

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

August 15, 2013

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 15, 2013 at 24055 Paseo del Lago West, Laguna Woods, California.

Directors Present: Ryna Rothberg, Chair; Inesa Nord-Leth; Erwin Levy, Chace Kendro

Directors Absent: Marilyn Ruekberg

Others Present: Judie Zoerhof, Katy Howe, Patty Kurzet

1. Call to Order

President Rothberg, opened 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.

President Rothberg introduced Katy Howe, who will be replacing Judie Zoerhof as the new Towers Administrator.

On the basis of urgency, Director Kendro moved to add a resolution to the agenda approving Katy Howe to sign resale documents on the Board's behalf. Director Nord-Leth seconded the motion and the motion carried unanimously.

3. Approval of the Minutes

The Board reviewed and approved without objection the minutes of the Special Meeting of June 17, 2013 (budget version 1), the Regular Meeting of July 18, 2013, and the Special Meeting of July 22, 2013 (budget version 2).

4. President's Comments

President Rothberg spoke to the matter of a direct election of the GRF Directors by Districts.

5. Golden Rain Foundation

No report was made on the August 6, 2013 Golden Rain Foundation Board Meeting.

6. Resale and Leasing Reports

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

7. Members' Comments

- Hazel Davis (351) commented on placing the Towers' address on the buildings.
- Olive Guggenmos (455) commented on the pet policy.

8. Consent Calendar

Without objection, the Board approved the Consent Calendar as written and approved the following resolutions.

RESOLUTION M50-13-31

WHEREAS, Member ID 932-961-68 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, August 15, 2013, that the Board of Directors hereby approves the recording of a Lien for Member ID 932-961-68; 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 M50-13-32

WHEREAS, Member ID 932-962-16 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, August 15, 2013, that the Board of Directors hereby approves the recording of a Lien for Member ID 932-962-16; 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.

9. Old Business

- a. None.

10. Items for Discussion and Consideration

a. Approve Ballot Package

Director Kendro read a proposed resolution approving the ballot package. Director Kendro moved to approve the resolution. Director Nord-Leth seconded the motion.

By a vote of 3-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION M50-13-33

RESOLVED, August 15, 2013, that the ballot package for the 2013 election of directors of this corporation, as prepared by the managing agent, is hereby approved; and

RESOLVED FURTHER, that the "Meet the Candidates" meeting will be held on Wednesday, October 30, 2013, 3:00 p.m.

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 Revised Officers of Mutual Fifty

Director Kendro read a proposed resolution approve the revised officers of Mutual Fifty. Director Kendro moved to approve the resolution. Director Nord-Leth seconded the motion.

By a vote of 3-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION M50-13-34

RESOLVED, August 15, 2013, that the following persons are hereby elected as officers of this corporation:

Ryna Rothberg	President
Marilyn Ruekberg	1st Vice President
Erwin Levy	Treasurer
Chace Kendro	Secretary
Inesa Nord-Leth	Director at Large

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

Katy Howe	Vice President
Jerry Storage	Vice President
Betty Parker	Assistant Treasurer
Patty Kurzet	Assistant Secretary
Cris Robinson	Assistant Secretary
Wendy Panizza	Assistant Secretary
Scott Dunham	Assistant Secretary

RESOLVED FURTHER, that Resolution M50-13-14, adopted March 21, 2013 is hereby superseded and canceled.

c. **Approval of Katy Howe to Sign Escrow Documents**

Director Kendro read a proposed resolution approving Katy Howe to negotiate and sign escrows for Mutual owned units. Director Kendro moved to approve the resolution. Director Nord-Leth seconded the motion.

By a vote of 3-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION M50-13-35

WHEREAS, Katy Howe is a Vice President of this Corporation; and

WHEREAS, Mutual Fifty has entered into a Listing Agreement with a local Realtor for the purpose of selling the Mutual owned units as expeditiously as possible;

NOW THEREFORE BE IT RESOLVED, August 15, 2013, that the Board of Directors hereby approves Katy Howe as the Agent to negotiate and sign escrows for Mutual owned units; and

RESOLVED FURTHER, Resolution No. M50-10-19 dated February 1, 2010 is hereby superseded and canceled;

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.

d. Discuss Policy for Chargeable Services

President Rothberg commented on re-evaluating the Mutual's policy for chargeable services. Without objection, the Board directed Staff to draft a subject report.

Members Renee Merer (1005), Hans Graafmans (360), and John Dalis (1202) commented on chargeable services.

e. Discuss Caregiver Guidelines

The Board discussed recurring events with caregiver conduct. Ms. Zoerhof reminded the Board that it is the resident's responsibility to make sure their caregiver employee abides by the policies.

Members Olive Guggenmos (455), Annette Bialik (906), Renee Merer (1005), Anne Gilbert (1403), Hans Graafmans (360), and Henry Nahoum (1306) commented on the policy.

f. Discuss Elevator Etiquette

The Board discussed the proper etiquette of riding elevators with those with walkers and motor scooters.

g. Discuss the Myth of Disposable Wipes per ETWD

Ms. Zoerhof reported that disposable wipe products are not really disposable and reminded the membership to throw them out in the trash and not flush them down the toilet.

11. Review Preliminary Financial Statements

The Preliminary Financial Statements was not given to the Board.

12. Standing Committee Reports:

- **Resident Entertainment Committee:** In Deborah Thornton's absence, Katy Howe, reported on behalf of the Resident Entertainment Committee.
- **Business Planning Committee:** Director Levy reported on the business planning meetings.
- **Orientation Committee:** No report was given.
- **Architectural Control Committee:** No report was given.

13. GRF Committees:

- **Community Activities Committee:** No report was given.
- **Recreation Master Plan Ad Hoc Committee:** No report was given.
- **Finance Committee:** No report was given.
- **Landscape Committee:** No report was given.
- **Maintenance and Construction Committee:** No report was given.

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

14. Administrator's Report

Ms. Zoerhof provided a few parting comments and reported that the Mutual has sold 2 A units.

15. Directors' Forum

- No comments were made.

Recess

The meeting recessed at 3:25 P.M. and reconvened into Executive Session at 3:35 P.M.

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

During its Regular Executive Session meeting of July 18, 2013, the Board of Directors reviewed and approved the minutes of the June 20, 2013 Regular Executive Session meeting and the July 28, 2013 Special Executive Session meeting; approved two delinquent assessment write-offs; discussed litigation and disciplinary matters.

During its Special Executive Session meeting of June 28, 2013, the Board discussed contractual issues.

There being no further business to come before the Board, the meeting was adjourned at 5:05 P.M.

Chace Kendro, Secretary