

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**

January 18, 2018

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, January 18, 2018 at 24055 Paseo Del Lago West, Laguna Woods, California.

Directors Present: Ryna Rothberg-Chair, June Greenwald, Al Amado, John Dalis

Directors Absent: Inesa Nord-Leth

Staff Present: Katy Howe, Ariana Rodriguez, Alex Banegas, Chuck Johnson, Ed Presley, Kristen Orr

CALL TO ORDER

President Rothberg called the meeting to order at 1:37 p.m. and established that a quorum was present.

PLEDGE OF ALLEGIANCE

Director Dalis the membership in the Pledge of Allegiance to the Flag.

APPROVAL OF AGENDA

By unanimous consent, Item 12(a), 12(b), 12(c), 12(f), 12(g) and 12 (h) were removed from the consent calendar and were added to Old Business as Items 13(f), 13(g), 13(h), 13(i), 13(j) and 13(k). Director Amado moved to approve the amended agenda. Director Dalis second the motion. The Board approved the amended agenda 3-0-0.

OFFICER ELECTIONS

Director Amado nominated Ryna Rothberg as president. Ms. Rothberg accepted the nomination. No other nominations were received. By acclamation, Ms. Rothberg was elected president.

Director Rothberg nominates John Dalis as vice president. Mr. Dalis accepted the nomination. No other nominations were received. By acclamation, Mr. Dalis was elected vice president.

Director Rothberg nominates Al Amado as treasurer. Mr. Amado accepted the nomination. No other nominations were received. By acclamation, Mr. Amado was elected treasurer.

Director Rothberg nominates Inesa Nord-Leth as secretary. No other nominations were received. Through communication with Director Rothberg, Ms. Nord-Leth had previously accepted the nomination. By acclamation, Ms. Nord-Leth was elected secretary.

Director Greenwald read the proposed resolution:

RESOLUTION 50-18-04

Laguna Woods Mutual No. Fifty Election of Officers

RESOLVED, January 18, 2018, that the following persons are hereby elected as officers of this corporation:

Ryna Rothberg	President
John Dalis	Vice President
Al Amado	Treasurer
Inesa Nord-Leth	Secretary

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

Katy Howe	Vice President
Ariana Rodriguez	Assistant Secretary

RESOLVED FURTHER, that Resolution M50-17-43, adopted September 20, 2017, is hereby superseded and canceled.

Director Greenwald moved the resolution. Director Amado seconded the motion. By a vote of 3-0-0, the motion carried.

APPROVAL OF MINUTES OF MEETING

Without objection, the Board approved the regular open meeting minutes of:

(a) November 16, 2017 – Regular Meeting

PRESIDENT'S COMMENTS

President Rothberg commented on civility, resident conduct, and the rules of a formal board meeting.

GOLDEN RAIN FOUNDATION REPORT

Ms. Howe presented the results of the Golden Rain Foundation board meeting on December 5, 2017.

GENERAL MANAGER'S REPORT

Ms. Howe reported on the 2017 annual election and welcomed the new board members Inesa Nord-Leth and John Dalis. She also gave a tunnel construction update, a paint program update, an update on the new thermostat installations, cardboard box disposal procedures, announced the upcoming Food Service Forum, and gave the February board meeting date change (moved to Wednesday, February 14th). She also presented the monthly Resale and Leasing Report, Maintenance Report, and Food Service Report.

TREASURER'S REPORT/FINANCE COMMITTEE

Director Amado presented the Treasurer's report including a review of the Y.T.D. income and expenses.

