

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

August 16, 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, August 16, 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 Rothberg 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 July 19, 2012.

4. President's Comments

President Rothberg thanked those who participated in the Art Show and thanked Maintenance Staff with the setup. Ms. Zoerhof commented on the smoke alarms being installed in the Towers, and announced that a testing of the fire alarm system will be performed on August 21, 2012.

5. Members' Comments

- Rene Merer (1005) commented on a resident wearing shorts in the dining room.
- Mary Wayman (860) commented on dining room service.
- Louise Carlstrand (355) commented on the city council candidates
- Olive Guggenmos (455) commented on the dress code policy

6. Consent Calendar

No Consent Calendar items came before the Board.

7. Old Business

a. Revised Pet Policy

Director Ruekberg read the following proposed resolution approving the revised pet policy which was postponed from the July meeting to conform to the 30-day notification requirement:

RESOLUTION M50-12

WHEREAS, Mutual Fifty has an existing Pet Policy with regard to pets permitted in the Towers; and

WHEREAS, the Board has recently considered requests from individuals who wish to be allowed two small pets;

NOW THEREFORE BE IT RESOLVED, September 20, 2012, that the Board of Directors of this Corporation hereby approves the following Pet Policy:

Policy Statement

A pet must be licensed, with current inoculation records, and spayed or neutered. A copy of the license and a veterinarian's certificate verifying the aforementioned must be presented when applying for a permit.

All dogs, cats or other household pets authorized to be kept within a dwelling unit are required to have a permit issued by the Mutual.

The pet owner is required to appoint a pet guardian who will be responsible for the care of the pet in case of an emergency or when the owner is not available. If the guardian is not available within 24 hours of the emergency, or owner's absence, the animal shelter will be notified.

An identity collar must be on the animal at all times, identifying the owner, unit, and pet's name.

The pet owner must submit a current Certificate of Insurance with their application, which provides homeowner's insurance coverage for any damage done by the pet to persons or Mutual property with a minimum coverage of \$250,000 per occurrence.

Rules for two dogs or two cats – The Pet Policy shall apply to those requesting to purchase or move-in with two pets.

Rules and Regulations

The ability of a resident to keep a pet is, as set forth above, subject to the following rules and regulations which are founded on health and safety considerations of all Mutual residents, visitors and guests.

1. No pet shall be permitted within the common area outside and/or inside the buildings unless restrained by a leash, **not to exceed six (6) feet**, and in the charge of a person competent to restrain and control the pet. Owners with two pets shall use the elevator to the tunnel exit exclusively and avoid the common area lounges. This request is made so that the control of multiple dogs on a leash does not cause a trip hazard.
2. Pets are only permitted in interior common areas when leaving their residence to the elevator and from the elevator to the nearest exit and must be on a leash at all times.
3. No pet shall be permitted to urinate or defecate within the common area except within the grass areas north of Tower I and west of Tower II. Fecal waste shall be removed forthwith and placed in a sealed double plastic bag by the owner or person in charge of the pet before placing in the trash chute.
4. Pet owners shall not allow their pets to obstruct or interfere with the right of other residents, guests or visitors, or annoy them by unreasonable noises at any time.
5. Small dogs may be carried while in the elevators to avoid leash tangles or accidents with the automatic doors.
6. Pets must be kept free of fleas at all times.
7. The Mutual's staff is not responsible for the cleanup or disposal of pet refuse.
8. During housekeeping services, the pet must be restrained or out of the manor.
9. Pet litter is never to be disposed of in toilets. Pet owners will receive a service charge if toilets become clogged because of the above.
10. A \$35 dollar Pet Fee will be due annually at the time that the immunizations are updated. This fee is for all pets in the Towers.
11. Visitors with pets must comply with all rules pertaining to pets in Common Area.

12. Pet owners must comply with all pet related requirements of Laguna Woods Mutual Fifty and the City of Laguna Woods.

Disciplinary Procedures:

All pet related complaints will be investigated. After due notice of hearing, and opportunity for the resident to present his or her case, the matter will be considered by the Mutual's Board of Directors. The Board may take all disciplinary action authorized by the Mutual's bylaws including, but not limited to, 1) a fine; 2) payment of the corporation's attorney fees incurred in enforcing the pet regulations; 3) removal of the pet; or 4) termination of the occupancy of the resident in Mutual Fifty; and

RESOLVED FURTHER, that Resolution M50-11-65 dated October 20, 2011 and Resolution M50-12-39 adopted July 19, 2012 are hereby superseded and canceled; and

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

Without objection, the motion was postponed to September to satisfy the 30-day notification requirement.

Members Olive Guggenmos (455) and Herb Parker (308) commented on the proposed pet policy.

b. Dress Code for Crystal Dining Room

Director Ruekberg read the following proposed resolution approving the revised dress code policy which was postponed from the July meeting to conform to the 30-day notification requirement:

RESOLUTION M50-12-

DINING ROOM DRESS CODE POLICY

WHEREAS, Mutual Fifty has maintained a dress code for each dining room since the inception of the Towers; and

WHEREAS, good grooming (clothing, hair, face and hands) is expected at all times in the dining rooms and common areas; the following dress codes for the Towers dining rooms apply to both residents and their guests (for whom residents are responsible); and

NOW THEREFORE BE IT RESOLVED, September 20, 2012, that the Board of Directors of this Corporation on behalf of the Corporation hereby states the Mutual Fifty Dress Code Policy as follows;

In order to maintain the high standards of the Towers at Laguna Woods Village, the Board of Directors requests residents to read and adhere to the following Dress Code Policy:

Collarless tee shirts, tee shirts with printed offensive language, or tee shirts with logos are not allowed at any time; No shorts or sleeveless muscle shirts are to be worn at any time; foot wear such as flip-flops, or thong sandals are not allowed in either dining room; No torn or patched jeans are to be worn at any time.

