

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

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

Directors Present: Gail McNulty, Arlene Miller, John Dalis, Ron Beldner, Barbara Copley, Heather Gerson, Libby Marks, Cynthia Chyba, Roger Turner, Catherine Brians, Harold Allen (9:30 A.M. – 9:36 A.M.)

Directors Absent: None

Others Present: Cris Robinson, Patty Kurzet

*Executive Session:* Cris Robinson, Patty Kurzet, Sandy Meyer, 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.

**PLEDGE OF ALLEGIANCE**

Director Gerson led the Pledge of Allegiance to the Flag.

**ACKNOWLEDGEMENT OF PRESS**

Ms. Lois Rothschild, a freelance reporter, 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 amended by removing 905-Q from the Maintenance and Construction Consent Calendar placing it under the Maintenance and Construction Committee Report for discussion.

**APPOINTMENT TO FILL VACANCY**

The Board accepted Harold Allen's letter of resignation effective today. Mr. Allen expressed his sentiments with working on the Board and stepped down from the dais.

President McNulty invited any potential candidates to approach the podium and provide a brief summary of their qualifications and reasons for running for the one year vacancy.

Members Mary Stone and Paul Vogel provided a brief summary of their qualifications and reasons for running for the Board.

Director Copley made a motion to commence balloting for the vacancy, term ending 2012. Director Gerson seconded the motion and the motion carried without objection.

Without objection, balloting ceased and the ballots were counted.

Secretary Copley announced that by a vote of 6-4-0 Paul Vogel has been appointed to the Board filling the vacancy caused by the resignation of Harold Allen.

Ms. Kay Vogel, member of the Nominating Committee, reported on the Committee's efforts to recruit qualified candidates to run the 2011 Director Election, and stated that 3 candidates were interviewed for the 3 year term and indicated that they were qualified to run for the Board.

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**

- Marv Rosenhaft (823-A) commented on the use of the new landscaping in cul-de-sac 95, and asked the Board to revisit the new lighting program.
- Maxine McIntosh (68-C) commented on the new turnouts at the Equestrian Center, and commented on United's proposed GRF Bylaw changes.
- Dottie Fredericks (776-Q) commented on the need for a recycling bin in cul-de-sac 91.

#### **RESPONSE TO MEMBER COMMENTS**

- Directors Brians, Turner, and Copley addressed Mr. Rosenhaft's comment regarding efficient lighting.

#### **APPROVAL OF MINUTES**

The Board reviewed and approved without objection the minutes of the Special Meeting of June 23, 2011 (Budget Version 1), the Regular Meeting of July 12, 2011, and the Special Meeting of July 22, 2011 (Budget Version 2).

#### **CHAIR'S REMARKS**

President McNulty commented on proposed budget increases; GRF, United, and Third's decision for staff changes; 6-month leasing; and commented on Harold Allen's accomplishments during his term on the Board and thanked Mr. Allen for his service.

#### **NEW BUSINESS**

##### **APPOINTMENT OF NEW OFFICERS**

Director Gerson nominated Director Brians as First Vice President. Director Brians accepted the nomination.

Director Dalis nominated Director Gerson as First Vice President and Director Vogel as Treasurer. The nominations were declined.

Director Brians was appointed First Vice President by acclamation.

The Secretary of the Corporation, Director Barbara Copley, read a proposed resolution approving Director Officers. Director Brians 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 01-11-135**

**RESOLVED**, August 9, 2011, that the following persons are hereby elected as officers of this Corporation:

Gail McNulty	President
Catherine Brians	1 <sup>st</sup> Vice President
Arlene Miller	2 <sup>nd</sup> Vice President
Barbara Copley	Secretary
Heather Gerson	Treasurer

**RESOLVED FURTHER**, that the following persons are hereby elected as officers of this Corporation:

Jerry Storage	Vice President, ex officio
Patty Kurzet	Assistant Secretary
Cris Robinson	Assistant Secretary
Wendy Panizza	Assistant Secretary, for the purpose of representing United Mutual in Small Claims Court
Scott Dunham	Assistant Secretary, for the purpose of representing United Mutual in Small Claims Court

**RESOLVED FURTHER**, that Resolution 01-10-199, adopted October 12, 2010 is hereby superseded and cancelled.

Director Beldner made a motion to establish a one-time Executive Disciplinary Hearing Committee and appoint 3 Directors to attend and take action on behalf of the Board. The motion was seconded and carried without objection and Directors Beldner, Gerson, and Brians were appointed to the Committee without objection.

