

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

February 8, 2011

The Regular Meeting of the Board of Directors of United Laguna Hills Mutual, a California Non-Profit Mutual Benefit Corporation, was held on Tuesday, February 8, 2011 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, Cynthia Chyba, Roger Turner, Catherine Brians

Directors Absent: None

Others Present: Jerry Storage, Kim Taylor
Executive Session: Jerry Storage, Cris Robinson, Kim Taylor, Luis Rosas, Sandra Gottlieb of Swedelson & Gottlieb

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 Dalis 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 approved the agenda.

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

- Delsie Zuzak (674-A) commented on emails being distributed in the community, Directors receiving awards, mini parks, replacement of benches and washing machines, and the Town Hall Meeting on Land Use.
- Asako Kimes (933-P) related a story of an intruder.
- Roberta Berk (933-B) commented on the intruder at 933-P, and suggested that Security procedures be reviewed regarding their response on this matter.

- Dennis Moran (341-H) commented on beams and stated that he does not understand why his manor transfer has been placed on hold by United.
- Charlene Sydow (646-A) commented on caregivers and land planning.
- Maxine McIntosh (68-C) commented on the resolution addressing member comments and its 6 month trial period, and on land planning.
- Anita Singer (774-P) commented on lighting in the community.
- Tony Dauer (96-C) commented on walkway lighting, decals for cars, removing plants in his cul-de-sac to make room for parking, items in the laundry rooms, the United Mutual Coffee, the City's smoking ordinance, and posting signs on newspaper bins.
- Marilyn Man (73-O) commented on the 6 month rental restriction in co-ops.
- Stephanie Magid (439-A) commented on the 6 month rental restriction in co-ops.
- Kay Margason (510-C) commented on the Monday Memo.
- Dottie Fredricks (776-Q) commented on lighting and the 6 month rental restriction.

RESPONSE TO MEMBER COMMENTS

- President McNulty briefly responded to resident comments regarding nominations, video of the Town Hall Meeting, Security, Social Services monitoring caregivers, lighting, recycle bins and decals on autos.
- Directors Beldner, Brians, Copley and Turner commented on the 6 month rental restriction.
- Director Allen commented on the progress of lighting in the community.
- Director Dalis commented on improving the housing units.
- Director Copley commented on smoking restrictions.

APPROVAL OF MINUTES

The Board reviewed and approved without objection the minutes of the January 11, 2010 Regular Board Meeting and the January 26, 2010 Special Board Meeting.

CHAIR'S REMARKS

President McNulty briefly commented on CDS 67 and congratulated Director Gerson and staff for their CAI nominations. President McNulty further commented on the GRF Bylaws and the Trust, and the Board's evaluation of services.

NEW BUSINESS

The Secretary of the Corporation, Director Barbara Copley, read a proposed resolution approving the Nominating Committee. Director Copley moved to approve the resolution. Director Dalis seconded the motion.

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

RESOLUTION 01-11-24

RESOLVED, February 8, 2011, that the following persons are hereby appointed to serve on the Nominating Committee of this Corporation:

Arthur Moss
Jim Shaffer
Polly Spahr
Mary Kay Tibbetts
Kay Vogel
Lynn Hamm
Alison Holt

RESOLVED FURTHER, that Resolution 01-10-21, adopted February 9, 2010 is hereby superseded and cancelled; and

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

By way of consensus the Board established a Management Agreement Ad Hoc Committee as a Committee of the Whole.

President McNulty asked the Directors to submit their name to her in writing if they would like to serve on the GRF Bylaws Ad Hoc Committee.

Director Chyba made a motion to renew the Echo Journal subscription for 2011 in the amount of \$495.00, to be funded from the existing Operating budget. Director Copley seconded the motion and discussion ensued.

By a vote of 9-1-0 (Director Marks opposed), the motion carried.

