards Section 6- Air Conditioning Units/ Heat Pumps; and

RESOLVED FURTHER, that the Board has, from time to time, received complaints of noise due to alterations of neighboring manors. For example, central and through-the-wall HVAC alterations that allows noise to travel beyond the area of the installation. The Board should advise the member that should the Board receive such a complaint concerning an alteration, the requesting member may be subject to member disciplinary proceedings and could be required to take additional noise mitigating measures, up to and including removing the alteration and restoring to original; and

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

RESOLUTION 01-10-240

WHEREAS, by way of Resolution 01-06-75 the Board adopted its Damage Restoration Policy whereby members are responsible for repairs to Mutual property that was damaged as a result of alterations, improvements, or redecoration; and

WHEREAS, Mr. William Shaffman of 728-C Avenida Majorca disputes the charge of \$723.96 for work performed to investigate, secure, mitigate and restore damage as a result of and in association with an alteration refrigerator ice-maker supply line leak, and requests that the Mutual reverses the charge; and

NOW THEREFORE BE IT RESOLVED, November 9, 2010, that the Board of Directors of this Corporation hereby reaffirms its Damage Restoration Policy and its Appliance Policy, and denies the request of Mr. William Shaffman of 728-C Avenida Majorca that the Mutual reverse the charges totaling \$723.96; 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 01-10-241

RESOLVED, November 9, 2010 that the request of Ms. Joy Jones of 751-B Avenida Majorca to retain the doggie door at her manor is hereby approved; and

RESOLVED FURTHER, that all future costs and maintenance associated with the subject alteration is the responsibility of the Mutual member(s) at Manor 751-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 officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

RESOLUTION 01-10-242

RESOLVED, November 9, 2010 that the request of Mrs. Virginia Anderson of 840-B Ronda Sevilla to retain pavers to the back patio (patio extensions) 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 840-B; and

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

RESOLVED FURTHER, that all future 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 840-B, including planting of the area where pavers are to be removed; and

RESOLVED FURTHER, that the section of pavers on the north end of the patio that form a ramp to the concrete walkway below, must be removed and the area returned to its original condition; and

RESOLVED FURTHER, that the Member shall be noticed for a Hearing due to the rules violation; 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 01-10-243

WHEREAS, the Mutual's practice in response to requests for electricity usage reimbursements is to reimburse Members electricity usage for dry-down and hot water line leaks that result from events that are the Mutual's responsibility per the Mutual's Damage Restoration Policy;

WHEREAS, Mr. Fred Gross of 2046-N Via Mariposa East requested reimbursement in the amount of \$835.22 for the months of February 2010 and March 2010 for excess electricity usage that resulted from a pressure relief valve leak (hot water line leak); and

NOW THEREFORE BE IT RESOLVED; November 9, 2010, that the Board of Directors of this Corporation hereby approves the reimbursement to Mr. Fred Gross of 2046-N Via Mariposa East of electrical costs in the amount of \$293.41 incurred in February 2010 for excess electricity used during the February period consistent with the Mutual's electricity usage reimbursement practice; and

RESOLVED FURTHER, that the charge will be paid out of the Contingency 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.

RESOLUTION 01-10-244

RESOLVED, November 9, 2010 that the request of Mr. Kerry Miller of 2144-E Ronda Granada to perform a major remodel and bathroom addition at 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 2144-E; and

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

RESOLVED FURTHER, that detailed site specific plans, wet-stamped and signed by a California licensed architect or engineer detailing the required

structural modifications necessary to ensure that the structural integrity of the building is maintained upon completion of the remodel and bathroom addition, must be submitted to the Permits and Inspections office located in the Community Center prior to issuance of a Permit. These plans must also verify that the existing plumbing and electrical systems can accommodate the proposed alterations; 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. The Board should advise the member that should the Board receive such a complaint concerning an alteration, the requesting member may be subject to member disciplinary proceedings and could be required to take additional noise mitigating measures, up to and including removing the alteration and restoring to original; and

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

Landscape Committee Recommendation:

No meeting was held.

Finance Committee Recommendations:

RESOLUTION 01-10-245

WHEREAS, Member ID 947-361-38 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, November 9, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-361-38; 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 01-10-246

WHEREAS, Member ID 947-363-41 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, November 9, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-363-41; 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.

RESOLUTION 01-10-247

WHEREAS, Member ID 947-364-12 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, November 9, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-364-12; 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 01-10-248

WHEREAS, Member ID 947-381-28 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, November 9, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-381-28; 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 01-10-249

WHEREAS, Member ID 947-392-42 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, November 9, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-392-42; 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 01-10-250

WHEREAS, Member ID 947-394-13 is currently delinquent to United Laguna Hills Mutual with regard to the monthly assessment; and

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

NOW THEREFORE BE IT RESOLVED, November 9, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-394-13; and

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

RESOLUTION 01-10-251

WHEREAS, Member ID 947-399-53 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, November 9, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-399-53; 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 01-10-252

WHEREAS, Member ID 947-411-01 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, November 9, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-411-01; 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 01-10-253

WHEREAS, Member ID 947-415-19 is currently delinquent to United Laguna Hills Mutual with regard to the monthly assessment; and

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

NOW THEREFORE BE IT RESOLVED, November 9, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-415-19; and

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

RESOLUTION 01-10-254

WHEREAS, Member ID 947-415-20 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, November 9, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-415-20; 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 01-10-255

WHEREAS, Member ID 947-425-95 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, November 9, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-425-95; 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 01-10-256

WHEREAS, Member ID 947-433-77 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, November 9, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-433-77; 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 01-10-257

WHEREAS, Member ID 947-441-19 is currently delinquent to United Laguna Hills Mutual with regard to the monthly assessment; and

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

NOW THEREFORE BE IT RESOLVED, November 9, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-441-19; and

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

RESOLUTION 01-10-258

WHEREAS, Member ID 947-453-73 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, November 9, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-453-73; 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.