The Board discussed and considered the Board's proposed changes to the GRF Bylaws.

The Secretary of the Corporation read a proposed resolution calling a Special Corporate Members' meeting to revise the GRF Bylaws. Director Brians moved to approve the resolution. Director Gerson seconded the motion and discussion ensued.

Members Mary Stone (356-C) and Maxine McIntosh (68-C) suggested additional changes to the GRF Bylaws, and Marv Rosenhaft (823-A) commented on the budget process.

Without objection, the Board agreed to define the roll of Trustee as an additional proposed change.

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

**RESOLUTION 01-11-136**

**WHEREAS**, GRF Bylaws §5.3 allows for the calling of a Special Meeting of the Corporate Members by way of a resolution approved by a majority of the Board of a Corporate Member; and

**NOW THEREFORE BE IT RESOLVED**, August 9, 2011, that the Board of Directors of this Corporation hereby calls a Special Corporate Members' Meeting to amend the Bylaws Adopted May 31, 2006 of the Golden Rain Foundation of Laguna Woods to be held on September 7, 2011 at 10:00 AM in the Board Room of the Community Center located at 24351 El Toro Road, Laguna Woods, CA 92637; 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.

**OLD BUSINESS**

The Secretary of the Corporation read the proposed changes to the Mutual's Committee Appointments. Director Copley moved to approve the resolution. Director Turner seconded the motion.

Without objection, the Board made changes to the appointments.

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

**RESOLUTION 01-11-137**

**RESOLVED**, August 9, 2011, that the following persons are hereby appointed to serve the corporation in the following capacities:

**Finance Committee**

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

**Governing Documents Ad Hoc Committee**

Barbara Copley, Chair  
Ron Beldner  
*Advisors: Mary Stone*

**Joint GRF Bylaw Committee**

Inactive at this time

**Landscape Committee**

Roger Turner, Chair  
Heather Gerson, Vice Chair  
Cynthia Chyba  
**Catherine Brians ~~Harold Allen~~**  
*Advisors: Mary Kay Tibbetts, Polly Spahr, Linda Wilson*

**Joint Long Range Planning Committee**

Inactive at this time

**Maintenance and Construction Committee**

**Catherine Brians, Chair ~~Harold Allen, Chair~~**  
Barbara Copley, Vice Chair  
John Dalis  
Roger Turner  
**Paul Vogel**  
*Advisor: Lynn Hamm, ~~Ron Stenson, Harold Allen~~*

**Resident Relations Information Services**

Arlene Miller, Chair  
**Heather Gerson**  
~~Catherine Brians~~  
3<sup>rd</sup> Member on Rotation

**Standards Sub-Committee**

Inactive at this time

**Traffic Hearing**

Arlene Miller, Chair

~~Catherine Brians~~  
Roger Turner  
**Heather Gerson**

**New Resident Orientation**

Per Rotation List

**Laguna Canyon Foundation**

TBD

**RESOLVED FURTHER**, that Resolution 01-11-25, adopted February 8, 2011 is hereby superseded and canceled.

The Secretary of the Corporation read the proposed changes to the Mutual's appointments to the GRF Committees. Director Copley moved to approve the resolution. Director Gerson seconded the motion.

The Board agreed to add Paul Vogel to the Government and Public Relations Committee.