OLD BUSINESS

The Secretary of the Corporation read the following proposed resolution adopting a clutter and hoarding policy which was postponed from the previous meeting to conform to the 30-day notification requirements:

RESOLUTION 01-11

WHEREAS, the members/shareholders (each, a "Member") of United Laguna Hills Mutual ("United") have an interest in the preservation and protection of the land and improvements contained within United's common interest development (the "Development"), including the separate interest dwelling units located within the Development (each, a "Manor"); and

WHEREAS, United has maintenance and repair responsibilities related to the Manors, excluding certain alterations to and other components of the Manors, as well as maintenance and repair responsibilities related to the areas of the Development other than the Manors; and

WHEREAS, United's Board of Directors (the "Board") is responsible for ensuring that United's maintenance and repair responsibilities are carried out properly and that the Development, including, without limitation, the Manors, is maintained in a safe and clean condition to promote the general health and welfare of the "Members," "Qualifying Residents," "Co-occupants" and "Lessees" (used herein as defined under United's Bylaws and collectively referred to as the "Residents") residing at the Development; and

WHEREAS, the Board has become aware that certain Residents of the Manors have engaged in the excessive accumulation of clutter (commonly known as "hoarding") in their Manors and that this clutter (i) is a potential health and safety risk to those Residents and the Residents of surrounding Manors, (ii) can damage or impair the improvements in the Development and (iii) may prevent United from performing certain of its maintenance and repair obligations in and adjacent to those Manors; and

WHEREAS, the Board recognizes that the Residents have a right to privacy within their respective Manors and that some Residents may have engaged or engage in hoarding due to a behavioral/psychological disorder known as "compulsive hoarding"; and

WHEREAS, the Board believes that new operating rules are necessary to reasonably limit the accumulation of clutter in the Manors to prevent damage to the Development and injury to the residents of the Development, while at the same time not intruding on the privacy of the Residents, including, without limitation, the ownership of personal property/effects, or discriminating against any Residents whose accumulation of clutter in their Manors may be due to a behavioral/psychological disorder.

NOW THEREFORE BE IT RESOLVED, on March 8, 2011, that the following clutter and hoarding rules are to take effect immediately upon adoption by the Board:

UNITED LAGUNA HILLS MUTUAL CLUTTER RULE

Pursuant to Article 5 of the Occupancy Agreement for each Manor, a Member may not commit or permit a nuisance in or about his/her Manor or the Development. In this context, a "nuisance" includes, without limitation, the storage of "Clutter" in a Manor. To provide for the preservation and protection of the Manors and the Development and the general health and welfare of the Residents, Clutter is not allowed in any Manor.

- (1) The definition of Clutter adopted by the Board is an excessive level of possessions maintained or kept by a Resident in his/her Manor that reasonably could and actually does:

- (a) block or impede safe access throughout the Manor (such as blocking doors, windows or stairways, narrowing hallways and passageways or making rooms not traversable), impairing the ability of (i) a Resident to exit a Manor quickly in the event of a fire, earthquake or other emergency, (ii) fire fighters to effectively fight a fire within the Manor, or (iii) paramedics, doctors or other medical providers to attend to a Resident in that Manor;
 - (b) create a health and safety issue in the Manor and to surrounding Manors, including, without limitation, (i) the presence of bacteria, molds, mildew or other potentially hazardous microbial or biological contaminants, (ii) the infestation of rats, mice, fleas, cockroaches and other rodents, insects and vermin, or (iii) materials that pose a threat of combustion, explosion or chemical toxicity;
 - (c) pose a threat of damage to the components of the Manor maintained by United and/or the components or surrounding Manors or other portions of the Development maintained by United, including, without limitation, (i) moisture intrusion, (ii) fire, (iii) penetration of Manor walls, floors or ceilings, or (iv) staining/marketing of improvements at the Development for which United has maintenance and repair responsibility;
 - (d) impair or limit the ability of United to reasonably inspect, maintain, repair and/or replace components of the Manor, other Manors or other portions of the Development for which United has inspection, maintenance, repair and/or replacement responsibilities and/or rights;
 - (e) create an obvious and irritating odor nuisance to (i) any other Resident or (ii) any employee, representative or agent of United's managing agent during the course of performing such person's duties at the Development on behalf of United; or
 - (f) violate any health, safety, sanitation or building code requirements of any governmental agencies or bodies having jurisdiction over the Manor or the Development.
- (2) The types of possessions a Resident keeps or stores in his/her Manor from time to time that collectively can create or constitute Clutter when such possessions are kept in large quantities in an untidy or disorganized manner include without limitation:

- (a) written/printed materials, such as newspapers, magazines, books, letters, advertisements, bills, documents and mail (the content of such written/printed materials is irrelevant to United, and United only cares about the existence of written/printed materials to the extent same creates or constitutes Clutter);
 - (b) items commonly bought in large quantities, such as soap, canned foods, toilet paper, cleaning supplies and batteries;
 - (c) rubbish and refuse, such as boxes, empty food containers, food wrappers, empty glass/plastic bottles, empty food/drink cans, plastic/paper bags, used envelopes, burned out light bulbs, cigarette butts, empty cigarette packs, empty lighters, candles with wicks that have been used in their entirety, empty medicine bottles, broken electrical appliances, broken furniture, pet waste, human waste, bio-hazard waste and other garbage and junk;
 - (d) perishable food items that are not kept within a refrigerator or freezer and become rotten or decayed; and
 - (e) clothing, cosmetics, jewelry, toys, stuffed animals, art supplies, cookware, holiday decorations, memorabilia, collections of items/objects and tools.
- (3) The Board, through certain employees and representatives of United's managing agent (the "Inspectors"), shall investigate any complaint lodged against a Resident or Manor related to violation of this rule through an inspection of the Manor containing the alleged Clutter. The Board, the Inspectors and/or the employees, representatives or agents of United's managing agent may report a Resident and/or the Resident's Manor to local law enforcement, fire department and/or health and safety officials (collectively and individually, the "Officials") in the event a complaint is lodged against the Resident or his/her Manor related to Clutter or a violation of this rule; this report may be made to the Officials prior to and/or after an inspection of the Manor by an Inspector, as may be applicable.
- (4) In accordance with Article 17 of the Occupancy Agreement for each of the Manors at United, Residents shall be required to allow the Inspectors, upon advance notice and at reasonable times, to enter their Manor to inspect the Manor for signs of Clutter. Such inspection shall be performed in a manner least likely to invade a Resident's privacy, and shall not include an inspection of closed cupboards, closets **(with the exception of utility closets)** or drawers within the Manor, or a thorough inspection of the specific possessions within the Manor, but only a general inspection of the open areas of the Manor, including, without

limitation, photo and/or video documentation of the condition of the open areas of the Manor, to confirm whether there is present in the Manor any of the conditions described in (1), above; with respect to any photo and/or video documentation taken within a Manor, the Member's privacy will be reasonably protected, and that photo and/or video documentation, as may be applicable, shall be used and viewed only by the Board, the Inspectors and the employees, representatives and agents of United's managing agent, as necessary, in connection with investigation into and disciplinary hearings related to potential or actual Clutter issues and enforcement of this rule. If a Resident refuses to allow an inspection of his/her Manor by an Inspector, the Member whose name is on the Occupancy Agreement for that Manor shall be called to a hearing before the Board, as described in (5), below.

- (5) Any Member who is determined to have Clutter in his/her Manor, or who refuses the Inspectors access to inspect his/her Manor for Clutter, shall be deemed to be in violation of this rule. Before any discipline is imposed by the Board upon the Member, the Member will be called to a properly noticed hearing before the Board with an opportunity to be heard regarding the allegations of Clutter in his/her Manor and discuss the inspection by the Inspectors of his/her Manor with the Inspectors and the Board.
- (6) After inspection of a Manor by an Inspector and a properly noticed hearing before the Board, as may be applicable, the Board will, in its sole and reasonable discretion, determine whether the Manor contains Clutter. The Board will review and consider information and documentation provided by the Inspectors and any opinions and/or reports of any Officials, to the extent such opinions and/or reports exist and have been provided to the Board, in its determination of whether a Manor contains Clutter. If the Board determines that Clutter exists, the Board will notify the Member whose name is on the Occupancy Agreement for that Manor that they have fifteen (15) days after demand from United (the "Removal Period") to remove the Clutter from their Manor to ensure that none of the issues described in (1), above, exist. The Inspectors will then re-inspect that Manor after the Removal Period, upon advance notice and at a reasonable time, to confirm that the Clutter has been removed. **With a determination that clutter exists, all costs incurred as a result of the clutter will be at the expense of the Member which would be added to the Member's chargeable services (accounts receivable) account and the Member will be invoiced accordingly.**
- (7) Should a Member fail to remove the Clutter from his/her Manor during the Removal Period and/or fail to allow a re-inspection of his/her Manor by the Inspectors after the Removal Period, United shall have the right,