MEMBER COMMENTS

- Sy Wellikson, Unit 1161, commented on important documents for the Board, dining room dress code concerns, and mobility unit and safety concerns.
- Folmer Starr, Unit 409, commented on the koi pond and gave a pond vendor recommendation.
- Harriet Klein, Unit 452, commented on food and safety with walkers.
- Shelva Lenzkes, Unit 401, commented on the problems with the new Laguna Woods Village bus system schedule.
- Ida Kaufman, Unit 1063, commented about others complaining.
- Susan Peacock, Unit 761, commented dining service delays, painting contractor damage to the common areas, and the need for a curb cut outside Tower 2.
- Steve Handelman, Unit 251, commented on the bus schedule changes unsafe resident conduct, and the paint contractor running a stop sign.
- Irving Fenton, Unit 1060, commented on giving suggestions instead of complaining.
- Renee Merer, Unit 1005, commented on the paint contractor's damage to common area and food service.

RESPONSE TO MEMBERS' COMMENTS

Directors and the staff responded to Members' comments.

CONSENT CALENDAR

Construction Authorization for Unit 102

Approval of construction request.

Construction Authorization for Unit 1204

Approval of construction request.

OLD BUSINESS

Brunch Ticket Price Change

Director Greenwald read the proposed resolution:

RESOLUTION 50-18-05
Change in Brunch Ticket Price to \$26

WHEREAS, for nearly 10 years, Mutual Fifty has been hosting monthly Sunday brunches, open to anyone in Laguna Woods Village, which are well attended and a major marketing draw for potential buyers, and

WHEREAS, revenues for the Sunday brunches must cover the expenses of the brunches, and

WHEREAS, the cost of food and service continues to increase and is anticipated to increase in 2018,

NOW THEREFORE BE IT RESOLVED, January 18, 2018, that the Board of Directors of this Corporation hereby establishes a new Sunday brunch ticket price of \$26, 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 has met its 30-day comment period requirement in accordance with the Davis-Stirling Act.

Director Greenwald moved the resolution. Director Dalis seconded the motion. By a vote of 3-0-0, the motion carried.

Add a Community Drop-In Table to California Dining Room

Director Amado moved for the introduction of creating a Community Drop-In Table in the California Dining Room for single diners who wish to sit down individually and immediately. The table would allow ordering from both sides of the menu, with the

request that those able to use the hot line to order food from the daily menu do so. Director Dalis seconded the motion. By a vote of 3-0-0, the motion carried.

Approve Supplemental Appropriation to Perform Additional Wiring for Energy Management System Project

Director Greenwald read the proposed resolution:

RESOLUTION 50-18-06

Energy Management Project – Additional Wiring for Thermostats

WHEREAS, Laguna Woods Mutual No. Fifty is in the process of installing a comprehensive energy management system in the facility under contract number P50050117B dated May 1 2017; and

WHEREAS, ADEC Inc. has discovered thermostat installations that deviate from the Construction drawings and as-built drawings on file in in “H” and “F” units and the library requiring extensive modification in eleven units in order to be compliant with our EMS software; and

WHEREAS, ADEC Inc. has submitted a quote of \$13,341 to remedy the condition,

NOW THEREFORE BE IT RESOLVED January 18, 2018 that the Board of Directors authorizes the execution a change order to the aforementioned contract in the amount of \$13,341 from the Energy Management System Reserve fund in order to complete the work.

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 Greenwald moved the resolution. Director Dalis seconded the motion. By a vote of 3-0-0, the motion carried.

RESOLUTION 50-18-07

Energy Management Project – Additional Wiring for Common Area Lighting

WHEREAS, Laguna Woods Mutual No. Fifty is in the process of installing a comprehensive energy management system in the facility under contract number P50050117B dated May 1, 2017; and

WHEREAS, ADEC Inc. has encountered some electrical issues in the Main Lobby, Crystal Dining Room, hallway chandeliers etc. whereby the planned lighting controls components cannot accommodate the existing electrical system as is; and

WHEREAS, ADEC Inc. has submitted a quote of \$1,351.00 to remedy the condition;

NOW THEREFORE BE IT RESOLVED, January 18, 2018, that the Board of Directors authorizes the execution a change order to the aforementioned contract in the amount of \$1,351 from the Energy Management System Reserve fund in order to complete the work; 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 Greenwald moved the resolutions. Director Amado seconded the motion. By a vote of 3-0-0, the motion carried.

