

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**

July 20, 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, July 20, 2017 at 24055 Paseo Del Lago West, Laguna Woods, California.

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

Directors Absent: None.

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

Others Present:

CALL TO ORDER

President Ryna Rothberg called the meeting to order at 1:33 p.m. and established that a quorum was present.

PLEDGE OF ALLEGIANCE

Director Greenwald 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 regular open meeting minutes of June 15, 2017.

PRESIDENT'S COMMENTS

President Rothberg commented on:

- Waste Management issues
- Resident behavior towards dining services staff

GOLDEN RAIN FOUNDATION REPORT

No report.

GENERAL MANAGER'S REPORT

Ms. Howe presented the monthly Maintenance Report, Food Service Report, and Resale and Leasing Report and gave updates regarding the Paint Program, the Energy Management System, the Dining Room Remodel, and the new Dining Room Points Program.

Director Hou arrived at the meeting at 1:44 p.m.

TREASURER'S REPORT/FINANCE COMMITTEE

Director Hou presented the Finance Report for corporate activity through May 31, 2017.

MEMBERS' COMMENTS

- Renee Merer, unit 1005, spoke about landscaping issues around the building.
- Henry Nahoum, unit 1306, spoke about contracts.
- Harriet Klein, unit 452, spoke about dining services point system.
- Steve Handelman, unit 251, spoke about shopping carts not being returned.
- Violet Gati, unit 1163, spoke about dining services point system.

RESPONSE TO MEMBERS' COMMENTS

Directors and the staff responded to Members' comments.

CONSENT CALENDAR

None.

OLD BUSINESS

Dining Services Rules

Secretary Greenwald read the proposed resolution:

Dining Services Rules, Procedures and Meal Plan Resolution M50-17-36

WHEREAS, Laguna Woods Mutual No. Fifty recently entered into a contract with Sodexo to provide dining at The Towers; and

WHEREAS, resolution 50-06-25, adopted June 15, 2006, does not allow for removal of food from the dining rooms at any time and allows only for one meal per day; and

WHEREAS, Sodexo is proposing a new dining services policy that incorporates a point of sale system and a new Towers Meal Plan which will allow residents to order and pay for extra food, take leftovers back to their units, and pick up carryout meals, and

NOW THEREFORE BE IT RESOLVED, July 20, 2017, that the Board of Directors of this Corporation hereby adopts the following Dining Services Rules:

1. Residents are *permitted to take food* out of the dining rooms and back to their units, and
2. Residents may order more than one meal a day, and will be billed for and responsible for the cost of food over their monthly budget, and
3. Residents may pick up meals in the California Dining Room for carryout, and
4. Further details of dining services will be distributed to residents in the form of the Resident Guide to Dining Services (attached), and

RESOLVED FURTHER, that these rules will be effective on September 1, 2017, and

RESOLVED FURTHER, that resolution 50-06-25 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 Wellikson moved the resolution. Director Waaland seconded the motion. Director Rothberg moved to strike out scriveners from the Dining Services Guide. By a vote of 4-0-0, the motion carried.

Write Off Account 191-7600: \$54,239.35

Secretary Greenwald read the proposed resolution:

**Delinquent Assessment Write-Off for Account 191-7600
Resolution M50-17-37**

RESOLVED, July 20, 2017, that the Board of Directors of this Corporation hereby authorizes the delinquency assessment write-off of account 191-7600, in the amount of \$54,239.35; 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. Director Wellikson spoke about moving write-offs to the consent calendar. By a vote of 4-0-0, the motion carried.

NEW BUSINESS (Items for Discussion and Consideration)

Supplemental Appropriation for Water Supply Back Flow Devices

Secretary Greenwald read the proposed resolution:

**Back Flow Valve Repair
Resolution M50-17-38**

WHEREAS, Laguna Woods Mutual No. 50 has 2 backflow devices requiring immediate repair

WHEREAS, Laguna Woods Mutual No. 50 has received an estimate in the amount of \$ 13,200 from All Star Plumbing to complete the work,

NOW THEREFORE BE IT RESOLVED, that the Board of Directors authorizes staff to proceed with the replacement of the damaged Backflow devices and allocates an amount not to exceed \$13,200 to perform the repairs from the Replacement Fund.

