

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 19, 2017

The Board of Directors of Laguna Woods Mutual No. Fifty, a California non-profit mutual benefit corporation, met at 1:30p.m. on Thursday, January 19, 2017 at 24055 Paseo Del Lago West, Laguna Woods, California.

Directors Present: Ryna Rothberg-Chair, Henry Nahoum, Sy Wellikson, Pete Petereit, June Greenwald

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

CALL TO ORDER

President Ryna Rothberg called the meeting to order at 1:32 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

Director Petereit moved to approve the Agenda.

APPROVAL OF MINUTES OF MEETING

Without objection, the Board approved the regular open minutes of November 17, 2016 and the special open meeting minutes of December 9, 2016.

PRESIDENT'S COMMENTS

President Rothberg commented on:

- The Globe included a picture of the ribbon cutting ceremony for the reopening of The Towers' Game Room.
- GRF created a bicycle patrol unit which can enter locations where vehicles cannot enter.
- Brad Hudson from Village Management Services is holding a forum on Thursday, January 26, 2017 at 4:30 p.m. at the Community Center. It will also be broadcast on television.
- In response to resident requests for another brochure rack, Ed Presley is looking for an area to relocate the current rack for easy access to residents from both Towers.

- Reviewing the legal opinion regarding the dog park area.
- Would like an update regarding the ping pong survey and the involvement from the Activities Committee, an update for signage around the building, and an update regarding the google map of the city.

GOLDEN RAIN FOUNDATION REPORT

Ms. Howe reported on the activities that occurred at the Golden Rain Foundation's December and January monthly meetings.

GENERAL MANAGER'S REPORT

Ms. Howe delivered her General Manager's report, including The Towers' Game Room reopening and noise situation, Associa online resident account statements, the beginning of the building exterior paint program, the Resident's Forum scheduled for Thursday, January 26, 2017 in Lortscher Hall at 7 pm, and the potential buyer and realtor's reception, which was held on Sunday, January 15, 2017. She reminded residents to contact the Reception Desk regarding the cardboard box disposal to avoid residents sending them down the trash chutes, not to throw any items off their balconies, and for residents to get homeowner's insurance for incidents with damage in the unit.

Ms. Howe also presented the monthly Dining Services and Resale and Leasing Reports.

TREASURER'S REPORT

Director Petereit presented figures from the Mutual Fifty balance sheet through November 2016.

MEMBERS' COMMENTS

- Larry Strauss, unit 1455, spoke about earthquakes and if the building was meeting the rules and regulations.
- Anne Gilbert, unit 1403, spoke about checking caregiver parking and a missing table by the koi pond.
- Bryna Kulla, unit 255, spoke about trash going down the drains and toilets and and blockage on the lower floors.
- Harriet Klein, unit 452, spoke about the dining room service updates.
- Rema Waxman, unit 804, spoke about limited seating at the meeting in Lortscher Hall and the New Year's Eve tickets were all sold out.
- Steve Handelman, unit 251, spoke about a non-resident bringing a service dog to an Emeritus class. Also, residents should get homeowner's insurance and earthquake insurance.
- Irv Fenton, unit 1060, spoke about Sodexo not providing food choices that they used to receive.
- Violet Gati, unit 1163, spoke about receiving less food and bad service.
- John Dalis, unit 1202, spoke about the birthday dinner and that he did not get quality of food he was expecting.

RESPONSE TO MEMBERS' COMMENTS

Directors and the General Manager responded to Members' comments.

CONSENT CALENDAR

None.

OLD BUSINESS

Caregiver Building Use Fees

Secretary Greenwald read the proposed resolution:

Resolution M50-17-XX

Caregiver Building Use Fees

WHEREAS, some residents within The Towers require assistance from private caregivers; and

WHEREAS, caregivers coming and going from The Towers and in and out of various units at The Towers place extra burden on all the systems of The Towers, including the elevators, parking, electricity, plumbing, and air conditioning/heat;

NOW THEREFORE BE IT RESOLVED, January 19, 2017, that the Board of Directors of this Corporation hereby approves the following fee schedule for hiring caregivers, effective February 1, 2017; and

Caregiver Hours/Day	Monthly Fee
0-4	\$40
5-8	\$80
9-24	\$120

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 to postpone this resolution indefinitely. Director Nahoum seconded the motion. By a vote of 4-0-0, the motion carried.