Revise Mutual Fifty's Lien and Collection Policy

Director Greenwald read the proposed resolution:

RESOLUTION 50-18-08

Revision to Collection and Lien Enforcement Policy Fee Schedule

WHEREAS, Section 5310 of the California Civil Code requires that homeowner associations have a specific policy relating to collection of delinquent assessment accounts and enforcement of liens place upon delinquent properties;

NOW THEREFORE BE IT RESOLVED, January 18, 2018, that the Board of Directors of this Corporation hereby approves the attached revisions to the fee schedule of the Collection and Lien Enforcement Policy and Procedures for Assessment Delinquencies, effective immediately; 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 Greenwald moved the resolution. Director Amado seconded the motion. By a vote of 3-0-0, the motion carried.

Approve Change Order to Exterminate Africanized Bees

Director Greenwald read the proposed resolution:

RESOLUTION 50-18-09

Extermination of Africanized Bees

WHEREAS, Laguna Woods Mutual No. Fifty is in the process of repainting the facility under contract P50111716; and

WHEREAS, a large beehive of Africanized bees was present under the roofline at the South Elevation of Tower 1, which attacked and extensively stung a painter while working on the area; and

WHEREAS, Jim Parker provided a GL150 Boom lift and a skilled operator in order to facilitate extermination of the hive by a licensed exterminator,

NOW THEREFORE BE IT RESOLVED, January 18, 2018, that the Board of Directors authorizes the execution a change order to the aforementioned contract in the amount of \$2,550 from the Replacement Fund in order to complete the work, 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 Greenwald moved the resolution. Director Dalis seconded the motion. By a vote of 3-0-0, the motion carried.

Mutual Fifty Committee Assignments

Director Greenwald read the proposed resolution:

RESOLUTION 50-18-10

Mutual Fifty Committee Appointments

WHEREAS, on January 18, 2018, the Board of Directors of this Corporation hereby appoints members to the following Laguna Woods Mutual No. Fifty committees:

Activities Committee:

No change.

Business Planning:

No change.

Finance Committee:

No change.

Orientation Committee:

No change.

Dining Services Committee (Committee of the Whole)

Inesa Nord-Leth (Replacing Sy Wellikson)

John Dalis (Replacing Irv Waaland)

RESOLVED, 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 Greenwald moved the resolution. Director Amado seconded the motion. By a vote of 3-0-0, the motion carried.

Golden Rain Foundation Committee Assignments

Director Greenwald read the proposed resolution:

RESOLUTION 50-18-11

GRF Committee Assignments

RESOLVED, January 18, 2018, that the following changes are hereby made regarding appointments to serve on the Committees of Golden Rain Foundation:

Landscape Committee

June Greenwald

Mobility and Vehicles Committee

John Dalis

Security and Community Access

John Dalis

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 Greenwald moved the resolution. Director Amado seconded the motion. By a vote of 3-0-0, the motion carried.

Approval of Write-offs for Balance Forwards on Mutual Owned Units

Director Greenwald read the proposed resolution:

RESOLUTION 50-18-12
Write-Off for Account 191-8502

RESOLVED, January 18, 2018, that the Board of Directors of this Corporation hereby authorizes the balance forward write-off of account 191-8502, in the amount of \$2,000.00; 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 50-18-13
Write-Off for Account 191-9844

RESOLVED, January 18, 2018, that the Board of Directors of this Corporation hereby authorizes the balance forward write-off of account 191-9844, in the amount of \$885.00; 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 50-18-14
Write-Off for Account 191-8049

RESOLVED, January 18, 2018, that the Board of Directors of this Corporation hereby authorizes the balance forward write-off of account 191-8049, in the amount of \$3,865.00; 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 50-18-15
Write-Off for Account 191-7736