CRYSTAL DINING ROOM

Men are required to wear dress slacks, dressy sport clothing, professional attire, which may include a suit coat or sports coat, collared shirts or turtleneck shirts as appropriate for gentlemen;

Ladies are required to wear dressy pant suits, dresses, or other dressy separates;

No caps or visors are to be worn in the Crystal dining room at any time;

CALIFORNIA DINING ROOM

Men are required to wear dressy casual slacks and collared shirts or sweaters, men are not allowed to wear shorts or shirts without collars;

Women are required to wear dressy casual or resort wear separates, denim or jeans are allowed in the California Room only; shorts are not allowed at any time;

No caps are to be worn in the California dining room at any time.

RESOLVED FURTHER, that in an instance where a possible violation of the Dress Code is observed, two members of the Board must agree that there is a violation; at that time the information regarding the violation will be communicated to the Administration Office Staff who will advise the resident by a polite, positive letter acknowledging the possibility of the alleged specific offense; and

RESOLVED FURTHER, that no sleep attire, bathrobes, bed clothing, or spa attire is allowed in the common area at any time; and

RESOLVED FURTHER, that Resolution M50-11-64 dated October 20, 2011 is hereby canceled and superseded; 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.

Without objection, the motion was postponed to September to satisfy the 30-day notification requirement.

8. Items for Discussion and Consideration

a. Elevator Floor Covering

Director Ruekberg read a proposed resolution accepting the use of industrial laminate flooring for the elevators. Director Bender moved to approve the resolution. Director Nord-Leth seconded the motion and discussion ensued.

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

RESOLUTION M50-12-50

WHEREAS, Resolution M50-12-01 dated January 1, 2012 provided the approval for a Supplemental Appropriation in the amount of \$2,000 for ceramic tile for the flooring in four elevators; and

WHEREAS, the height and weight of ceramic tile did not provide a reasonable option for flooring in the elevators;

NOW THEREFORE BE IT RESOLVED, August 16, 2012, that the Board of Directors of this Corporation hereby accepts the use of industrial laminate flooring for the elevators; 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. Flu Shots

Director Ruekberg read a proposed resolution granting permission for Maxim Health Care to provide flu shots. 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 M50-12-51

WHEREAS, Mutual Fifty has provided venue for health care providers to offer flu shots to the residents of Mutual Fifty; and

WHEREAS, legal counsel has opined that there may be a risk to the Mutual with regard to providing venue for this service; and

WHEREAS, Maxim Health Care has provided flu shots for Mutual Fifty for the last six years and has expressed the desire to do so again;

NOW THEREFORE BE IT RESOLVED, August 16, 2012, that the Board of Directors of this Corporation hereby grants permission for Maxim Health Care to provide flu shots and pneumonia shots to the residents; and

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

c. Corkage Fee Policy

There is a corkage fee of \$1.00 for any resident wishing to bring a bottle of wine to dinner.

d. Hearing Loop

Ms. Zoerhof reported on a proposed installation of a hearing loop (wiring installed that transmits to a specific type of hearing aid) in the Key Club.

e. Incentives for Conducting Moves

Ms. Zoerhof commented on possible incentives for conducting moves early in the day.

f. El Toro Water District Easements

Ms. Zoerhof reported on the El Toro Water District's Water Recycling Project and its request for an easement to install piping on Mutual 50 property.

g. Business Cards for Directors

Director Levy will design business cards for the Directors.

h. Appoint Director to Attend GRF Closed Meetings

Director Ruekberg moved to appoint President Rothberg to attend GRF Closed Session meetings per GRF Bylaw §6.5.9. Director Bender seconded the motion and the motion carried unanimously.

9. Financial and Budget Report

Director Levy gave the Financial and Budget Report.

Members Katherine Holgate (1259) and Ritzi Herzog (1402) commented on bingo games.

10. Standing Committee Reports:

- **Resident Entertainment Committee:** JoAnn Cramer reported on behalf of the Resident Entertainment Committee.
- **Business Planning Committee:** Director Levy reported on behalf of the Business Planning Committee.

Member Herb Parker (308) addressed Director Levy on his report.

- **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:** No report was given.

12. Golden Rain Foundation

No report was given.

13. Resale and Leasing Reports

Ms. Zoerhof reported on the resale and leasing activity at the Towers.

14. Administrator's Report

Ms. Zoerhof reported on potential California Association Institute (CAI) classes for Board members and an offer from Bob Rock to donate a painting to the Towers.

15. Directors' Forum

No comments were made.

Recess

The meeting recessed at 3:22 P.M. and reconvened into Executive Session at 3:28 P.M.

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

During its Regular Executive Session of July 19, 2012 the Board of Directors reviewed and approved the minutes from the June 14, 2012 Special Executive Session, the minutes of the June 21, 2012 Regular Executive Session, and the minutes of the July

11, 2012 Special Executive Session; approved the recording of a Notice of Default for Member ID 932-961-72; and approved 3 delinquent assessment write-offs.

There being no further business to come before the Board, the meeting was adjourned at 4:30 P.M.

Joyce Bender, Secretary