

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

**April 17, 2014**

The Board of Directors of Laguna Woods Mutual No. Fifty, a California non-profit mutual benefit corporation, met at 1:00 P.M. on Thursday, April 17, 2014 at 24055 Paseo del Lago West, Laguna Woods, California.

**Directors Present:** Ryna Rothberg-Chair; Alice Gokkes, Inesa Nord-Leth, John Dalis

**Directors Absent:** Chace Kendro

**Others Present:** Jerry Storage, Christine Polek, Katy Howe, Betty Parker  
Executive Session: Steve Roseman from Roseman & Associates, APC (via telephone)

**CALL TO ORDER**

President Ryna Rothberg served as Chair of the meeting and stated that it was a regular meeting held pursuant to notice duly given and that a quorum was present. The meeting was called to order at 1:00 P.M.

**PLEDGE OF ALLEGIANCE TO THE FLAG**

Director Gokkes led the membership in the Pledge of Allegiance to the Flag.

**APPROVAL OF AGENDA**

Without objection, the agenda was approved as written.

**APPROVAL OF MINUTES**

Without objection, the Board reviewed and approved the minutes of the Regular Meeting of March 20, 2014.

**PRESIDENT'S COMMENTS**

President Rothberg commented on various items relating to the Towers.

**GOLDEN RAIN FOUNDATION**

Ms. Katy Howe gave the April 1, 2014 Golden Rain Foundation Board Meeting report.

**RESALE AND LEASING REPORTS**

Ms. Katy Howe reported on the resale and leasing activity at the Towers.

**ADMINISTRATOR'S REPORT**

Ms. Katy Howe provided an update on repairs to the air conditioning system in Tower 2, new generators, fire pump and boiler replacements, answered questions from the Board and Members, and presented a report from Guckenheimer.

### **REVIEW PRELIMINARY FINANCIAL STATEMENTS**

Ms. Katy Howe reviewed the Preliminary Financial Statements with the Board.

Ms. Betty Parker entered the meeting at 1:25 P.M.

Ms. Parker reviewed the variances on the financial report and answered questions from the Board and Members.

Ms. Parker left the meeting at 1:40 P.M.

### **MEMBERS' COMMENTS**

- Julia Ross (562) presented a petition on the proposed room service policy.
- Milan Radovic (1455) commented on attracting younger residents and vegetarian options for the dining room.
- Renee Merer (1005) commented on the proposed room service policy and the food in the dining room and complimented the service in the dining room.
- Irene Herzog (1402) commented on the proposed room service policy.
- Blanche Goldman (1010) commented on the proposed room service policy and the food prepared in the dining room.
- Adeline Berk (1155) commented on the condition of the bridge room chairs.
- Marilyn Ruekberg (405) commented on checking in for dining.
- Anne Gilbert (1403) complimented the dining room selection.
- Henry Nahoum (1306) commented on the food service company.
- Nancy Hou (204) commented on the service in the different dining rooms.
- Vicky Kasselheim (1056) commented on the quality of food in the dining room.
- Henry Nahoum (1306) commented on behalf of Selma (Sally) Schwartz (905) regarding issues with hot water.

### **RESPONSE TO MEMBERS COMMENTS**

The Directors briefly responded to Members' comments.

### **CONSENT CALENDAR**

Without objection the Consent Calendar was approved, and the Board took the following actions:

#### **RESOLUTION M50-14-22**

##### Notice of Delinquent Assessment

**WHEREAS**, Member ID 932-962-01 is currently delinquent to Laguna Woods Mutual No. 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**, April 17, 2014, that the Board of Directors hereby approves the recording of a Lien for Member ID 932-962-01; 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.

### **OLD BUSINESS**

Director Gokkes read a proposed resolution approving a Mutual No. Fifty Chargeable Services Policy, which was postponed to conform to the 30-day notification requirement. Director Gokkes moved to approve the resolution. Director Dalis seconded the motion and discussion ensued.

Blanche Goldman (1010) commented on the resolution.