after a properly noticed hearing before the Board, to (i) seek a court order to force the Member to remove the Clutter from his/her Manor, (ii) report the Member and his/her Manor to the Officials, (iii) discipline the member (including imposing monetary penalties and suspension of Membership privileges as allowed under United's governing documents) and/or (iv) cancel the Member's Certificate of Membership and initiate an unlawful detainer (eviction) action against the Member and any other Residents of the Manor.

- (8) A Member may submit a written request to the Board for an extension of the Removal Period (each such request shall be referred to as a "Request"). In order to be considered by the Board, a Request must be submitted to the Board prior to the end of the Removal Period, and any supporting documentation or information explaining why an extension of the Removal Period is necessary for the Member to appropriately remove Clutter from his/her Manor can be provided with the Request for review and consideration by the Board. There is no guarantee that the Board will approve a Request, and if the Board decides to grant an extension of the Removal Period, the length of the extension period will be established in the Board's sole discretion, and the length of such extension period may not be the same as that requested by the Member in the Request. If an extension of the Removal Period is approved, the Member will be required to remove all Clutter from his/her Manor by the end of the extension period, as may be applicable; failure by a Member to remove Clutter from his/her Manor by the end of any applicable extension period shall subject the Member to the provisions of (7), above. If a Request is not approved by the Board, the Member submitting the Request to the Board will continue to be required to remove Clutter from his/her Manor by the end of the Removal Period, as described in (6) and (7), above. In no event will Clutter be allowed to remain indefinitely in any Manor due to the potential harm to Residents and the Development that such Clutter may lead to, as described in (1), above.

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

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

Without objection, the Board agreed to rescind the motion since a motion to approve the resolution was made in January and is already on the table.

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

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

At 11:00 AM, Ms. Sandra Gottlieb of Swedelson & Gottlieb, Mrs. Cris Robinson, and land use consultants Ms. Coralee Newman of GSI, and Mr. Jess Harris of JHA entered the meeting.

The Secretary of the Corporation read the following proposed resolution approving the revised criteria for consideration of standard additional walkway lighting which was postponed from the previous meeting to conform to the 30-day notification requirements:

RESOLUTION 01-11-

WHEREAS, in 2002, by way of Resolution U-02-156, the Board approved the Common Area Lighting Request Form which sets out the criteria, based on a 2002 Lighting Study, to approve a request for common area lighting; and

WHEREAS, since the 2002 Lighting Study is considered outdated due to multiple installations in the eight years since the study, and the Maintenance and Construction Committee is reviewing a more updated lighting system report, the Committee recommends that use of the 2002 Lighting Study be discontinued and new criteria be established;

NOW THEREFORE BE IT RESOLVED, March 8, 2011, that the Board of Directors of this Corporation hereby discontinues the criteria set out in the Common Area Lighting Request Form for decisions regarding walkway lighting, and hereby approves the following criteria as a standard to consider additional walkway lighting:

- The location is not within 20 feet of another light source, including lights on buildings, laundries, carports, and/or walkways; and
- The location is a change in direction (either a T-intersection of walkways or a significant abrupt turn in the walkway); and/or
- The location is at an abrupt change in elevation (specifically a step or stairs in the walkway).

RESOLVED FURTHER, that the Board of Directors hereby authorizes a supplemental appropriation in the amount of \$4,200 to be funded from the Contingency Fund to install 6 new walkway lights; and

RESOLVED FURTHER, that reference to Common Area Lighting will be more appropriately called Walkway Lighting and a Walkway Lighting Request Form shall be created accordingly; and

RESOLVED FURTHER, that Resolution U-02-156, adopted November 12, 2002 is hereby amended as to the Walkway Lighting Request Form; 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 moved to postpone the resolution. Director Gerson seconded the motion.

