

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

April 12, 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, April 12, 2011 at 9:30 A.M. at 24351 El Toro Road, Laguna Woods, California.

Directors Present: Gail McNulty, Arlene Miller, Harold Allen, John Dalis, Ron Beldner, Barbara Copley, Heather Gerson, Libby Marks, 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, 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 Brians 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 as written.

Director Copley made a motion to rescind motion Resolution 01-10-264 (Open Session Board Meeting Attendance and Member Forum rules) restricting members to speak to motions. Director Beldner seconded the motion and discussion ensued. By a vote of 8-2-0 (Directors Miller and Turner opposed) the motion carried.

Director Gerson made a motion to allow members to speak only to motions which will be decided that day and not to motions that call for 30 day postponement. The motion was seconded and discussion ensued. The motion was withdrawn without objection.

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

- Tony Dauer (96-C) commented on land planning and renters using carports.
- Johanna Thornton (508-C) commented on moisture intrusion issues.
- Pamela Grundke (2214-B) commented on land planning and encouraged the Board to preserve the land.
- Barbara Benun (29-H) commented on the Koi Pond reconstruction.
- Dennis Moran (719-C) commented on the timeliness in property service responses and the decrease in property values due to the rules and regulations.

RESPONSE TO MEMBER COMMENTS

- President McNulty briefly responded to resident comments.
- Director Allen commented on carport usage by lessees, adopting rules and regulations, and PCM's services.
- Director Beldner responded regarding the Koi Pond reconstruction project.
- Director Marks commented on PCM's excellent service.
- Director Brians addressed the land use planning comments and property values.
- Director Turner commented on the Board's rules and regulations and United's quarterly management oversight reports.
- Director Miller commented on property values.

APPROVAL OF MINUTES

The Board reviewed and approved without objection the minutes of the March 2, 2011 Budget Kick-Off Meeting, the Special meeting of March 7, 2011, the Regular meeting of March 8, 2011, and the Special meeting of March 28, 2011.

CHAIR'S REMARKS

President McNulty spoke to United's oversight criteria; announced that the Board is close to obtaining a final report on its investigation into Third Mutual's lawsuit against PCM, Inc., et al; read "words of wisdom" quotes; and read a letter written to the Board from a resident about installing a control panel in her manor.

NEW BUSINESS

The Secretary of the Corporation, Director Barbara Copley, read a proposed resolution approving a smoking restriction policy on Mutual property:

RESOLUTION 01-11

WHEREAS, United Laguna Hills Mutual intends to do its part to protect the public health and welfare of its residents by regulating smoking in places available to and used by members and/or other residents of the Association; and

WHEREAS, the City of Laguna Woods passed Ordinance 7.16 that prohibits smoking in public places which includes, but is not limited to, lobbies, hallways, and other common areas in apartment buildings, condominiums, residential cooperatives, trailer parks, retirement facilities, nursing homes, and other multiple-unit residential facilities; and

WHEREAS, any citizen who desires to, may register a complaint for violation of Ordinance 7.16 referenced above with the City Manager and/or his or her authorized designee who will determine if enforcement is warranted based on the facts of the complaint; and

WHEREAS, Article 5 of the United Mutual Occupancy Agreement states that members are prohibited from doing anything in their manor that would obstruct or interfere with the rights of other members or create a nuisance and residents smoking inside their manors can cause a nuisance to their neighbors; and

WHEREAS, legal counsel has advised that, as a cooperative, United Mutual has the right to implement a policy to prohibit smoking throughout the Association in areas that can be utilized by all or part of the membership in its buildings, including manors as long as the policy is consistent with its governing documents; and although the United Mutual Board may have the right to enact such a rule, it would need to do so in a way that does not place an unreasonable burden on the residents, and is reasonable and effective; and

WHEREAS, the United Mutual Board would like to establish a policy also prohibiting smoking inside all or some of United's manors, but would have to allow for some time to phase in the restriction that does not place an unreasonable burden on the residents;

NOW THEREFORE BE IT RESOLVED; June 14, 2011, the Board of Directors hereby establishes a policy that offers certain portions of United owned property to be used as smoking areas to accommodate those residents who smoke; and

RESOLVED FURTHER, that if this restriction is enacted, the manors will be more appealing to those prospective residents who are looking for a smoke-free environment, but obviously less appealing to smokers; and

RESOLVED FURTHER, since United has maintenance and repair responsibilities related to the manors, such costs would likely decrease, as frequent exposure to smoke does cause cleanliness issues that are not otherwise present; 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 approve the resolution. Director Gerson seconded the motion and discussion ensued.

