

OPEN MEETING

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF
LAGUNA WOODS MUTUAL NO. FIFTY
A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION**

May 18, 2017

The Board of Directors of Laguna Woods Mutual No. Fifty, a California non-profit mutual benefit corporation, met at 1:30 p.m. on Thursday, May 18, 2017 at 24055 Paseo Del Lago West, Laguna Woods, California.

Directors Present: Ryna Rothberg-Chair, June Greenwald, Nancy Hou, Irving Waaland, Sy Wellikson (arrived late)

Directors Absent: None

Staff Present: Katy Howe, Alba Andronic, Alex Banegas, Chuck Johnson

Others Present:

CALL TO ORDER

President Ryna Rothberg called the meeting to order at 1:34 p.m. and established that a quorum was present.

PLEDGE OF ALLEGIANCE

Director Waaland led the membership in the Pledge of Allegiance to the Flag.

APPROVAL OF AGENDA

By consensus, the Board approved the agenda without objection.

APPROVAL OF MINUTES OF MEETING

Without objection, the Board approved the special open minutes of April 19, 2017, the regular open minutes of April 20, 2017, the special open minutes of April 27, 2017, and the emergency open minutes of April 28, 2017.

PRESIDENT'S COMMENTS

President Rothberg commented on:

- Recognition of Jack Hammen for caring for the orchids.
- 71% of the members that voted approved the Energy Management System.
- Scams that were mentioned in the newspaper and residents putting their number on the No Call list, and register if there is a complaint.
- Care Ambulance services.
- The installation of an acoustic ceiling in the Game Room, and that it will be closed May 18 and May 19.

GOLDEN RAIN FOUNDATION REPORT

President Rothberg commented on the following actions taken at the Golden Rain Foundation meeting:

- No report.

GENERAL MANAGER'S REPORT

Ms. Howe presented the monthly Maintenance Report, Food Service Report, Resale and Leasing Report, and General Manager's Action List.

Director Wellikson joined the meeting at 1:56 p.m.

TREASURER'S REPORT/FINANCE COMMITTEE

Treasurer Nancy Hou reported on 2016 financial statements and balance sheets for the months of January and February 2017. She commented on year to date income and expense reports for activity through January 31, 2017 and February 28, 2017. She also commented on the work of the Finance Committee through May 2017, including the 2016 Audit, the amendment of the 2015 corporate tax returns, and other corrections made at the request of the Committee.

MEMBERS' COMMENTS

- Anne Gilbert, unit 1403, spoke about moving members' comments to later in the meeting.
- Larry Strauss, unit 1455, spoke about putting snack machines in the building, and that the men's room door by the California Dining Room is hard to open.
- Steve Handelman, unit 251, spoke about reminding people on not overusing electricity and wasting water. Also spoke on people ordering more food than they actually eat.
- Judy Laschober, unit 307, spoke about the responsibility of painting the inside of the sliding doors in units.
- Diane Lynch, unit 1160, spoke about the contractors using the grocery carts for the Game Room project.
- Harriet Klein, unit 452, spoke about the Activities Committee.

RESPONSE TO MEMBERS' COMMENTS

Directors and the staff responded to Members' comments.

CONSENT CALENDAR

Construction Authorization Request for Unit 357

Approval of construction request.

Construction Authorization Request for Unit 1105

Approval of construction request.

Construction Authorization Request for Unit 1113

Approval of construction request.

Designation of Associa-PCM and Sildorf Law, LLP as Appointed Agent for the Purpose of Lien Recordation

Resolution 50-17-16

WHEREAS, Laguna Woods Mutual No. Fifty has PCM/Associa as its managing agent, and

WHEREAS, PCM/Associa has redeveloped its delinquency process to streamline the pre-lien, lien and foreclosure process to be as quick as possible, including using a standard law firm for all clients (Sildorf Law, LLP),

NOW THEREFORE BE IT RESOLVED, April 27, 2017 that the Board of Directors of this Corporation hereby designates PCM/Associa and its representatives/agents, including Sildorf Law, LLP, as the persons who sign notices of delinquent assessments on the corporation's behalf; 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.

Without objection, the Board approved the consent calendar.