NEW BUSINESS (Items for Discussion and Consideration)

Create Dining Services Committee and Approve Charter

Secretary Greenwald read the proposed resolution:

Resolution M50-17-01

Dining Services Committee Charter

WHEREAS, Laguna Woods Mutual No. Fifty Bylaws, Article VIII, Section 1 states in part:

The Board may designate one or more Standing, Ad hoc or other committees, each to serve at the pleasure of the Board and each consisting of a sufficient number of Qualifying Mutual Fifty Resident Members to meet the needs of its particular function or functions. The duties and powers of these committees shall be determined by the Board, provided that the authority of each committee is limited to advising the Board and all final actions are subject to the specific approval of the Board;

NOW THEREFORE BE IT RESOLVED, January 19, 2017, the Board of Directors of this Corporation hereby approves the Dining Services Committee Charter and assigns the duties and responsibilities of the Committee as follows:

- Perform the duties imposed upon all standing committees as set forth in the current resolution entitled, "General Duties of Standing Committees";
- Perform monthly meeting with representatives from Sodexo; discuss Dining Services possibilities and new ideas and making recommendations to the Sodexo as appropriate;
- The Committee shall meet monthly to review feedback from resident comments, progress from previous months and discuss future dining services activities to be recommended to the Board;
- A Committee Member shall report at the Regular Board meeting concerning the results of Dining Services Committee meetings and plans;

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 Nahoum seconded the motion. By a vote of 4-0-0, the motion carried.

Create Building Inspection and Maintenance Committee and Approve Charter
Secretary Greenwald read the proposed resolution:

Resolution M50-17-02

Building Inspection and Maintenance Committee Charter

WHEREAS, Laguna Woods Mutual No. Fifty Bylaws, Article VIII, Section 1 states in part:

The Board may designate one or more Standing, Ad hoc or other committees, each to serve at the pleasure of the Board and each consisting of a sufficient number of Qualifying Mutual Fifty Resident Members to meet the needs of its particular function or functions. The duties and powers of these committees shall be determined by the Board, provided that the authority of each committee is limited to advising the Board and all final actions are subject to the specific approval of the Board;

NOW THEREFORE BE IT RESOLVED, January 19, 2017, the Board of Directors of this Corporation hereby approves the Building Inspection and Maintenance Committee Charter and assigns the duties and responsibilities of the Committee as follows:

- Perform the duties imposed upon all standing committees as set forth in the current resolution entitled, "General Duties of Standing Committees";
- Perform monthly building walk with representative of the Maintenance Department; discuss possibilities and new ideas and making recommendations to the Board as appropriate;
- The Committee shall meet monthly to review necessary maintenance, progress from previous months and discuss future maintenance activities to be recommended to the Board;
- A Committee Member shall report at the Regular Board meeting concerning the results of Building Inspections and Maintenance Committee meetings and plans;

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 Nahoum seconded the motion. By a vote of 4-0-0, the motion carried.

M50 Committee Assignments

Secretary Greenwald read the proposed resolution:

Resolution M50-17-03

Mutual Fifty Committee Appointments

RESOLVED, January 19, 2017, the Board of Directors of this Corporation is hereby authorized on behalf of the Corporation to establish and appoint members to the following Laguna Woods Mutual No. Fifty committees:

Activities Committee:

Audrey Small - Chair
Sylvia Belzer
Saretta Berlin
Alice Gokkes
Marge Harrison
Roz Kreeger
Vickie Kasselheim
Renee Merer
Estelle Nitikman
Estelle Kravitz
Katie Holgate
Susan Geib
Gloria Hollander
Anita Margulis – Advisor
Ruth Allen, Advisor
Harriet Fillmore, Advisor

Business Planning:

Pete Petereit

Finance Committee:

Pete Petereit, Chair
Nancy Hou, Vice Chair
Tommy Hou
Steve Handelman
~~John Dalis~~
~~Henry Nahoum~~

Marketing Committee:

Ryna Rothberg, Chair
~~Herb Harris~~
Renee Merer
Steve Handelman
Norm Stevens
Claire Weisberg
Flo Boggio
Gloria Hollander
Thilde Peterson, Advisor

Orientation Committee:

To Be Determined, Chair

Bea Gross

Roz Kreeger

Katie Holgate

Claire Weisberg

Idell Holburt

Sally Schwartz

Audrey Small

Building Inspection and Maintenance Committee:

Pete Petereit, Chair

Henry Nahoum

Dining Services Committee (Committee of the Whole)

Ryna Rothberg, Chair

Architectural Control Committee (Committee of the Whole)

Ryna Rothberg, Chair

RESOLVED FURTHER, that Resolution M50-16-53, adopted November 17, 2016 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 Petereit proposed an amendment that staff issue a letter to all residents for volunteers. Director Wellikson seconded the motion. By a vote of 4-0-0, the motion carried.