Director Copley made a motion to postpone the resolution to the May meeting to conform to the 30-day notification requirements. Director Gerson seconded the motion and the motion carried unanimously.

OLD BUSINESS

Director Beldner made a motion to approve a 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, which was postponed from the previous meeting to satisfy the 30-day notification requirement. Director Gerson seconded the motion.

Member Tony Dauer (96-C) addressed the Board on the policy.

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

RESOLUTION 01-11-62

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 this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this Resolution.

Director Copley made a motion to approve a 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, which was postponed from the previous meeting to satisfy the 30-day notification requirement. 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 01-11-63

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 this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this Resolution.

GENERAL MANAGER'S REPORT

Mr. Jerry Storage reported on the ongoing projects in the Community that impact United Mutual residents including the Golf Building project, City Centre Park, configuration of Santa Maria from Gate 8 to Moulton Parkway to accommodate "golf cart only" traffic lanes; commencement of the Gate One construction; upgrading the Library and Clubhouse 6; and provided a summary of Clubhouse projects. Mr. Storage updated the Membership on United Mutual's lighting project; United Mutual water heater electrical upgrades; Prior-to-Paint Program; backlogged flooring and bathroom tile contracts; announced that the Annual Pass and Guest Pass Program is under-way and applications are now being accepted; commented

on the success of the Annual Senior Summit; and announced the upcoming annual Senior Games.

CONSENT CALENDAR

Without objection the Consent Calendar was approved as written.

Maintenance and Construction Committee:

RESOLUTION 01-11-64

RESOLVED, April 12, 2011, that the request of Mr. Donald Nacey of 55-G Calle Aragon for the Mutual to install an additional walkway light on the walkway between Building 55 and the trash bin adjacent to carport 50 is hereby approved; and

RESOLVED FURTHER, that the approved light will be installed at the Mutual's expense at an estimated cost of \$765, funded from the existing general maintenance operating budget; and

RESOLVED FURTHER, that the ongoing operation and maintenance costs of the approved lights will be at the Mutual's expense; 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 01-11-65

RESOLVED, April 12, 2011, that the request of Mrs. Wenan Yu 384-H Avenida Castilla to perform a front patio extension 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 384-H; 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 Alteration Standards Section 22 - *Patio Slab Extensions*; 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 384-H; 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 01-11-66

RESOLVED, April 12, 2011, that the request of Mr. Nassim Bayat of 461-A Avenida Sevilla to retain a patio extension and install concrete steps and a walkway at his manor is hereby approved; and

RESOLVED FURTHER, that all costs for installation, repair, and maintenance associated with the subject alterations are the responsibility of the Mutual Member(s) at 461-A; and

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

RESOLVED FURTHER, that the steps and walkway are installed as per standard construction practices; and

RESOLVED FURTHER, that all landscape, irrigation, and drainage modifications associated with the alteration are to be completed by the Landscape Division at the expense of the Mutual Members(s) at 461-A; and

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

RESOLUTION 01-11-67

RESOLVED, April 12, 2011, that the request of Ms. Maria Csanyi of 491-A Calle Cadiz to retain a wooden patio extension at her manor is hereby approved; and

RESOLVED FURTHER, that retention of the wooden patio extension must be approved by the Landscape Committee; and

RESOLVED FURTHER, that all costs and maintenance for the alteration, present and future, are the responsibility of the Mutual Member(s) at Manor 491-A; and

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

RESOLVED FURTHER, that the Irrigation Department must assure that the sprinkler system to that area of the planter bed has been properly capped off, at the expense of the Mutual member; 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 01-11-68

RESOLVED, April 12, 2011, that the request of Mr. Gregory Jackson of 517-A Calle Aragon to retain window awnings installed 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 01-11-69

RESOLVED, April 12, 2011, that the request of Ms. Kay Cahill of 550-E Via Estrada to retain a wood fence, gate and shutters 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 550-E; and

RESOLVED FURTHER, that a required Mutual permit for the wood fence, gate and shutters 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 01-11-70

RESOLVED, April 12, 2011, that the request of Ms. Marilyn Goll of 590-D Avenida Majorca to construct an opening in her existing patio wall 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 590-D; 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 01-11-71

RESOLVED, April 12, 2011, that the request of Ms. Inger-Lise Ghislain of 669-B Via Mendoza for the Mutual to install a light along the walkway that leads from Building 669 to the nearby trash bin is hereby approved; and

RESOLVED FURTHER, that the approved light will be installed at the Mutual's expense at an estimated cost of \$875, funded from the existing general maintenance operating budget; and

RESOLVED FURTHER, that the ongoing operation and maintenance costs of the approved lights will be at the Mutual's expense; 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 01-11-72