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

Director Copley made a motion to approve the revised committee appointments. Director Chyba seconded the motion and discussion ensued.

Without objection, the Board of Directors approved the revised committee appointments and adopted the following resolution:

RESOLUTION 01-11-25

RESOLVED, February 8, 2011, that the following persons are hereby appointed to serve the corporation in the following capacities:

Executive Disciplinary Committee (to hold disciplinary hearings)
3 members per rotation

Finance Committee

Heather Gerson, Chair
John Dalis, Vice Chair
Arlene Miller
Cynthia Chyba
Advisor: Alison Holt, Paul Vogel

Governing Documents Ad Hoc Committee

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

Joint GRF Bylaw Committee

Inactive at this time

Landscape Committee

Roger Turner, Chair

Heather Gerson, Vice Chair
Cynthia Chyba
Harold Allen
Advisors: Mary Kay Tibbetts, Polly Spahr, Linda Wilson

Joint Long Range Planning Committee

Inactive at this time

Maintenance and Construction Committee

Harold Allen, Chair

Barbara Copley, Vice Chair
John Dalis
Roger Turner
Catherine Brians
Advisor: Lynn Hamm, Ron Stenson

Resident Relations Information Services

Arlene Miller, Chair
Catherine Brians
3rd Member on Rotation

Standards Sub-Committee

Inactive at this time

Traffic Hearing

Arlene Miller, Chair
Catherine Brians
Roger Turner

New Resident Orientation

Per Rotation List

Select Audit

Heather Gerson
John Dalis

Laguna Canyon Foundation

TBD

RESOLVED FURTHER, that Resolution 01-10-262, adopted November 15, 2010 is hereby superseded and canceled

GENERAL MANAGER'S REPORT

Mr. Jerry Storage reported on the ongoing projects in the Community that impact United Mutual residents; United Mutual lighting project, CDS 67 flooding area, United Mutual water heater electrical upgrades and the paint program. Mr. Storage provided a summary of Clubhouse projects, Moulton Widening project, and the new golf building project.

CONSENT CALENDAR

Without objection, the Board approved the Consent Calendar as written.

Maintenance and Construction Committee:

RESOLUTION 01-11-26

RESOLVED, February 8, 2011, that the request of Ms. Mary Starkweather of 32-D Calle Aragon to replace the Bedroom Two window with a sliding glass door and stoop 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.

RESOLUTION 01-11-27

RESOLVED, February 8, 2011, that the request of Mr. Robert Watkins of 99-D Via Estrada to perform an atrium enclosure as per Standard Plan 299 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 99-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 01-11-28

RESOLVED, February 8, 2011, that the request of Mr. Robert Watkins of 99-D Via Estrada for a window addition and modifications at 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 01-11-29

RESOLVED, February 8, 2011, that the request of Mr. Henryk Adamek of 116-O Via Estrada to replace the floor tile in the kitchen at 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 01-11-30

RESOLVED, February 8, 2011, that the request of Mr. Peter Digiambattista of 125-A Via Estrada to retain the wood fence and gate at his 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 125-A; and

RESOLVED FURTHER, that a required Mutual permit for the wood 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 01-11-31

RESOLVED, February 8, 2011, that the request of Mrs. Phyllis Abbate of 328-O Avenida Carmel to retain the painted front door color (red) 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 328-O; and

RESOLVED FURTHER, that a required Mutual permit for the alteration door color 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 01-11-32

RESOLVED, February 8, 2011, that the request of Ms. Dorothy Green of 436-G Avenida Sevilla for a patio extension with wrought iron fence and gate 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 436-G; and

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

RESOLVED FURTHER, that the patio extension is installed as per United Mutual Standards Section 22 - *Patio Slab Extensions*, the fence installed as per Section 16- *Fences, Wrought Iron* and the gate as per Section 17 - *Patio Gates and Courtyard Doors*; and

RESOLVED FURTHER, that all landscape, irrigation, and drainage modifications associated with the alteration are to be completed by the Landscape Division at the expense of the Mutual Members(s) at 436-G; 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 01-11-33