Director Wellikson moved the resolution as amended. Director Petereit seconded the motion. By a vote of 4-0-0, the motion carried.

Supplemental Appropriation to Prepare 2018 Reserve Study

Secretary Greenwald read the proposed resolution:

Resolution M50-17-04

WHEREAS, California Civil Code requires condominium associations to prepare a formal reserve study every three years, and

WHEREAS, Mutual No. Fifty performed its last Reserve Study in 2014, and

WHEREAS, RSI, the reserve study specialist that Mutual No. Fifty has used the previous 2 studies has quoted a price of \$9,390 to perform a study in 2017,

NOW THEREFORE BE IT RESOLVED, January 19, 2017, that the Board of Directors of this Corporation hereby awards a sole source contract to RSI and approves a supplemental appropriation of \$9,390 from the Replacement Fund for the completion of the Reserve Study; 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 Nahoum seconded the motion. By a vote of 4-0-0, the motion carried.

Adopt Election Rules

Secretary Greenwald read the proposed resolution:

Resolution M50-17-05

Election Rules

WHEREAS, Section 4340 of the California Civil Code requires that homeowner associations have a specific rules relating to corporate member voting and election procedures; and

NOW THEREFORE BE IT RESOLVED, March 16, 2017, that the Board of Directors of this Corporation hereby approves the attached Election Rules, effective March 17, 2017; 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 to postpone this resolution in order for staff to seek feedback from legal counsel on a couple items in question. Director Petereit seconded the motion. By a vote of 4-0-0, the motion carried.

CAI Membership Renewal

Ms. Howe asked the Board for approval to renew the association's CAI membership at a cost of \$440 from the Operating Fund.

Director Rothberg moved to approve the renewal of CAI membership. Director Petereit seconded the motion. By a vote of 4-0-0, the motion carried.

Schedule Shredding Event for the Towers

Ms. Howe informed the Board that scheduling a shredding event at The Towers for four hours on Wednesday, March 22, 2017, would cost \$600.

Director Nahoum moved to approve to schedule the shredding event. Director Petereit seconded the motion. By a vote of 0-3-1, the motion failed.

Letter to Golden Rain Foundation Regarding the Bus System Changes

Ms. Howe asked for the Board to approve draft a letter to GRF regarding the Bus System Changes.

Director Petereit moved to approve Director Greenwald drafting a letter and to send it to Golden Rain Foundation. Director Wellikson seconded the motion. By a vote of 4-0-0, the motion carried.

MUTUAL FIFTY COMMITTEE REPORTS

Activities Committee Report – Saretta Berlin

Saretta Berlin reported on the actions of the Activities Committee.

Finance Committee – Pete Petereit

Director Petereit reported on the actions of the Finance Committee.

Marketing Committee – Ryna Rothberg

Director Rothberg reported on the actions of the Marketing Committee.

Orientation Committee Meeting

No meeting held, no report.

GRF COMMITTEE REPORTS

Community Activities Committee – Ryna Rothberg

Director Rothberg reported there was no meeting held.

Business Planning Committee – Pete Petereit

Director Petereit reported there was no meeting held.

Finance Committee – Pete Petereit

Director Petereit reported on the actions of the GRF Finance Committee.

Landscape Committee – Sy Wellikson

Director Wellikson reported on the actions of the GRF Landscape Committee.

Maintenance and Construction Committee – Ryna Rothberg

Director Rothberg reported on the actions of the GRF Maintenance and Construction Committee.

Media and Communications Committee- Sy Wellikson

Director Wellikson reported on the actions of the GRF Media and Communications Committee.

Mobility and Vehicles Committee – June Greenwald

Director Greenwald reported on the actions of the GRF Mobility and Vehicles Committee.

Security and Community Access – Lou Parker

No report.

Laguna Woods Traffic Hearings – Sy Wellikson/June Greenwald

Director Wellikson and Director Greenwald reported on the actions of the Traffic Hearings.

Call for Candidates to Fill Pending Board Vacancy

Ms. Howe spoke about Director Nahoum's resignation and that the Board is looking for candidates to fill the position. The term will complete December 2017 and the seat will be up for reelection in the Fall of 2017.

Board Member Closing Comments

None.

RECESS

The meeting recessed at 3:56 p.m. and reconvened into Executive Session at 4:04 p.m.

Summary of Previous Closed Session Meetings per Civil Code Section 4935

During its Regular Executive Session meeting of November 17, 2016, the Board approved the minutes of the October 20, 2016 Regular Executive Session, and discussed contractual and legal matters.

The meeting was adjourned at 4:43 p.m.



June Greenwald, Secretary