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

**RESOLUTION 01-11-138**

**RESOLVED**, August 9, 2011, that, in compliance with Article 7, Section 7.3 of the Golden Rain Foundation Bylaws, adopted May 2006, the following persons are hereby appointed to serve on the committees of the Golden Rain Foundation:

**Broadband Services**

Ron Beldner  
Roger Turner

**Business Planning**

Heather Gerson  
Gail McNulty

**Bus Services**

Arlene Miller  
Ron Beldner

**Community Activities**

Libby Marks  
Ron Beldner

**Finance**

Heather Gerson  
John Dalis

**Government & Public Relations**

Libby Marks  
**Paul Vogel**  
~~Catherine Brians~~

**Village Greens Ad Hoc Committee**

Barbara Copley  
Cynthia Chyba

**Landscape Committee**

Roger Turner  
Heather Gerson

**Land Use Ad Hoc Committee**

Barbara Copley  
Roger Turner

**Maintenance & Construction**

**Catherine Brians Harold Allen**  
Barbara Copley

**Recreation Master Planning Sub-Committee**

Libby Marks  
Roger Turner

**Security**

Libby Marks  
Catherine Brians

**RESOLVED FURTHER**, that Resolution 01-11-118, adopted July 12, 2011 is hereby superseded and canceled.

The Secretary of the Corporation read the following proposed resolution adopting a policy which allows the Board to impose additional daily monetary penalty fines against members for ongoing violations, which was postponed from the July meeting to conform to the 30-day notification requirements:

**RESOLUTION 01-11-**

**WHEREAS**, United Mutual's legal counsel has advised that in order to speed up the Member Disciplinary process, after a noticed hearing before the Board,

for an ongoing violation, which affords the member the opportunity to be heard and present a defense to the allegations, the Board has the right and/or authority to levy an ongoing monetary penalty consistent with United Mutual's Monetary Fee Schedule against a violating Member for an ongoing violation of the same event, on a daily basis, without having to re-notice a member disciplinary hearing for each day the same event violation occurs; and

**WHEREAS**, the Board intends to implement a rule that permits the Board to impose additional subsequent fines on a Member after the first noticed initial hearing before the Board as referenced above, if the same event conduct continues on a daily, weekly or monthly basis, without the need for an additional disciplinary hearing;

**NOW THEREFORE BE IT RESOLVED**, September 13, 2011, that the Board of Directors of this Corporation hereby adopts a policy which allows the Board to impose additional daily monetary penalty fines, consistent with United Mutual's Monetary Fee Schedule, on a Member for the same ongoing violation of the same event of United Mutual's rules and regulations without the need to hold an additional member disciplinary hearing after the first noticed hearing, as referenced above, has been held; 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.

Without objection, the Board postponed the motion to the September meeting to satisfy the 30-day notification requirements.

#### **GENERAL MANAGER'S REPORT**

In Mr. Storage's absence, Mrs. Cris Robinson commented on the construction progress of the new Golf Building and a new parking area under construction at Gate 16; provided a status update on the City Centre Park and the City's configuration of Santa Maria to add a golf cart path; and updated the membership on other ongoing GRF projects within the Community and at the Clubhouses. Mrs. Robinson encouraged residents to be aware of the coyote issue in the Community and to walk in pairs when walking their dogs.

#### **CONSENT CALENDAR**

Without objection the Consent Calendar was approved as amended, and the Board took the following actions:

#### **Maintenance and Construction Committee Recommendations:**



**RESOLUTION 01-11-139**

**RESOLVED**, August 9, 2011, that the request of Mr. and Mrs. Richard Gibson of 68-D Calle Aragon to convert a bedroom window to a sliding glass door 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 68-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 a concrete walkway must be constructed from the stoop of the sliding glass door to the arterial walkway, and must be installed as per standard construction practices; and

**RESOLVED FURTHER**, that all landscape, irrigation, and drainage modifications associated with the alterations, if any, are to be completed by the Landscape Division at the expense of the Mutual Members(s) at 68-D; 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 01-11-140**

**RESOLVED**, August 9, 2011, that the request of Ms. Parvin Soroush Farzaeh of 230-D Avenida Majorca to perform a bathroom remodel 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 230-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. 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.