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

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

Rules for Plug-In Electric Vehicle Parking in Ports

Secretary Greenwald read the proposed resolution:

**Electric Vehicle Charging Rules
Resolution M50-17-XX**

WHEREAS, residents' of Laguna Woods Mutual No. Fifty have purchased plug-in electric vehicles and Laguna Woods Mutual No. Fifty has shared electrical outlets in its carport area; and

WHEREAS, the costs of delivering said electricity are a shared expense of all residents of Mutual Fifty; and

WHEREAS, a resident who uses an electric vehicle that is charged at Mutual Fifty receives an exclusive benefit not available to all residents and

creates additional costs for electricity usage that are borne by all residents;
and

WHEREAS, it is the intention of the Board of Directors to create and implement an equitable solution that allows a resident to charge an electric vehicle using Mutual Fifty's shared infrastructure at their own cost;

WHEREAS, kilowatt hour costs to charge vehicles and costs to administer the rules would be the following (depending on mileage driven annually):

1. 6000 miles per year = \$350
2. 9000 miles per year = \$510
3. 12,000 miles per year = \$660
4. 24,000 miles per year = \$1280

NOW THEREFORE BE IT RESOLVED on September 21, 2017, the Board of Directors hereby adopts the following fees for electric vehicle charging based on miles per year the vehicle is driven:

1. 6000 miles per year = \$350
2. 9000 miles per year = \$510
3. 12,000 miles per year = \$660
4. 24,000 miles per year = \$1280

The minimum charge per year will be \$350. If a resident fails to submit mileage data, the association will assume 12,000 miles per year are driven and charge a fee of \$660, 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.

This resolution will be on hold for 30-day member comment.

Director Greenwald moved the resolution. Director Wellikson seconded the motion. Discussion ensued. By a vote of 1-3-1 (Director Waaland in favor, Director Rothberg, Director Wellikson, and Director Greenwald opposed, Director Hou abstained), the motion failed. By consensus, Board requested Staff bring the resolution back at a future time with a simplified fee structure.

Update on Lortscher Hall Seating

Staff seeks the Board's approval of purchasing and using a Velcro tape solution to address the problems with residents blocking egress in Lortscher Hall during events.

Director Wellikson moved to approve purchase of 4 rolls of tape not to exceed \$500 from the Operating Fund. Director Greenwald seconded the motion. By a vote of 4-0-0, the motion carried.

Weather Stripping Installation Policy

Staff seeks the Board's direction regarding installation of weather stripping inside units. Director Wellikson moved to refer the item back to management to determine the magnitude of the problem. Director Waaland seconded the motion. Discussion ensued. By a vote of 4-0-0, the motion carried.

Reaffirm Sunroom Repair Policy

Director Wellikson moved to approve Staff contacting owners of rooftop sunrooms to schedule paint/roofing inspections and to direct the owners in performing necessary repairs. Director Waaland seconded the motion. By a vote of 4-0-0, the motion carried.

Storage Options in Common Areas

Director Wellikson moved to approve purchase of a storage shed, to be placed on the property behind the kitchen loading dock, at a cost not to exceed \$1600 from the Operating Fund. Director Rothberg seconded the motion. By a vote of 4-0-0, the motion carried.

Hire Interior Designer to Propose Interior Hallway Paint Colors

By unanimous consent, the Board directed Staff to obtain multiple bids from several designers to perform this work.

Tunnels Renovation/Murals

By consensus, the Board approved repainting everything over in Tunnel 2 and agreed to wait until Friday, July 21st for other Board member feedback on the repainting of Tunnel 1. The Board also approved sending an acknowledgement to those who painted the tunnels originally.

MUTUAL FIFTY COMMITTEE REPORTS

Activities Committee Report – Harriet Fillmore

Director Rothberg spoke about a minimum number of attendees regarding trips. Ms. Fillmore reported on the actions of the Activities Committee.

Marketing Committee – Ryna Rothberg

No meeting, no report.

Orientation Committee Meeting

No meeting, no report.

Building Inspections and Maintenance Committee – Irving Waaland

Director Waaland reported on the actions of the Building Inspections and Maintenance Committee.

GRF COMMITTEE REPORTS

Community Activities Committee – Ryna Rothberg

No report.

Business Planning Committee – Nancy Hou

No report.

Finance Committee – Nancy Hou

No report.

Landscape Committee – Sy Wellikson

No reports.

Maintenance and Construction Committee – Ryna Rothberg

No meeting, no report.

Media and Communications Committee- Sy Wellikson

No report.

Mobility and Vehicles Committee – June Greenwald

No report.

Security and Community Access – Irving Waaland

Director Waaland reported on the actions of the Security and Community Access meeting.

Laguna Woods Traffic Hearings – Sy Wellikson/Ryna Rothberg

No report.