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

### **RESOLUTION M50-14-23**

#### Mutual No. Fifty Chargeable Services Policy

**WHEREAS**, Mutual No. Fifty staff routinely performs chargeable services for members who occasionally request services beyond those covered by the monthly assessments; and

**WHEREAS**, Mutual No. Fifty desires to have a comprehensive chargeable service policy that establishes a charge equaling labor, material, and a service fee to help offset administrative costs, and by which Members may request that Staff perform miscellaneous services within their units, for items that are the Members' responsibility, in addition to the services provided for by the monthly assessments on items that are the Mutual's responsibility; and

**NOW THEREFORE BE IT RESOLVED**, April 17, 2014, that the Board of Directors of this Corporation hereby adopts a comprehensive chargeable services policy that allows Staff to carry out service requests under the following conditions, *effective beginning May 1, 2014*:

- It would be appropriate and feasible for Staff to carry out the request.
- Staff has the technical ability to carry out the request.
- The amount of time required to complete the request is unlikely to delay the performance of standard services.
- The service would take place within the unit.
- The service does not require a permit.
- The Member confirms prior to the service being performed that they understand the charges and are willing to pay them.
- The Member understands that Staff cannot guarantee any estimate of the amount of time it will take to perform a service.
- The Member understands that they can ask Staff to stop performing a chargeable service at any time, and that Staff will stop performing the service as soon as it is safe to do so.
- There is no warranty on chargeable services nor any guarantee that Staff will be able to complete a repair, when the repair goes beyond Staff's technical capability; and

**RESOLVED FURTHER**, that any service less than 15 minutes will not be charged, up to a maximum of 3 free services performed in a unit per month, and

**RESOLVED FURTHER**, after the completion of a chargeable service, the member will be charged the cost of any materials required, and the cost of time for the Staff members that performed the chargeable service. The cost of Staff time will be calculated by rounding the amount of time required to perform the service up to the nearest tenth of an hour (six minute) increment and multiplying this time by the bill rate of the department performing the service.

**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.

**NEW BUSINESS (Items for Discussion and Consideration)**

Director Gokkes read a proposed resolution approving revisions to Mutual Committee appointments. President Rothberg moved to approve the resolution. Director Gokkes seconded the motion.

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

**RESOLUTION M50-14-24**

**RESOLVED**, April 17, 2014, 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:

**Resident Entertainment Committee:**

Chair, Lorna Ingram  
Sylvia Belzer  
Marge Harrison  
Roz Kreeger  
Vicky Kasselheim  
Renee Merer  
Audrey Small  
Estelle Nitikman  
Estelle Kravitz  
Sherry Edwards – Advisor  
Anita Margulis - Advisor

**Business Planning:**

Chace Kendro

**Finance Committee:**

Chace Kendro, Chair  
John Dalis, Vice Chair  
Henry Nahoum  
Nancy Hou  
Timmy Hou

**Marketing Committee:**

Ryna Rothberg, Chair  
Inesa Nord-Leth, Vice Chair  
Renee Merer  
Herb Harris  
Milan Radovic  
Norm Stevens  
Claire Weisberg

**Orientation Committee:**

Marilyn Ruekberg, Chair  
Roz Kreeger  
Katie Holgate  
Claire Weisberg  
Idell Holburt  
Sally Schwartz  
Alice Gokkes  
Norma Kosskoff  
Vicky Kasselheim

Milan Radovic  
Jan Foster  
Bryna Kulla

**Architectural Control Committee:**

Inesa Nord-Leth, Chair

**Landscape Committee:**

Inesa Nord-Leth, Chair  
Alice Gokkes, Vice-Chair  
Renee Merer  
Jan Foster  
Patricia Moder  
Milan Radovic  
Jack Hammen  
***James Deans - Advisor***

**RESOLVED FURTHER**, that any and all prior Mutual Committee Appointment-related resolutions are 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 Gokkes read a proposed resolution to approve the naming of the newly constructed patio the "Crystal Patio." Director Gokkes 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 M50-14-25**

**WHEREAS**, the residents of Mutual Fifty have a newly reconstructed patio which is located just outside of the Crystal Dining Room;

**NOW THEREFORE BE IT RESOLVED**, April 17, 2014, that the Board of Directors of the Corporation hereby approves that the patio shall be named the "Crystal Patio"; 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.

Ms. Katy Howe explained the need for revisions to the Dining Room Dress Code Policy.