COMMITTEE REPORTS and SERVICES

FINANCE REPORT

Director Heather Gerson gave the Treasurer's and the Finance Committee Reports.

The Secretary of the Corporation read a proposed resolution authorizing a supplemental appropriation in the amount of \$7,030 to purchase and install 10 benches with a permanent anchor for the water wise gardens. Director Copley moved to approve the resolution. Director Gerson seconded the motion and discussion ensued.

Members Mary Stone (356-C) and Roberta Berk (933-B) addressed the Board on the motion.

By a vote of 7-3-0 (Directors Beldner, Marks and Copley opposed), the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 01-10-259

WHEREAS, at the August Landscape Committee Meeting, 10 benches were approved for purchase for the following three water wise garden locations scheduled for 2010 construction:

- CDS 95 – 3 benches
- CDS 70 - 6 benches
- Building 895 – 1 bench

NOW THEREFORE BE IT RESOLVED, November 9, 2010, that the Board of Directors of this Corporation hereby authorizes a supplemental appropriation in the amount of \$7,030 funded from the Contingency Fund to purchase and install 10 benches with a permanent anchor for the water wise gardens; 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 Harold Allen reported from the Maintenance and Construction Committee.

The Secretary of the Corporation read the following proposed resolution approving the revisions to United Mutual Alteration Standard Section 11 – Doors, Exterior:

RESOLUTION 01-10

WHEREAS, the Board of Directors of this Corporation adopted Resolution U-96-62 on May 14, 1996, which approved the United Laguna Hills Mutual Alteration Standards; and

WHEREAS, the Maintenance and Construction Committee has recommended that the Board of Directors further amend the United Laguna Hills Mutual Alteration Standards with suggested changes;

NOW THEREFORE BE IT RESOLVED, December 14, 2010, that the Board of Directors of this Corporation hereby approves the revisions of United Mutual Alteration Standard Section 11 – Doors, Exterior, as attached to the official minutes of this meeting; and

RESOLVED FURTHER, that Resolution 01-08-142 adopted August 12, 2008 is hereby superseded and cancelled; and Resolution U-96-62, adopted May 14, 1996 is hereby amended;

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

Without objection, the Board postponed the resolution to the December meeting to satisfy the 30-day notification requirements.

Director Gerson made a motion to approve the request of resident at 361-Q for the installation of a bench between Buildings 364 and 362, contingent on the GRF Security and Community Access Committee's approval to extend the red-zone no-parking curb zone an additional 30 feet along Avenida Sevilla between Buildings 364 and 362. Director Gerson seconded the motion and discussion ensued.

Members Maxine McIntosh (68-C), Eliana Hafiz (361-Q), and Mary Stone (356-C) commented on the motion.

By a vote of 10-0-0, the motion carried.

Director Allen made a motion to authorize the continuation of the programs expected to exceed the Budget by \$113,000 in the General Maintenance section of the 2010 Business Plan. Director Copley seconded the motion and discussion ensued.

Director Turner left the meeting at 11:05 A.M.

The motion carried by a vote of 9-0-0 (Director Turner was absent from the meeting.)

Director Allen made a motion to rescind Resolution 01-09-274 (laundry room coin collection procedure). Director Copley seconded the motion and the motion carried by a vote of 9-0-0 (Director Turner was absent from the meeting.)

Director Turner returned to the meeting at 11:08 A.M.

The Secretary of the Corporation read a proposed resolution denying the request of 309-D to install a concrete ramp with handrails. Director Copley moved to approve the resolution. Director Allen seconded the motion and discussion ensued.

Member Roberta Berk (933-B) commented on the resolution.

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

RESOLUTION 01-10-260

RESOLVED, November 9, 2010 that the request of Ms. Gayle Maher-Hall of 309-D Avenida Castilla to install a concrete ramp with handrails at 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.

The Board discussed the request of 2165-D to retain a koi pond at the manor.

The Secretary of the Corporation read a proposed resolution approving the request of 2165-D Via Mariposa East to retain the koi pond on the front patio. Director Copley moved to approve the resolution. Director Gerson seconded the motion.

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

RESOLUTION 01-10-261

RESOLVED, November 9, 2010 that the request of Ms. Lynn Alexander of 2165-D Via Mariposa East to retain the koi pond on the front patio of her 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 koi pond, are the responsibility of the Mutual member(s) at 2165-D; and

RESOLVED FURTHER, that a required Mutual permit must be obtained from the Permits and Inspections office for the koi pond; and

RESOLVED FURTHER, that the Member shall be noticed for a Hearing due to the rules violation; 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 reported from the Landscape Committee.

Director Barbara Copley reported from the Governance Ad Hoc Committee.

Director Arlene Miller reported from the Standards Sub-Committee.

Director Arlene Miller reported from the Resident Relations Information Services.

GRF HIGHLIGHTS

Director Copley reported on the Land Use Ad Hoc Committee.

DIRECTORS' FORUM

- Director Beldner commented on community access for realtors.
- Director Allen expressed his sentiments with working with Staff to accomplish projects in a timely manner.
- President McNulty congratulated the Board on finishing the meeting early.

MEETING RECESS

The Regular Open Session Meeting recessed for lunch at 11:25 A.M. and reconvened into the Regular Executive Session at 12:12 P.M.

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

The Traffic Committee of the Board met in Executive Session on October 20, 2010 to discuss member disciplinary issues.

ADJOURNMENT

With no further business before the Board of Directors, the meeting was adjourned at 3:54 P.M.

Barbara Copley, Secretary