RESOLVED, April 12, 2011, that the request of Mr. Hong Sop Om of 747-B Avenida Majorca to retain a relocated bedroom window at his 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 747-B; and

RESOLVED FURTHER, that the required Mutual permit must be revised to depict the relocated window in Bedroom One; 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 01-11-73

RESOLVED, April 12, 2011, that the request of Mrs. Virginia Anderson of 840-B Ronda Sevilla to install a concrete walkway 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 840-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 walkway must be of concrete construction, installed as per standard construction practices. A handrail shall be provided if the slope of the walkway exceeds 1:20 (5%); and

RESOLVED FURTHER, that all landscape, irrigation, and drainage modifications associated with the alteration, if any, are to be completed by the Landscape Division at the expense of the Mutual Member(s) at 840-B; 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 01-11-74

WHEREAS, Member ID 947-358-48 is currently delinquent to United Laguna Hills Mutual with regard to the monthly assessment; and

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

NOW THEREFORE BE IT RESOLVED, April 12, 2011, that the Board of Directors hereby approves the recording of a Lien for Member 947-358-48; 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 01-11-75

WHEREAS, Member ID 947-378-03 is currently delinquent to United Laguna Hills Mutual with regard to the monthly assessment; and

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

NOW THEREFORE BE IT RESOLVED, April 12, 2011, that the Board of Directors hereby approves the recording of a Lien for Member 947-378-03; 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 01-11-76

WHEREAS, Member ID 947-380-31 is currently delinquent to United Laguna Hills Mutual with regard to the monthly assessment; and

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

NOW THEREFORE BE IT RESOLVED, April 12, 2011, that the Board of Directors hereby approves the recording of a Lien for Member 947-380-31; and

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

RESOLUTION 01-11-77

WHEREAS, Member ID 947-385-40 is currently delinquent to United Laguna Hills Mutual with regard to the monthly assessment; and

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

NOW THEREFORE BE IT RESOLVED, April 12, 2011, that the Board of Directors hereby approves the recording of a Lien for Member 947-385-40; 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 01-11-78

WHEREAS, Member ID 947-387-13 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, April 12, 2011, that the Board of Directors hereby approves the recording of a Lien for Member 947-387-13; 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 01-11-79

WHEREAS, Member ID 947-387-54 is currently delinquent to United Laguna Hills Mutual with regard to the monthly assessment; and

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

NOW THEREFORE BE IT RESOLVED, April 12, 2011, that the Board of Directors hereby approves the recording of a Lien for Member 947-387-54; 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 01-11-80

WHEREAS, Member ID 947-397-58 is currently delinquent to United Laguna Hills Mutual with regard to the monthly assessment; and

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

NOW THEREFORE BE IT RESOLVED, April 12, 2011, that the Board of Directors hereby approves the recording of a Lien for Member 947-397-58; and

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

RESOLUTION 01-11-81

WHEREAS, Member ID 947-400-07 is currently delinquent to United Laguna Hills Mutual with regard to the monthly assessment; and

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

NOW THEREFORE BE IT RESOLVED, April 12, 2011, that the Board of Directors hereby approves the recording of a Lien for Member 947-400-07; 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 01-11-82

WHEREAS, Member ID 947-453-38 is currently delinquent to United Laguna Hills Mutual with regard to the monthly assessment; and

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

NOW THEREFORE BE IT RESOLVED, April 12, 2011, that the Board of Directors hereby approves the recording of a Lien for Member 947-453-38; and

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

COMMITTEE REPORTS and SERVICES

FINANCE REPORT

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

Director Copley reported from the Maintenance and Construction Committee.

The Secretary of the Corporation read the following proposed resolution adopting revisions to the General Requirements to all Alteration Standards:

RESOLUTION 01-11

WHEREAS, the Maintenance and Construction Committee recognizes the need to amend the General Requirements for all Alteration Standards;

NOW THEREFORE BE IT RESOLVED, June 14, 2011, that the Board of Directors of this Corporation hereby adopts the following revisions to the General Requirements of all Alteration Standards with respect to Members' Responsibility, Work Hours, and Contractors Conduct:

- Further, Member(s) are expected to provide neighboring residents an estimated timeline for construction, and advance notice of excessive construction-related noise that may occur.
- For work performed which results in excessive construction-related noise (e.g. cutting tile, hammering, use of power tools), permitted hours are 9:00 a.m. to 2:00 p.m., Monday through Saturday. For work that does not result in excessive noise, such as painting and carpet installation, permitted hours remain 7:00 a.m. to 6:00 p.m. Monday through Friday,

and 8:00 a.m. to 5:00 p.m. on Saturday. **No work whatsoever shall be permitted on Sunday.**

- Member's contractor(s), their personnel, and sub-contractors shall refrain at all times from using profanity, abusive or loud language, and must wear shirts at all times. Radio, MP3, CD or cassette players are not permitted on the project site. Contractor personnel will, at all times, extend and exhibit a courteous demeanor to residents.