Director Gokkes read the following proposed resolution to approve a new Dining Room Dress Code Policy:

**Resolution M50-14-xx**

**WHEREAS**, Laguna Hills Mutual No. Fifty operates two dining rooms to serve dinner to its residents nightly;

**WHEREAS**, maintenance of high standards is important at The Towers;

**NOW THEREFORE BE IT RESOLVED**, June 19, 2014, that the Board of Directors of this Corporation hereby adopts the following Dining Room Dress Code Policy:

The dress in the Crystal Dining Room shall be Elegant Casual. This includes a skirt, or slacks (no jeans) with blouse or sweater, pant suit or dress for women; slacks (no jeans) and collared shirt and sport jacket for men. Sport jackets are optional.

The dress in the California Dining Room allows for everything in the Crystal Dining Room, but also clean, non-faded, unripped jeans are allowed for women and men. Men are not required to wear collared shirts or sport jackets.

Not allowed in either dining room are pool or beach attire, T-shirts, sleeveless shirts, shorts, gym shorts, exercise attire, ball caps and casual jeans (with fraying and/or holes), and flip-flops.

Anyone found to be violating the Dining Room Dress Code will be reported to the Administration Office for discipline.

**RESOLVED FURTHER**, that resolution M50-10-58 is hereby superseded and cancelled,

**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 Gokkes moved to approve the resolution. Director Dalis seconded the motion and discussion ensued.

Director Nord-Leth, Renee Merer (1005), Betty Bent (1251), Marilyn Ruekberg (405), Lorna Ingram (1161), and Julia Ross (562) commented on the resolution.

Without objection, the Board agreed to send the resolution back to staff for revisions.

The Board discussed requiring that residents check in at dining rooms. Director Nord-Leth made a motion to direct staff to provide Guckenheimer a resident name list to check names when entering the dining room. Director Gokkes seconded the motion.

By a vote of 3-0-0, the motion carried.

Director Nord-Leth left the meeting at 2:50 P.M.

The Board tabled Agenda Item 14(e): Discuss and Consider Building Access Issues.

Ms. Katy Howe discussed the Saddleback Emeritus Summer Class Schedule and informed that further discussion with Saddleback Emeritus will be taking place regarding possible classes for the Fall Schedule.

## **MUTUAL FIFTY COMMITTEE REPORTS**

### **Finance Committee**

Director Dalis reported on behalf of the Finance Committee.

### **Marketing Committee**

Director Rothberg reported for the Marketing Committee.

### **Landscaping Committee**

No report was given.

### **Orientation Committee**

No meeting was held and no report was given.

### **Resident Entertainment Committee**

Ms. Katy Howe reported for the Resident Entertainment Committee.

## **GRF COMMITTEE REPORTS**

### **Community Activities Committee**

Director Dalis reported on behalf of the GRF Community Activities Committee.

### **Energy Committee**

Director Gokkes reported on behalf of the GRF Energy Committee.

### **Finance Committee**

Director Dalis reported on behalf of the GRF Finance Committee.

### **Government & Public Relations Committee**

No meeting was held and no report was given.

### **Landscape Committee**

No report was given.



**Maintenance & Construction Committee**

President Rothberg reported on behalf of the GRF Maintenance & Construction Committee.

**Media & Communications Committee**

Director Gokkes reported on behalf of the Media & Communications Committee.

**Mobility & Vehicles Committee**

Director Dalis reported on behalf of the GRF Mobility & Vehicles Committee.

**Recreation Master Plan Ad Hoc Committee**

President Rothberg reported on behalf of the Recreation Master Plan Ad-hoc Committee.

**Security and Community Access Committee**

No report was given.

**RECESS**

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

**Summary of Previous Closed Session Meetings per Civil Code Section §4935**

During its Regular Executive Session meeting of March 20, 2014, the Board approved the February 20, 2014 Regular Executive Session minutes; approved (1) Notice of Default; approved (2) Non-Judicial Foreclosure Sale Dates; denied a records request; held a member disciplinary hearing; and discussed litigation and delinquency matters.

There being no further business to come before the Board, the April 17, 2014 meeting was adjourned at 4:01 P.M.

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Alice Gokkes, Secretary