RESOLVED, January 18, 2018, that the Board of Directors of this Corporation hereby authorizes the balance forward write-off of account 191-7736, in the amount of \$875.00; 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 50-18-16
Write-Off for Account 191-7545

RESOLVED, January 18, 2018, that the Board of Directors of this Corporation hereby authorizes the balance forward write-off of account 191-7545, in the amount of \$2,004.66; 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 50-18-17
Write-Off for Account 191-7464

RESOLVED, January 18, 2018, that the Board of Directors of this Corporation hereby authorizes the balance forward write-off of account 191-7464, in the amount of \$5,455.00; 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 50-18-18
Write-Off for Account 191-6342

RESOLVED, January 18, 2018, that the Board of Directors of this Corporation hereby authorizes the balance forward write-off of account 191-6342, in the amount of \$553.00; 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 50-18-19
Write-Off for Account 191-6371

RESOLVED, January 18, 2018, that the Board of Directors of this Corporation hereby authorizes the balance forward write-off of account 191-6371, in the amount of \$150.00; 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 50-18-20
Write-Off for Account 191-5686

RESOLVED, January 18, 2018, that the Board of Directors of this Corporation hereby authorizes the balance forward write-off of account 191-5686, in the amount of \$2,647.00; 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 50-18-21
Write-Off for Account 191-7192

RESOLVED, January 18, 2018, that the Board of Directors of this Corporation hereby authorizes the balance forward write-off of account 191-7192, in the amount of \$2,075.00; 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 50-18-22
Write-Off for Account 192-0192

RESOLVED, January 18, 2018, that the Board of Directors of this Corporation hereby authorizes the balance forward write-off of account 191-0192, in the amount of \$922.50; 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 50-18-23
Write-Off for Account 191-4452

RESOLVED, January 18, 2018, that the Board of Directors of this Corporation hereby authorizes the balance forward write-off of account 191-4452, in the amount of \$1,931.79; 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 50-18-24
Write-Off for Account 191-7794

RESOLVED, January 18, 2018, that the Board of Directors of this Corporation hereby authorizes the balance forward write-off of account 191-7794, in the amount of \$2,000.00; 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 50-18-25
Write-Off for Account 191-9873

RESOLVED, January 18, 2018, that the Board of Directors of this Corporation hereby authorizes the balance forward write-off of account 191-9873, in the amount of \$3,810.00; 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 Greenwald moved to remove the reading of the list. Director Amado second the motion. By a vote of 3-0-0, the motion carried.

Director Greenwald moved the resolutions. Director Amado seconded the motion. By a vote of 3-0-0, the motion carried.

Request to Reverse \$375 of Reminder Fees for Units with Accounting Problems

Director Rothberg moved to approve the reversal of the \$375 in reminder fees for Units 951, 1257, 359, 310, 1210, 1006, 1355, 651, 308, 1452, 509, 308, and 651. Director Greenwald seconded the motion. By a vote of 3-0-0, the motion carried.

Write Off for Account 192-0008

Director Greenwald read the proposed resolution:

RESOLUTION 50-18-26
Write-Off for Account 192-0008

RESOLVED, January 18, 2018, that the Board of Directors of this Corporation hereby authorizes the delinquent assessment write-off of account 192-0008, in the amount of \$3,947.32; 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 Greenwald moved the resolution. Director Dalis seconded the motion. By a vote of 3-0-0, the motion carried.

Weather Stripping Cost Analysis

Ms. Howe read a memo with a cost analysis of changing the weather stripping in each unit. Given a negative return on investment for the installation of weather stripping, Ms. Howe recommended that the Board refer individual residents to a private weather stripping vendor and have residents pay private vendors directly for this service.

Director Greenwald moved to have individual owners be responsible for the weather stripping and have the residents pay for the service. Director Amado seconded the motion. By a vote of 2-1-0 (Director Dalis opposed), the motion carried.