RESOLVED FURTHER, that the General Requirements of all Alteration Standards will be modified to reflect the changes; and

RESOLVED FURTHER, that Resolution 01-07-47 adopted May 8, 2007 is hereby superseded and cancelled; and

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

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

Director Dalis amended the motion to include the following language: "No work whatsoever shall be permitted on Sunday" in the second bullet point. Director Chyba seconded the motion.

Member Tony Dauer (96-C) commented on the amendment.

The amendment carried unanimously.

Member Polly Spahr (855-Q) commented on the proposed policy.

Director Copley moved to postpone the resolution as amended to the May meeting to conform to the 30-day notification requirements. Director Gerson seconded the motion and the motion carried unanimously.

Director Turner reported from the Landscape Committee.

The Secretary of the Corporation read a proposed resolution maximizing the efficiency of United Mutual's existing solid waste disposal and blue bin mixed recycling programs. Director Copley moved to approve the resolution. Director Turner seconded the motion and discussion ensued.

Members Tony Dauer (96-C) and Linda Wilson (816-P) commented on the resolution.

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

RESOLUTION 01-11-83

WHEREAS, the City of Laguna Woods has an exclusive hauler, Ware Disposal, for solid waste (trash), mixed recyclables, and newspapers in United Laguna Hills Mutual; and

WHEREAS, the fees for solid waste disposal hauling continue to trend higher as local landfill operations are closed requiring waste to be hauled greater distances; and

WHEREAS, a consultant was hired to study the solid waste disposal management in Laguna Woods Village and proposed service modification options to maximize efficiency of existing programs and to minimize landfill and hauling costs;

NOW THEREFORE BE IT RESOLVED, April 12, 2011, that the Board of Directors hereby directs its managing agent to pursue the following changes recommended by the consultant to maximize efficiency of United Mutual's existing solid waste disposal and blue bin mixed recycling programs:

- A. Reduce excess capacity by removing a second 3-yard trash bin located in 33 enclosures and replace capacity with a free blue mixed-recycling bin. The cost avoidance to remove the 3-yard trash pick-up would be \$72.58 per bin per month for a total estimated savings of almost \$29,000 annually.
- B. Maximize mixed recycling by placing additional 3-yard blue bins for mixed recycling at all trash enclosures. This results in a total of 254 blue bins and proposes to reduce the 3-yard trash service to once per week. Adjustments to the frequency of trash pick-ups would be adjusted upward as needed if the blue recycling bins do not entirely compensate for the loss of trash hauling capacity.

RESOLVED FURTHER, that the Board agrees to maintain its existing newspaper recycling program; 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 reported from the Governance Ad Hoc Committee.

Director Miller reported from Resident Relations Information Services.

GRF HIGHLIGHTS

Director Brians reported on behalf of the Security and Community Access Committee.

DIRECTORS' FORUM

- Director Beldner spoke to programs available through the Social Services Department.
- Director Marks commented on the Friendly Visitor Program.
- Director Allen commented on the United Board's progress in improving the community and encouraged residents to run for the Board.
- Director Gerson reminded the membership to review the Mutual's condensed financial statements that were recently mailed out.
- Director Dalis commented on the success of the community's infrastructure and preserving the land.
- Director Brians commented on the EZ Pay program.

MEETING RECESS

The Regular Open Session Meeting recessed for lunch at 11:42 A.M. and reconvened into the Regular Executive Session at 12:37 P.M.

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

During its Regular Executive Session meeting of March 8, 2011, the Board reviewed and approved, without objection, the minutes of the Regular Executive Session of February 8, 2011 and the Special Executive Disciplinary Hearing Session of February 28, 2011. The Board heard two (2) regular disciplinary hearings and imposed fines totaling \$200 for violations of the Mutual's rules and regulations; and discussed litigation, contractual, and other member disciplinary matters.

During its Special Executive Session meetings of March 15, 2011, March 18, 2011 and March 24, 2011 the Board discussed litigation matters.

During its Special Executive Disciplinary Committee meeting of March 28, 2011, the Board heard 3 disciplinary hearings and imposed fines totaling \$800 for violations of the Mutual's rules and regulations.

During its Special Executive Session of April 5, 2011 the Board discussed legal and contractual matters.

The Traffic Committee of the Board met in Executive Session on March 16, 2011 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