OLD BUSINESS

Administer Lien on Accounts

Secretary Greenwald read the proposed resolution:

Intent to Lien May-17

Resolution M50-17-17

This document is made a part of and is attached here to the minutes of the meeting of the Board of Directors on May 18, 2017.

The following accounts have become delinquent and an intent to lien letter has been sent in accordance with the Association's collection policy.

The Board hereby instructs Management to record a lien against the following delinquent accounts should the assessments not be paid within the time period established in the intent to lien letter

00191-6685

00191-6957

00191-7697

Director Wellikson moved the resolution. Director Waaland seconded the motion. By a vote of 3-0-1 (Director Hou abstained), the motion carried.

Reimbursement Request from 08 Series Leak

Staff requests approval for the reimbursement request from the resident.

Director Waaland moved to approve the request. Director Greenwald seconded the motion. Director Wellikson spoke on the receipts submitted. By a vote of 0-3-2 (Director Wellikson, Director Greenwald, and Director Rothberg opposed; Director Hou and Director Waaland abstained), the motion failed.

NEW BUSINESS (Items for Discussion and Consideration)

Hearth Room Coffee Rules

Staff seeks direction from the Board on how to address the absence of official coffee rules and that various individuals are not following the coffee protocol as posted. Ms. Howe noted that without rules, administration staff will not address complaints regarding the coffee rules. The Board postponed a decision on developing coffee rules until the dining room remodeling was complete over the summer.

Enclosing Storage Spaces Throughout Building

Staff requests direction from the Board to undertake a study to determine and price out long term solutions to store furniture and equipment near Lortscher Hall.

Director Wellikson moved to request a design from staff to store furniture and equipment. Director Greenwald seconded the motion. By a vote of 4-0-0, the motion carried.

Add Display Unit at Post Office Area

Staff requests direction from the Board on adding a display case by the Post Office area.

The Board directed staff to develop a plan for a display case by the Post Office area.

Supplemental Appropriation to Repair Atrium Drain Line

Secretary Greenwald read the proposed resolution:

Pipe Repairs in Conjunction with Concrete Replacement

Resolution 50-17-18

WHEREAS, Mutual Fifty is preparing to replace concrete in the front of the building, and

WHEREAS, atrium drain lines which have been known to have failed run under the concrete in this area, and

WHEREAS, the association received estimates from two reputable plumbing companies, and the lowest estimate to perform the work was \$26,000,

NOW THEREFORE BE IT RESOLVED, May 18, 2017, that the Board of Directors of this Corporation hereby approves a supplemental appropriation of \$26,000 from the Replacement Fund for the repair of the atrium drain lines; 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 Wellikson moved the resolution. Director Waaland seconded the motion. The Board discussed and staff agreed to go out to bid on the project once the funding was approved. By a vote of 4-0-0, the motion carried.

MUTUAL FIFTY COMMITTEE REPORTS

Activities Committee Report – Saretta Berlin

Reported on the actions of the Activities Committee. Harriet Klein, unit 452, commented on the library list of DVDs.

Marketing Committee – Ryna Rothberg

No meeting, no report.

Orientation Committee Meeting

No meeting, no report.

Building Inspections and Maintenance Committee – Irving Waaland

No meeting, no report.

GRF COMMITTEE REPORTS

Community Activities Committee – Ryna Rothberg

No report.

Business Planning Committee – Nancy Hou

No meeting, no report.

Finance Committee – Nancy Hou

No meeting, no report.

Landscape Committee – Sy Wellikson

No meeting, no report.

Maintenance and Construction Committee – Ryna Rothberg

No meeting, no report.

Media and Communications Committee- Sy Wellikson

No meeting, no report.

Mobility and Vehicles Committee – June Greenwald

No meeting, no report.

Security and Community Access – Lou Parker

Concurrent meeting.

Laguna Woods Traffic Hearings – June Greenwald/Nancy Hou

No report.

Board Member Closing Comments

- Director Wellikson apologized for coming in late.

RECESS

The meeting recessed at 3:53 p.m. and reconvened into Executive Session at 4:07 p.m.

Summary of Previous Closed Session Meetings per Civil Code Section 4935

During its Regular Executive Session meeting of March 16, 2017, the Board approved the minutes of the February 16, 2017 Regular Executive Session, and discussed contractual and legal matters.

The meeting was adjourned at 5:44 p.m.



June Greenwald, Secretary