Board Member Closing Comments

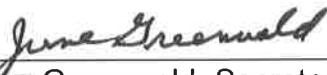
- Director Wellikson spoke about separating the dates between the open and closed meetings because of the timing length.

RECESS

The meeting recessed at 3:46 p.m. and reconvened into Executive Session at 3:50 p.m.

Summary of Previous Closed Session Meetings per Civil Code Section 4935

President Rothberg immediately adjourned this meeting to be rescheduled for Tuesday, July 25, 2017 at 1:00 p.m.



June Greenwald, Secretary

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

July 28, 2017

EXECUTIVE SESSION

A Special Executive Meeting of the Laguna Woods Mutual No. Fifty Board of Directors, a California non-profit mutual benefit corporation, was held on Friday, July 28, 2017 at 1:00 p.m. at 24055 Paseo del Lago West, Laguna Woods, California.

Directors Present: Ryna Rothberg, Sy Wellikson, Nancy Hou, Irv Waaland, June Greenwald

Directors Absent: None

Staff Present: Katy Howe and Chuck Johnson

Others Present: Mike Miller and Monica Gamble from Sodexo

CALL TO ORDER:

President Rothberg called the meeting to order at 1:05 p.m.

APPROVAL OF THE AGENDA:

By consensus, the agenda was approved.

Comment Cards and Responses

Ms. Gamble reviewed resident comments and Sodexo responses to the Board. Director Wellikson requested that Sodexo keep training its servers to repeat the order to each resident as it's taken. Ms. Howe noted that Staff would begin providing Sodexo with a resident listing, including a resident "A" and "B" for units with multiple residents. She noted that "A" would always designate the female occupant and "B" would always designate the male occupant.

Resident Guide to Dining Services to Finalize

Mr. Miller reviewed the resident handbook with the Board. By consensus, the Board agreed to not allowing residents to use their points for Sunday Brunch. By consensus the Board agreed to include a reference to residents only being allowed to enter the Crystal Dining Room via the Galleria. By consensus, the Board agreed that each salad bar plate requested/trip to the salad bar would be 4 points. By consensus, the Board agreed that there would be no resident self-service of hot items (coffee/soup/hot food) in the dining rooms for safety reasons. By consensus, the Board approved continuing to deliver Room Service with disposable plates for the time being.

Dress Code

Ms. Rothberg noted that the Dress Codes would be discussed in the future.

EXECUTIVE SESSION

ADJOURNMENT

With no further business before the Board of Directors, the Special Executive Meeting was adjourned at 2:51 p.m.



June Greenwald, Secretary

Executive Session

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

Directors Absent: None.

Staff Present: Katy Howe, Alba Andronic

Others Present: None

CALL TO ORDER

President Rothberg called the meeting to order at 1:09 p.m. and established a quorum.

APPROVAL OF THE AGENDA

The Board approved the agenda unanimously.

APPROVAL OF EXECUTIVE SESSION MINUTES

Without objection, the following minutes were approved as written:

- May 31, 2017 – Special Closed Session
- June 8, 2017 – Emergency Closed Session
- June 15, 2017 – Regular Executive Session
- June 15, 2017 – Special Closed Session
- June 23, 2017 – Special Closed Session

GENERAL MANAGER ACTION LIST

Ms. Howe reviewed the items on the General Manager Action List.

CONSENT CALENDAR

None

OLD BUSINESS

Resolving Laguna Woods Mutual No. Fifty Long Term Operating Defecit

By consensus, the Board approved staff seeking a legal opinion regarding GRF dues for Mutual Owned units.

By consensus, the Board approved a combination of options 2 and 4, and directs staff to include a line item of approximately \$50 to go towards the deficit for 2018.

NEW BUSINESS (Items for Discussion and Consideration)

Legal Opinion Regarding High Delinquency Problem Units

Staff seeks the Board's approval to proceed with the delinquency process on specified units.

Executive Session

DISCIPLINARY HEARINGS

None.

REVIEW MUTUAL OWNED/OCCUPIED UNIT REPORT

Director Hou spoke about the unrentable units. Ms. Howe commented that unit 456 and unit 757 are unrentable, 713 is now rentable and back on the market, 1053 now has a year lease agreement starting in August, and 1151 and 313 are being updated.

REVIEW LITIGATION STATUS REPORT

No report.

REVIEW DELINQUENCY REPORT

The Board discussed the delinquency report as of July 2017.

ADJOURNMENT

The meeting was adjourned at 3:45 p.m.



June Greenwald, Secretary