

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

June 21, 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, June 21, 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, 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 Levy 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 Special Meeting of May 14, 2012 and reviewed, revised and approved the minutes of the Regular Meeting of May 17, 2012.

4. President's Comments

President Rothberg commented on the Craft Room; commented on an article on a Towers Resident who is a Holocaust survivor; announced the CCA meeting on June 28, 2012 at CH 5 to discuss caregivers; announced a Tea Social with the Mayor on June 26, 2012; and announced that the July/August edition of the Historian will be devoted to the history of the Towers.

5. Members' Comments

- Rene Merer (1005) commented on the food and service improvements.
- Margaret Lien (1101) commented on a helicopter flying close to her manor.
- Anne Gilbert (1403) commented on moving Members' Comments to the end of the meeting.
- Ruth Allen (963) commented on repairing a bench in front of the Towers.
- Inga Behr (1451) commented on the headsets and food service.

- Morton Bender (207) commented on the hostess service in the California Room and Crystal Room.
- Vicky Kasselheim (1056) commented on food quality.
- Pat Casey (501) commented on food quality as compared to socializing.
- Linda Shaffer (652) commented on food quality.

6. Consent Calendar

Without objection the Board approved the Consent Calendar and approved the following action:

RESOLUTION M50-12-29

WHEREAS, Member ID 932-962-08 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, June 21, 2012, that the Board of Directors hereby approves the recording of a Lien for Member ID 932-962-08; 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 Craft Room Rules Policy

Director Ruekberg read a proposed resolution approving the policy for use of the Craft Room, which was postponed from last month to satisfy the 30-day notification requirement. Director Ruekberg moved to approve the resolution. Director Bender seconded the motion.

Ruth Allen (963) commented on the lockers.

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

RESOLUTION M50-12-30

LAGUNA WOODS MUTUAL NO. FIFTY
POLICY FOR USE OF THE CRAFT ROOM

WHEREAS, the governing documents grant the Board of Directors the purposes and powers of the Corporation to make contracts, and to do all other acts necessary or expedient for the administration of the affairs and the attainment of the purposes of the Corporation; and

WHEREAS, the authority of the Board cannot be delegated to members nor to Staff;

NOW THEREFORE BE IT RESOLVED, June 21, 2012, that the Board of Directors of this Corporation hereby assigns the Rules of the Craft Room as follows:

1. Nothing is to be moved from any part of the Towers without at least 24-hour advance notice to the Administration Office;
2. With prior notice, Staff will assist with moving large objects;
3. At no time should decorations that belong to Mutual Fifty be used for any craft;
4. Aisles to the public restrooms must be kept clear at all times;
5. Craft items should not be left unattended;
6. The area should be kept tidy and neat after each work session;

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.

8. Items for Discussion and Consideration

a. Change Short Term Parking Designation

Director Ruekberg read a proposed resolution changing the short term parking designation in front of the Towers. 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 Director adopted the following resolution:

RESOLUTION M50-12-31

WHEREAS, parking in front of the Towers is very limited and the short-term parking causes congestion when buses, emergency vehicles, or other taxi services are in the area;

NOW THEREFORE BE IT RESOLVED, June 21, 2012, that the Board of Directors of this Corporation hereby instructs Staff to re stripe the green curb designating the "Short-term Parking" in front of the Towers to a yellow curb designating "Loading and Unloading only, No Parking"; 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. Umbrellas for Approve Zen Garden

Ms. Zoerhof commented on the proposed recommendations made from the Zen Garden Ad Hoc Committee to improve the Zen Garden area with patio furniture.

Ruth Allen (963), Ruth Goodman (905), and Lorna Ingram (1161) commented on the Zen Garden furniture.

The Board directed Staff to draft a subject report to purchase lounge chairs.

c. No Refunds on Brunches

Director Ruekberg read a proposed resolution establishing a policy regarding the purchase of brunch tickets. Director Ruekberg moved to approve the resolution. Director Bender seconded the motion.

Lou Parker (1206) and Anne Gilbert (1403) commented on leftover food.

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

RESOLUTION M50-12-32

WHEREAS, expenses for the Sunday brunches must be equal to or less than the amount of revenue received because they are not subsidized; and

WHEREAS, there have been times when reservations for large parties have not been honored and the expenses for the food and service were not covered;

NOW THEREFORE BE IT RESOLVED, June 21, 2012, that the Board of Directors of this Corporation hereby establishes the following policy regarding the purchase of brunch tickets:

- No refunds will be given for cancelled reservations
- Brunch ticket is only valid for the brunch date written on ticket

- Tickets will not be honored on any other date

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 policy will become effective August 1, 2012.

d. Mutual 50 Acceptance of Deeds in Lieu of Foreclosure

Ms. Zoerhof commented on the Board's practice of accepting Deeds in lieu of foreclosure and stated that she was asked to investigate the need to continue the practice and will bring recommendations to the Board in July.

e. Annual Pet Fee

Ms. Zoerhof stated that expenses are incurred due to cleaning up after residents' pets, and Staff will bring forth a recommendation to the Board in July to help defray the cost associated with carpet cleaning.

