

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

**March 15, 2012**

The Board of Directors of Laguna Woods Mutual Fifty, a California non-profit mutual benefit corporation, met at 2:00 P.M. on Thursday, March 15, 2012 at 24055 Paseo del Lago West, Laguna Woods, California.

**Directors Present:** Ryna Rothberg, Chair; Marilyn Ruekberg; Inesa Nord-Leth; Erwin Levy; and Joyce Bender

**Directors Absent:** None

**Others Present:** Judie Zoerhof, Jerry Storage, Patty Kurzet

**1. Call to Order**

President Rothberg chaired the meeting and stated that it was a regular meeting of the Corporation and that a quorum was present. The meeting was called to order at 2:00 P.M.

**2. Pledge of Allegiance to the Flag**

Director Nord-Leth led the membership in the Pledge of Allegiance to the Flag.

**3. Approval of the Minutes**

The Board reviewed and approved without objection the minutes of the Regular Meeting of February 16, 2012 and the Special Meeting of February 28, 2012.

**4. President's Comments**

President Rothberg made note of the South County Senior Summit and encouraged residents to attend; commented on the new dual hub bus system that will be phased-in starting in May, and announced that town hall meetings will be held to educate the ridership.

**5. Members' Comments**

- Bea Gross (707) commented on the bus system.
- Margaret Lien (1101) commented on the temperature of the hallways and elevators, and commented on the food service.
- Mary Wayman (860) commented on the lights left on in the mailroom.
- Renee Merer (1005) commented on the dining room dress code.
- Julia Ross (562) commented on the bus system.
- Ruth Allen (963) commented on the bus system.
- Evelyn Swerdlow (807) commented on the dining room dress code.

**6. Consent Calendar**

Without objection, the Consent Calendar was approved as submitted and the Board approved the following resolution:

**RESOLUTION M50-12-13**

**WHEREAS**, Member ID 932-961-72 currently delinquent to Laguna Woods Mutual Number Fifty 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**, March 15, 2012, that the Board of Directors hereby approves the recording of a Lien for Member ID 932-961-72; 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.

**7. Old Business**

**a. Approve Open House Directional Signage Policy**

Director Ruekberg read a proposed resolution approving an Open House Directional Signage policy. Director Ruekberg moved to approve the resolution. Director Bender seconded the motion.

By a vote of 4-0-0, the motion carried and the Board of Directors adopted the following resolution:

**RESOLUTION M50-12-14**

**WHEREAS**, the GRF Board has passed a Resolution allowing Open House **directional signage** to be posted on GRF property with the intention of improving the marketability of cooperatives and condominiums in Laguna Woods Village; and

**WHEREAS**, providing **directional signage** to a particular cul-de-sac to a scheduled Open House will help guide traffic to the cooperative or condominium for sale or rent; and

**NOW THEREFORE BE IT RESOLVED**, March 15, 2012, the Board of Directors of this Corporation approves that open houses in Mutual Fifty

are hereby authorized to be held every Saturday and Sunday, between the hours of 11:00 A.M. and 4:00 P.M.; and

**RESOLVED FURTHER**, Realtors shall be responsible for providing the two types of signs: Open House signs at the Towers and directional signs to direct prospective buyers to the Towers and shall adhere to the specifications in accordance with this resolution; and

**RESOLVED FURTHER**, that a maximum of three Open House signs with a maximum size of 24" x 24" may be displayed, in accordance with Section 713 of the California Civil Code; and signs shall be placed only at the entrance to the Towers; and

**RESOLVED FURTHER**, directional signs shall be placed at street intersections to direct traffic to the Towers or a specific cul-de-sac. There shall be one sign per direction with a maximum of four signs per intersection; and

**RESOLVED FURTHER**, directional signs shall be with 24" x 9" corrugated plastic with vinyl lettering and adhere to the GRF approved colors, font and logo; and

**RESOLVED FURTHER**, non-conformance to this policy shall result in removal of sign from premises; and

**RESOLVED FURTHER**, that directional signs may be posted on the day of the open house no earlier than 10:00 A.M., and must be removed no later than 5:00 P.M. on the same day; and

**RESOLVED FURTHER**, that non-residents wishing to visit the open house must be either accompanied by a licensed real estate agent who has been approved for Laguna Woods Village entry, or granted Gate access by the Seller/Resident of the property; and

**RESOLVED FURTHER**, that members selling their properties "For Sale By Owner" shall be required to comply with the same guidelines as Realtors; and

**RESOLVED FURTHER**, that Resolution M50-03-29, adopted September 18, 2003 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.