**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 01-11-141**

**RESOLVED**, August 9, 2011, that the request of Mr. Yung Yum of 313-B Avenida Castilla to create a patio wall opening 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 313-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 finished openings must match the existing finish on the patio wall. Wood finish trim or brick veneer is not 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 01-11-142**

**RESOLVED**, August 9, 2011, that the request of Mr. Robert Anderson of 413-B Avenida Castilla to install a satellite dish on the roof 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 413-B; 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 satellite dish must be mounted on a non-penetrating stand on the roof over the subject manor away from the edge of the building; 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 01-11-143**

**RESOLVED**, August 9, 2011, that the request of Mrs. Karen Leroux of 535-A Via Estrada to install a balcony room addition with a transom window 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 01-11-144**

**RESOLVED**, August 9, 2011, that the request of Mr. William Shaffman of 728-C Avenida Majorca for the Mutual to exclude painting the Mutual's walls behind his patio cabinets during the Mutual's 2011 Exterior Paint Program is hereby denied and

**RESOLVED FURTHER**, that the Board shall follow its Paint Program practices and hereby requires that the resident remove the patio cabinets from the wall prior to the arrival of the Mutual's paint crew to allow for the painting of the Mutual wall; 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 01-11-145**

**RESOLVED**, August 9, 2011, that the request of Mr. and Mrs. Roger Preuss of 838-D Ronda Sevilla to perform a patio addition 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 838-D; and

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

**RESOLVED FURTHER**, that the patio addition 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 838-D; 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 01-11-146**

**RESOLVED**, August 9, 2011, that the request of Mrs. Suzanne Syphers of 924-A Avenida Majorca to install arched patio wall openings and install a wrought iron gate in place of the manor's original courtyard doors 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 924-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 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.

**Landscape Committee Recommendations:**

- |        |  |
|--------|--|
| 95-R   | Denial of request for tree installation                      |
| 218-D  | Approval of request for tree removal at the Mutual's expense |
| 315-A  | Denial of request for tree removal                           |
| 384-A  | Denial of request for slope relandscaping                    |
| 2083-F | Approval of request for tree removal at the Mutual's expense |

**Finance Committee Recommendations:**

**RESOLUTION 01-11-147**

**WHEREAS**, Member ID 947-372-03 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**, August 9, 2011, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-372-03; 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 01-11-148**

**WHEREAS**, Member ID 947-375-07 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**, August 9, 2011, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-375-07; 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 01-11-149**

**WHEREAS**, Member ID 947-375-22 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**, August 9, 2011, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-375-22; 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 01-11-150**

**WHEREAS**, Member ID 947-376-07 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**, August 9, 2011, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-376-07; 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 01-11-151**

**WHEREAS**, Member ID 947-401-11 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**, August 9, 2011, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-401-11; 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 01-11-152**

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

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

**NOW THEREFORE BE IT RESOLVED**, August 9, 2011, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-408-12; and

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

**RESOLUTION 01-11-153**

**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**, August 9, 2011, 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 01-11-154**

**WHEREAS**, Member ID 947-420-25 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**, August 9, 2011, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-420-25; 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 Brians reported from the Maintenance and Construction Committee.

Member Mary Stone (356-C) addressed the Board on the current hard surface flooring policy.

Director Vogel left the meeting at 10:58 A.M.

Director Brians made a motion to reaffirm its current policy prohibiting the installation of hard surface flooring in second floor manors, Resolution 01-10-134. Director Copley seconded the motion and the motion carried by a vote of 9-0-0 (Director Vogel was absent from the meeting).

The Secretary of the Corporation read a proposed resolution authorizing a supplemental appropriation to engage consulting services for Mutual lead renovation, repair, and painting work. Director Copley moved to approve the resolution. Director Dalis seconded the motion and discussion ensued.

Member Maxine McIntosh (68-C) addressed the Board on the motion.

Director Vogel returned to the meeting at 11:07 A.M.