Morton Bender (207) commented on insurance and Pat Casey (501) commented on a proposed annual pet fee.

f. Dollars for Doors

Ms. Zoerhof reported that the access control system for the automatic lobby doors is obsolete and Staff will bring forth a recommendation to the Board in July to approve purchasing another locking system.

g. New Rules for Gate Clearance

Ms. Zoerhof reported that GRF has tightened its policy on gate clearance and forms are necessary for groups to be cleared through the gates.

h. Bus Shelter Location/Curb Cuts

Director Ruekberg read a proposed resolution requesting that the Golden Rain Foundation install curb cuts. Director Ruekberg moved to approve the resolution. Director Levy seconded the motion and discussion ensued.

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

RESOLUTION M50-12-33

WHEREAS, Mutual Fifty seeks to work jointly with Golden Rain Foundation for the success of the dual hub bus system; and

WHEREAS, due to increased bus traffic Mutual Fifty has approved a concept to install curb cuts in three locations between the front entrance of the Towers and the lower parking lot; and

WHEREAS, Mutual Fifty Board of Directors sees this action as necessary to encourage pedestrians to use the sidewalk in light of the increased bus traffic;

WHEREAS, one of the proposed bus shelter sites is directly adjacent to the requested curb cut location;

NOW THEREFORE BE IT RESOLVED, June 21, 2012 that the Board of Directors of this Corporation on behalf of the Corporation hereby requests that Golden Rain Foundation install curb cuts with funds for bus stop improvements authorized by resolution 90-12-33; 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.

i. Carpeting for Mutual-Owned Units

Ms. Zoerhof stated that Staff continues to refurbish the Mutual-Owned Units.

j. Rules for Moves

Ms. Zoerhof reported that Staff will bring forth a recommendation for the Board to consider at its July meeting to establish rules for moves.

k. Caregivers Licensed Through CAHSAH

Ms. Zoerhof reported that a town hall meeting will be held for the residents on the risks of hiring unlicensed caregivers.

l. Collection of Old Newspapers

Director Ruekberg read a proposed resolution approving the co-mingling of old newspapers with other recyclables. Director Ruekberg moved to approve the resolution. Director Levy seconded the motion and discussion ensued.

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

RESOLUTION M50-12-34

WHEREAS, as a part of the community-wide refuse services, residential newspaper collection has been segregated and collected independently from all other refuse and sold to outside vendors as a means to offset Mutual members' association dues; and

WHEREAS, the total annual tonnage of old newspaper collected has declined over 50% since 2005; and

WHEREAS, eliminating the newspaper carts across the Community and consolidating the newspapers into the commingled recycling collection would streamline and simplify the overall collection process throughout the Community;

NOW THEREFORE BE IT RESOLVED, June 21, 2012, that the Board of Directors hereby authorizes Staff to work on behalf of the Mutual to accept the proposal from Ware Disposal for the removal of newspaper carts and co-mingling of old newspaper along with other recyclables into the blue recycling bins; and further authorizes Staff to continue negotiations with Ware Disposal to ensure the maximization of the community newspaper income; and

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

m. Lighting in Hearth Rooms

Due to time constraints, no discussion was held.

n. Appoint Ryna Rothberg to Clubhouse Two Renovation Ad Hoc Committee

Director Ruekberg read a proposed resolution appointing Ryna Rothberg to the GRF Clubhouse Two Renovation Ad Hoc Committee. Director Ruekberg moved to approve the resolution. Director Bender seconded the motion and discussion ensued.

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

RESOLUTION M50-12-35

WHEREAS, the Golden Rain Foundation established a Clubhouse Two Renovation Ad Hoc Committee and approved appointments from other Mutuels to serve on the Committee in accordance with its bylaws; and

NOW THEREFORE BE IT RESOLVED, June 21, 2012, that the Board of Directors of this Corporation hereby appoints Ryna Rothberg to represent Mutual Fifty to serve on the GRF Clubhouse Two Renovation Ad Hoc Committee; 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.

Dennis Cafferty of the El Toro Water District spoke to the Board and residents on the Water District's Recycled Water Expansion Project and how it will impact the Community and the Towers.

9. Financial and Budget Report

Director Levy gave the Financial and Budget Report.

10. Standing Committee Reports:

- **Resident Entertainment Committee:** JoAnn Cramer reported on behalf of the Resident Entertainment Committee.

Due to time constraints the remaining committee reports were tabled.

- **Business Planning Committee:** No report was given.
- **Orientation Committee:** No report was given.
- **Architectural Control Committee:** No report was given.

11. GRF Committees:

- **Community Activities Committee:** No report was given.
- **Media and Communications Committee:** No report was given.
- **Mobility and Vehicles Committee:** No report was given.
- **Finance:** No report was given.
- **Security Committee:** No report was given.

12. Golden Rain Foundation

No report on the on the June 5, 2012 Golden Rain Foundation Board Meeting.

13. Resale and Leasing Reports

No report on the resale and leasing activity at the Towers was given.

14. Administrator's Report

Ms. Zoerhof announced that a budget workshop will be held on July 11, 2012; announced that the Council on Aging Orange County will make directories available for the residents; and commented on Director business cards.

15. Directors' Forum

No comments were made.

Recess

The meeting recessed at 3:57 P.M. and reconvened into Executive Session at 4:05 P.M.

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

During its Regular Executive Session of May 17, 2012 the Board of Directors reviewed and approved the minutes from the April 19, 2012 Regular Executive Session and discussed litigation matters.

During its Special Executive Session of June 14, 2011, the Board discussed litigation matters.

There being no further business to come before the Board, the meeting was adjourned at 4:43 P.M.

Joyce Bender, Secretary