**b. Reaffirm Policy re Members Not Residing in Towers Six Months Out of the Year**

Director Ruekberg read the following proposed resolution restating the Mutual's long-standing Policy that all Owners/members will share in the Carrying Charges through the monthly assessments whether or not they are in residence:

**RESOLUTION M50-12 -**

**WHEREAS**, CC&R's (Covenants, Conditions, and Restrictions) Article VII sets forth the basis of the Corporation's monthly Carrying Charges; and

**WHEREAS**, the CC&R's at Article VII set forth that all costs incurred by Mutual Fifty to operate and maintain the Project are included in the monthly Carrying Charges; and

**WHEREAS**, the majority of the costs associated with the Second Occupant are incurred by the Mutual regardless of whether or not a second resident may be absent for a period of time; and

**WHEREAS**, the Board finds that it would be difficult and costly to administer a policy that allowed for a credit for those periods when an additional occupant is absent from a unit; and

**WHEREAS**, Article VII, Section 3 States in part: Carrying Charges shall be payable by each Owner whether or not he actually makes use of any part of the Project or receives any services provided by the Mutual;

**NOW THEREFORE BE IT RESOLVED**, April 19, 2012, the Board of Directors of this corporation hereby restates its long-standing Policy that all Owners/members will share in the Carrying Charges through the monthly assessments whether or not they are in residence; and

**RESOLVED FURTHER**, that the Second Occupant charges as calculated annually and as part of the annual pro forma budget shall be applied to all second, third or fourth occupants in those units as additional occupants are allowed; and

**RESOLVED FURTHER**, that no credit shall be provided to any owner for those periods when an additional occupant is absent from a unit;

**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 postponed the resolution to the April meeting to satisfy the 30-day notification requirements.

**c. Approve Resident Employee Code of Conduct**

Director Ruekberg read the following proposed resolution approving the Resident Employee Code of Conduct policy:

**RESOLUTION M50-12**

**WHEREAS**, by way of Resolution 50-06-07, the Board of Directors of this Corporation adopted a Caregiver Code of Conduct policy and wish to update the policy and change the name to Resident Employee Code of Conduct; and

**WHEREAS**, the members of the Corporation are ultimately responsible for the activities of Resident Employees while the Resident Employees are present at the Towers;

**NOW THEREFORE BE IT RESOLVED**, April 19, 2012, that the Board of Directors of this Corporation on behalf of the Corporation hereby adopts the revised Resident Employee Code of Conduct attached to these minutes concerning the conduct of Resident Employees while in the employ of residents working at the Towers, and

**RESOLVED FURTHER**, that Resolution 50-06-07, adopted January 19, 2006 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.

Residents Ruth Allen (963) and Lorna Ingram (1161) spoke to the proposed policy.

Without objection, the Board postponed the resolution to the April meeting to satisfy the 30-day notification requirements.

**8. Items for Discussion and Consideration**

**a. Appoint Nominating Committee**

The Board considered the Nominating Committee appointments. Director Nord-Leth moved to approve the resolution. Director Ruekberg seconded the motion.

By a vote of 4-0-0, the motion carried and the Board of Directors adopted the following resolution:

**RESOLUTION M50-12-15**

**WHEREAS**, Laguna Woods Mutual No. Fifty Bylaws, Article IX Section 1 states in part: "The Nominating Committee shall consist of three (3) to five (5) Mutual Members of the Corporation to hold office to the end of the calendar year in which appointed and until a successor has been elected and qualified."