WHEREAS, Mr. Paul Dye and Ms. Suzanne Reed of 838-A Ronda Sevilla disputed the charge of \$2,580 for asbestos abatement necessitated by the Members' causing the release of asbestos-containing material contaminants into their manor, and by way of Resolution 01-10-173, the Board of Directors of this Corporation denied the request that the Mutual reverse the charge;

WHEREAS, Mr. Paul Dye and Ms. Suzanne Reed appealed the Board's decision;

NOW THEREFORE BE IT RESOLVED, February 8, 2011, that the Board of Directors of this Corporation hereby denies the appeal request to reverse the charge of \$2,580 for asbestos abatement performed at Manor 838-A, and affirms the Mutual's established policies; 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 01-11-34

RESOLVED, February 8, 2011, that the request of Ms. Asako Kimes of 933-P Avenida Majorca to install a satellite dish on the roof of her manor is hereby approved; and

RESOLVED FURTHER, that costs for installation, repair, and maintenance associated with the subject alteration are the responsibility of the Mutual Member(s) at 933-P; 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.

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

Landscape Committee Recommendation:

459-A	Approval of request for tree removal at the Mutual's expense
723-C	Denial of request for tree removal

Finance Committee Recommendations:

RESOLUTION 01-11-35

WHEREAS, Member ID 947-364-81 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, February 8, 2011, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-364-18; 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 01-11-36

WHEREAS, Member ID 947-373-82 is currently delinquent to United Laguna Hills Mutual with regard to the monthly assessment; and

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

NOW THEREFORE BE IT RESOLVED, February 8, 2011, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-373-82; and

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

RESOLUTION 01-11-37

WHEREAS, Member ID 947-386-09 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, February 8, 2011, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-386-09; 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 01-11-38

WHEREAS, Member ID 947-386-62 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, February 8, 2011, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-386-62; 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.

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 01-11-39

WHEREAS, Member ID 947-391-38 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, February 8, 2011, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-391-38; 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 01-11-40

WHEREAS, Member ID 947-405-49 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, February 8, 2011, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-405-49; 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 01-11-41

WHEREAS, Member ID 947-413-77 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, February 8, 2011, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-413-77; 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 01-11-42

WHEREAS, Member ID 947-421-01 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, February 8, 2011, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-421-01; 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 01-11-43

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, February 8, 2011, 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.

COMMITTEE REPORTS and SERVICES

FINANCE REPORT

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

Director Allen reported from the Maintenance and Construction Committee.

The Secretary of the Corporation read the following proposed resolution adopting a policy for Mutual laundry room furniture and to authorize a supplemental appropriation of \$9,200 for bench installation, and authorize an unbudgeted expenditure of \$1,300 for removal of non-standard furniture:

RESOLUTION 01-11-

WHEREAS, United Mutual does not have a standard policy in place that identifies the furniture items allowed in common area laundry rooms, and over the years, residents have placed many different types of furniture in the rooms such as tables, plastic chairs, bookcases, couches, and recliners that could present potential problems due to their age and state of disrepair;

NOW THEREFORE BE IT RESOLVED, April 12, 2011, that the Board of Directors of this Corporation hereby adopts a policy prohibiting personal furnishings to stay in the common area laundry rooms and the Mutual would provide a standard bench to be placed in each facility; and

RESOLVED FURTHER, that the Board hereby authorizes a supplemental appropriation in the amount of \$9,200 from the Replacement Fund to install additional benches in the laundry rooms; and

RESOLVED FURTHER, that Staff will coordinate the removal of all non-standard furniture from the laundry rooms with the City's bulky item trash service at a cost of \$1,300 funded as an unbudgeted operating expenditure in the General Maintenance Fund; and

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

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

Without objection the Board postponed the resolution to the March meeting to conform to the 30-day notification requirements.