NEW BUSINESS

Approve Hosting a Tax Preparation Event

Ms. Howe read a letter from an AARP representative to come to the community and have tax preparers come and do taxes free of charge to residents and the association.

Director Amado moved to accept the invitation of AARP to have the tax preparation in The Towers. Director Greenwald seconded the motion. By a vote of 3-0-0, the motion carried.

New Years' Eve Party/Casino Night Changes for 2018-2019

Ms. Howe highlighted the success of resident participation of the New Year's Eve Party/Casino night. Ms. Howe gave the Board several recommendations on how to accommodate more residents at the event next year.

Director Dalis moved to have staff implement option 1, to add black jack, roulette, and craps tables at a cost of \$5,270. Director Greenwald seconded the motion. Discussion ensued. By a 1-2-0 vote (Director Greenwald in favor), the motion failed.

Director Rothberg moved to approve the rental of 17 blackjack tables, 1 crabs table, and 1 roulette table, at a cost of \$4,685, with the association charging \$10 per person for the New Year's Eve event. Director Amado seconded the motion. By a vote of 3-0-0, the motion carried.

Finance Committee's Recommendation to Change Energy Management System Project Loan from 12 to 15 Year Term

Director Greenwald read the proposed resolution:

RESOLUTION 50-18-27

Revise Loan Term on Energy Management Project to 15 Years

WHEREAS, Laguna Woods Mutual No. Fifty is in the process of installing a comprehensive energy management system in the facility and has financed the project with a 12 year loan from South County Bank; and

WHEREAS, the decision to select a 12 year loan has potential impacts should the energy savings realized from the energy management project not meet projected targets; and,

WHEREAS, the Laguna Woods Mutual No. Fifty Finance Committee recommended a change to a 15 year loan term at its December 13, 2017 meeting to restore the financial padding to the overall project and improve the cash position of the association in 2018;

NOW THEREFORE BE IT RESOLVED January 18, 2018, that the Board of Directors authorizes the Staff to negotiate a revision to the terms of the existing loan with South County Bank, to reflect a 15 year term; 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.

Secretary Greenwald moved the resolution. Director Amado seconded the motion. By a vote of 3-0-0, the motion carried.

MUTUAL FIFTY COMMITTEE REPORTS

Activities Committee Report

No report given.

Marketing Committee

No report given.

Orientation Committee Meeting

No meeting, no report.

GRF COMMITTEE REPORTS

Community Activities Committee – Ryna Rothberg

Director Rothberg noted that at the CAC, it was noted that those with Silver Slippers memberships may take exercise classes at the Community Center.

Business Planning Committee – Al Amado

No report given.

Finance Committee – Al Amado

No report given.

Landscape Committee – Inesa Nord-Leth

No report given.

Maintenance and Construction Committee – Ryna Rothberg

No report given.

Media and Communications Committee- Ryna Rothberg

Director Rothberg mentioned upcoming changes to Digital and Analog TV stations and noted that a Katy's Comments will be sent with further information.

Mobility and Vehicles Committee – June Greenwald

No report given.

Security and Community Access – Irv Waaland

No report given.

Laguna Woods Traffic Hearings

No report given.

Board Member Closing Comments

No Comments.

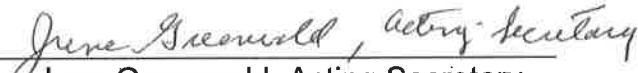
ADJOURNMENT

The open session meeting was adjourned at 4:18 p.m.

Summary of Previous Closed Session Meetings per Civil Code Section 4935

During its Regular Executive Session meeting of January 17, 2018, the Board approved the minutes of the November 15, 2017 Regular Executive Session and the December 5, 2017 Special Closed Session meetings, discussed contract issues, held disciplinary

hearings, and discussed potential litigation issues. The closed session meeting was adjourned at 3:46 p.m.


June Greenwald, Acting Secretary