**NOW THEREFORE BE IT RESOLVED**, March 15, 2012, that the Board of Directors of this Corporation hereby appoints the following members to serve on the Nominating Committee:

Henry Tornel  
Herb Harris  
Louise Carlstrand

**RESOLVED FURTHER**, that Resolution M50-11-08 adopted February 17, 2011 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.

**b. Approve Sun Shade for Zen Garden**

Director Ruekberg read the following proposed resolution approving the installation of a sun shade for the Zen Garden:

**RESOLUTION M50-12**

**WHEREAS**, the Towers Zen Garden includes two pavilion-like structures and four themed benches; and is regarded as an aesthetic improvement that is rarely used by residents for social events, possibly due to the absence of shade;

**NOW THEREFORE BE IT RESOLVED**, March 15, 2012, the Board of Directors of this Corporation on behalf of the Corporation hereby authorizes a supplemental appropriation in the amount of \$700 from the Contingency Fund to add outdoor curtains to the pavilions and to repair the shade cloth as a means of providing shade to the Towers Zen Garden; 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 Ruekberg moved to approve the resolution. Director Levy seconded the motion and discussion ensued. By a vote of 1-3-0 (Director Ruekberg voted in favor), the motion failed and the Board agreed to further research the matter.

**c. Discussion on Brunch Service**

Ms. Zoerhof reported that the Board plans on reconsidering holding the monthly brunches due to the loss of revenue when reservations are not honored. Mutual Fifty cannot subsidize the brunches; they must be self sustaining.

**d. Discuss Dinner Reservations**

Ms. Zoerhof announced that residents who reserve a table in the dining room for 5 or more people must come down to dine within 5 minutes of the reservation time.

**e. Towers Troopers**

Director Bender announced that the Towers Troopers Show will be held on May 25<sup>th</sup> and May 26<sup>th</sup> and volunteers are welcome to assist in the production.

**9. Financial and Budget Report**

Director Levy gave the Financial and Budget Report.

Resident Ruth Allen (963) inquired on the number of leases.

**10. Standing Committee Reports:**

- **Resident Entertainment Committee:** Pam Peeler reported on behalf of the Resident Entertainment Committee.
- **Business Planning Committee:** Director Levy reported on the upcoming budget meetings.
- **Orientation Committee:** Director Ruekberg reported on behalf of the Orientation Committee.
- **Architectural Control Committee:** No report was given.

**11. GRF Committees:**

- **Community Activities Committee:** President Rothberg reported on behalf of the Community Activities Committee.
- **Media and Communications Committee:** President Rothberg reported on behalf of the Media and Communications Committee.
- **Mobility and Vehicles Committee:** Director Bender reported on behalf of the Mobility and Vehicles Committee.
- **Finance:** Director Levy reported on behalf of the Finance Committee
- **Security Committee:** Director Ruekberg reported that due to the scheduling conflict, Mutual 50 Board members cannot attend the Security and Community Access Committee and stated that resident Morton Bender will attend on the Board's behalf and report back to the Board.

**12. Golden Rain Foundation**

Mr. Jerry Storage, General Manager, reported on the March 6, 2012 Golden Rain Foundation Board Meeting.

**13. Resale and Leasing Reports**

Mr. Storage reported on the resale and leasing activity at the Towers.

**14. Administrator's Report**

Ms. Zoerhof announced that the Towers' Maintenance Department received 1472 service calls within a three month period.

**15. Directors' Forum**

Director Nord-Leth commented on the smoking ordinance and smokers that lease mutual-owned units.

**Recess**

The meeting recessed at 3:25 P.M. and reconvened into Executive Session at 3:30 P.M.

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

During its Regular Executive Session meeting of February 16, 2012, the Board reviewed and approved the minutes of the January 19, 2011 Regular Executive Session, the January 30, 2012 Special Emergency Executive Session, and the January 31, 2012 Special Emergency Executive Session; approved one delinquent assessment write-off; and discussed contractual and litigation matters.

During its February 28, 2012 Special Executive Meeting, the Board accepted a deed to a unit.

There being no further business to come before the Board, the meeting was adjourned at 4:20 P.M.

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Joyce Bender, Secretary