The Secretary of the Corporation read the following proposed resolution approving the use of Swan Corp Swanstone® acrylic solid surface product as the Mutual standard tile tub and shower surround replacement material for all bathroom tub and shower surround wall repairs:

RESOLUTION 01-11-

WHEREAS, United Mutual performs tile repairs in response to resident requests and in response to problems discovered during manor resale inspections; and

WHEREAS, environmental requirements for lead abatement became effective in 2010, and the Mutual must now execute the required steps to contain the latent lead contaminants in household items such as tile, when repairs are made, and recent testing has indicated that much of the tile currently in place in the Mutual contains lead in the glaze; and

WHEREAS, recent tile repair activity indicates that on average, there are about 10 tile repairs per year that require a full demolition of the tile in the bathroom tub or shower, and these type of repairs are seen as candidates for alternative materials that may result in reduced costs to the Mutual;

NOW THEREFORE BE IT RESOLVED, April 12, 2011, that the Board of Directors hereby adopts the use of Swan Corp Swanstone[®] Acrylic Solid Surface Product as a mutual standard tile tub and shower surround replacement material for bathroom tub and shower surround wall repairs that would be sufficiently extensive to require a full demolition of the wall tile to perform repairs provided the wall underneath is structurally sound; and

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

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

Without objection the Board postponed the resolution to the March meeting to conform to the 30-day notification requirements.

Director Marks read a proposed resolution adopting a policy to direct the Maintenance and Construction Committee, when the Committee's conclusion will conflict with Staff's recommendation, to table the item until the following Committee meeting. Director Marks moved to approve the resolution. Director Chyba seconded the motion and discussion ensued.

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

RESOLUTION 01-11-44

WHEREAS, upon receipt of a Member's dispute of a chargeable service or damage restoration billing, Staff performs a thorough investigation into the work performed, determines the validity of the charges, and whether billing of those charges are in accordance with the Mutual's policies and Occupancy Agreement; and

WHEREAS, when chargeable services and damage restoration billing disputes cannot be resolved by Staff through application of existing policies, the matter is brought before the Maintenance and Construction Committee ("Committee") for review and consideration of Staff's recommendation based on the Mutual's policies and governing documents; and

WHEREAS, occasionally, the Committee determines to make a recommendation to the Board regarding a Member dispute that conflicts with Staff's recommendation that is based on extensive time and research into analyzing the facts of the issue;

NOW THEREFORE BE IT RESOLVED, February 8, 2011, that the Board of Directors hereby adopts a policy to direct the Committee, when the Committee's conclusion will conflict with Staff's recommendation, to table the item until the following Committee meeting, allowing the Committee further time to evaluate the matter; and

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

Director Chyba reported from the Landscape Committee.

Director Copley reported from the Governance Ad Hoc Committee.

Director Miller reported from Resident Relations Information Services.

Director Brians reported from the Land Use/Open Space Ad Hoc Committee and provided a PowerPoint presentation.

By way of consensus the Board agreed to make the Land Use presentation to the Third Mutual and Mutual 50 Board of Directors.

Director Marks left the meeting at 11:30 A.M. and did not return.

GRF HIGHLIGHTS

No highlights were given.

DIRECTORS' FORUM

- Director Beldner commented on electronic waste and suggested that Members call Property Services to arrange for a pick up if necessary.
- Director Dalis commented on open space.
- Director Brians encouraged residents to call the City regarding disposal of paint.

MEETING RECESS

The Regular Open Session Meeting recessed for lunch at 12:00 P.M. and reconvened into the Regular Executive Session at 1:10 P.M.

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

During its Special Meeting of January 5, 2011, the Board discussed member discipline and potential litigation matters.

During its Regular Meeting of January 11, 2011 the Board reviewed and approved the minutes of the Special Executive Committee meeting of December 8, 2010, and the minutes of the Regular Executive Session of December 14, 2010. The Board heard 3 disciplinary hearings and imposed fines totaling \$400 for violations of the Mutual's rules and regulations; and discussed contractual, litigation and other member disciplinary matters.

During its Special Executive Disciplinary Hearing Committee Meeting of January 24, 2011, the Board heard 3 disciplinary hearings and imposed fines totaling \$700 for violations of the Mutual's rules and regulations; and discussed contractual and potential litigation matters.

The Traffic Committee of the Board met in Executive Session on January 19, 2010 to discuss member disciplinary issues.

ADJOURNMENT

With no further business before the Board of Directors, the meeting was adjourned at 4:30 P.M.

Barbara Copley, Secretary