By a vote of 9-0-1 (Director Vogel abstained), the motion carried and the Board of Directors adopted the following resolution:

#### **RESOLUTION 01-11-155**

**WHEREAS**, in April 2010, the U.S. Environmental Protection Agency (EPA) implemented a new Lead Renovation, Repair, and Painting Rule (RRP) requiring that all renovations covered under this rule must be performed by certified firms, using certified renovators and other trained workers;



**WHEREAS**, staff has been transforming its repair, preparation, and painting activities to comply with this rule; and have engaged the services of a consultant specializing in the EPA RRP rule to ensure full compliance; and

**NOW THEREFORE BE IT RESOLVED**, August 9, 2011, that the Board hereby authorizes a supplemental appropriation in the amount of \$33,000, to be funded from the Contingency Fund, to engage consultant services for Mutual lead renovation, repair and painting work; and

**RESOLVED FURTHER**, that the lead RRP consultant would continue to guide and assist staff to implement EPA RRP rule compliant procedures and practices in the Mutual's maintenance activities; 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 Dalis made a motion to reimburse the member the full cost of the replacement of the alteration heat pump. Director Marks seconded the motion and discussion ensued.

By a vote of 3-7-0 (Directors Dalis, Marks and Chyba voted in favor), the motion failed.

The Secretary of the Corporation read a proposed resolution approving the reimbursement request in the amount of \$1,130. Director Copley moved to approve the motion. Director Gerson seconded motion and discussion ensued.

Director Dalis amended the motion to have the Mutual maintain the installed alteration heat pump. The motion failed due to the lack of a second.

By the following roll call vote of 8-2-0 the motion carried:

Ayes: Directors McNulty, Miller, Beldner, Copley, Gerson, Vogel, Turner, Brians

Nays: Directors Dalis and Marks

The Board of Directors adopted the following resolution.

**RESOLUTION 01-11-156**

**WHEREAS**, Ms. Carol Cooley, the member at 905-Q Ronda Sevilla requested reimbursement of \$1,300 for the replacement of an alteration heat pump in the manor's living room that she had installed because of the failure of the living room's original ceiling heat; and

**WHEREAS**, upon failure or inability to repair the ceiling heat, the Mutual has historically installed an alternate heat source for the room in compliance with code requirements, and would contract with an outside vendor for the installation of heat pumps when required at a cost of \$1,130;

**NOW THEREFORE BE IT RESOLVED**, August 9, 2011, that the Board of Directors of this Corporation hereby approves the reimbursement request in the amount of \$1,130, representing the standard expense the Mutual would have incurred had the Mutual installed a heat pump through its contracted vendor; and

**RESOLVED FURTHER**, that the funds shall be charged to the General Maintenance operating budget; 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 Turner reported from the Landscape Committee.

Director Miller reported from Resident Relations Information Services.

#### **GRF HIGHLIGHTS**

No highlights were given.

#### **DIRECTORS' FORUM**

- Director Beldner commented on reasons given by members for not being able to sell their manor, and reported on an article naming the Village as one of the worst places to live due to marijuana use.
- Director Chyba thanked Harold Allen for his hard work on the Board.
- Director Copley thanked Harold Allen and stated that he will be missed.
- Directors Brians, Miller and Gerson thanked Harold Allen for his service on the Board.
- Director Dalis commented on the need for more sports channels.
- Director Turner thanked Harold Allen and welcomed Director Vogel to the Board.
- Director Vogel commented on the 6-month leasing policy and making the Finance Committee a Committee of the Whole.

#### **MEETING RECESS**

The Regular Open Session Meeting recessed for lunch at 11:37 A.M. and reconvened into the Regular Executive Session at 12:35 P.M.

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

During its Regular Executive Session meeting of July 12, 2011, the Board reviewed and approved the minutes of the Special Executive Session of June 8, 2011, the Regular Executive Session of June 14, 2011, the Special Executive Session of June 23, 2011, and the Executive Disciplinary Committee meeting of June 27, 2011. The Board heard three (3)

regular disciplinary hearings and imposed fines totaling \$100 for violations of the Mutual's rules and regulations; and discussed litigation, contractual, and other member disciplinary matters.

During its Executive Disciplinary Committee meeting of July 25, 2011, the Board heard six Member Disciplinary hearings.

During its Special Executive Session meeting of July 27, 2011, the Board discussed member contractual matters.

The Traffic Committee of the Board met in Executive Session on July 20, 2011 to discuss member disciplinary issues.

**ADJOURNMENT**

With no further business before the Board of Directors, the meeting was adjourned at 4:38 P.M.

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Barbara Copley, Secretary