

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

July 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, July 17, 2014 at 24055 Paseo del Lago West, Laguna Woods, California.

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

Directors Absent: None

Others Present: Jerry Storage, Christine Polek, Katy Howe, Ed Presley, Betty Parker
Executive Session: Steve Roseman Esq. via telephone, Representatives from Reconstruction Experts, Inc.

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 Kendro led the membership in the Pledge of Allegiance to the Flag.

APPROVAL OF AGENDA

By way of unanimous consensus, agenda item 12(d) was removed from the Consent Calendar and moved to item 14(h) under New Business. By way of unanimous consensus, agenda item 14(a) was removed from the agenda since Director Nord-Leth indicated she would like to remain on the Marketing Committee.

APPROVAL OF MINUTES

Without objection, the Board approved the minutes of the Special Business Planning Meeting of June 12, 2014 and the Regular Meeting of June 19, 2014.

PRESIDENT'S COMMENTS

President Rothberg had no comments.

GOLDEN RAIN FOUNDATION

Mr. Jerry Storage gave the July 1, 2014 Golden Rain Foundation Board Meeting report.

RESALE AND LEASING REPORTS

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

ADMINISTRATOR'S REPORT

Ms. Katy Howe provided updates on activities staffing, boiler replacement, website redesign, and business planning. Ms. Howe reported that the Fire Department will be conducting a fire drill this month, reported on increased activity of resales and leases, answered questions from the Board and Members, and presented a report from Guckenheimer.

MEMBERS' COMMENTS

There were no members' comments.

RESPONSE TO MEMBERS COMMENTS

There were no comments to respond to.

CONSENT CALENDAR

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

RESOLUTION M50-14-36

Approve Recording of a Lien

WHEREAS, Member ID 932-960-08 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, July 17, 2014, that the Board of Directors hereby approves the recording of a Lien for Member ID 932-960-08; 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.

RESOLUTION M50-14-37

Approve Recording of a Lien

WHEREAS, Member ID 932-962-37 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, July 17, 2014, that the Board of Directors hereby approves the recording of a Lien for Member ID 932-962-37; 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 M50-14-38

Approve Recording of a Lien

WHEREAS, Member ID 932-962-57 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, July 17, 2014, that the Board of Directors hereby approves the recording of a Lien for Member ID 932-962-57; 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

No old business came before the Board.

NEW BUSINESS (Items for Discussion and Consideration)

Director Dalis read a proposed resolution approving revisions to the Golden Rain Foundation Committee appointments. Director Kendro moved to approve the resolution. Director Nord-Leth seconded the motion and discussion ensued. By way of unanimous consensus, the Board decided to keep Alice Gokkes on the Media and Communications Committee.

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

RESOLUTION M50-14-39

GRF Committee Assignments

RESOLVED, July 17, 2014 that the following persons are hereby suggested to serve on the Committees of Golden Rain Foundation:

Business Planning

Chace Kendro

Community Activities

John Dalis

Energy Committee

Alice Gokkes

Finance

Chace Kendro

Government and Public Relations Committee

John Dalis

Landscape

Inesa Nord-Leth

Maintenance & Construction

Ryna Rothberg

Media & Communications

Alice Gokkes

Mobility & Vehicles

John Dalis

Recreation Master Plan Ad hoc Committee

Ryna Rothberg

Security and Community Access

Representative: Lou Parker

Clubhouse 2 Renovation Ad Hoc Committee

Ryna Rothberg

RESOLVED FURTHER, that Resolution M50-14-02 adopted January 6, 2014 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.

Ms. Katy Howe explained the need for a Generator Replacement in the Towers and gave a summary of the subject report. Director Kendro made a motion to postpone discussion until August to allow time for the Board to review the subject report and resolution. Director Nord-Leth seconded the motion. By way of unanimous consensus, the Board postponed discussion of the Towers Generator Replacement to August.

Director Dalis read the following proposed resolution approving revisions to the Mutual No. Fifty Pet Policy:

RESOLUTION M50-14-xx

Mutual 50 Pet Policy

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

WHEREAS, the current pet policy does not cover biting dogs or service animals;

NOW THEREFORE BE IT RESOLVED, August 21, 2014, that the Board of Directors of this Corporation hereby approves the following Pet Policy and Rules:

All residents of Mutual No. Fifty who keep dogs, cats, or other household pets must have an annual permit issued by the Mutual and pay an annual pet fee of \$35 per pet, for up to two pets. Each pet must weigh 25 pounds or less.

All residents of Mutual No. Fifty who keep dogs, cats, or other household pets must have those pets licensed, with current inoculation records, and spayed or neutered. Residents must provide a copy of the license, a veterinarian's certificate verifying current inoculations and spaying or neutering to the Administration Office with their permit application. License and inoculation records must be provided to the Administration Office each time they are updated.

All residents of Mutual No. Fifty who keep dogs, cats, or other household pets must have an identity collar on the animal at all times, identifying the owner, unit, and pet's name.

All residents of Mutual No. Fifty who keep dogs, cats, or other household pets must submit a current Certificate of Insurance with

their permit application, which provides homeowner's insurance coverage for any damage done by the pet to persons or Mutual property with a minimum coverage of \$300,000 per occurrence.

All residents of Mutual No. Fifty who keep dogs, cats, or other household pets as service animals requesting extra accommodations beyond this policy must provide proof of disability (usually in the form of a written response from a physician).

Mutual No. Fifty will not tolerate pets known to bite.

This policy applies to all residents of Mutual No. Fifty who keep up to two pets.

All residents of Mutual No. Fifty who keep dogs, cats, or other household pets are 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, at the time of permit application.

Pet Rules

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

1. Any pet within the common area outside and/or inside the buildings must be restrained by a leash not to exceed six (6) feet and in charge of a person competent and physically able to restrain and control the pet.
2. Pet owners, when leaving their residence with their pet, are to proceed to the elevator and exit the building by the nearest exit door.
3. Pet owners with two pets on leashes shall use the elevator to the ground floor and exit and enter through the tunnels to minimize the possibility of leash entanglement and trip hazard.
4. Pet owners shall not allow their pets to obstruct or interfere with the rights of other residents, guests or visitors, or annoy them by unreasonable noises at any time.
5. Pet owners are NOT to bring their pets into any of the central common areas including the dining rooms, lounges, front desk and mailbox areas. This rule is for the safety of all residents in order to prevent trip hazards.

6. 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 it in the trash chute.
7. Small dogs may be carried while in the elevators to avoid leash tangles or accidents with the automatic doors.
8. Pets must be kept free of fleas at all times.
9. The Mutual's staff is not responsible for the cleanup or disposal of pet refuse.
10. During housekeeping services, the pet must be restrained or out of the manor.
11. Pet litter is never to be disposed of in toilets.
12. Any pet that has bitten a person will be required to wear a muzzle all of the time the pet is on Mutual 50 property and is not within the resident's manor. Additionally, a resident with a pet that has been documented by Security to have bitten someone at The Towers will be required to increase their homeowner's insurance coverage for any damage done by the pet to persons or Mutual property to \$1,000,000.
13. A \$35 Pet Fee will be due annually. This fee is for each pet in the Towers.
14. Visitors with pets must comply with all rules pertaining to pets in Common Area.
15. In case of an emergency, Staff will contact the pet guardian on file when the owner is not available. If Staff is unable to reach the pet guardian within 24 hours, Staff will contact the local animal shelter to care for the pet.
16. Any resident with a service animal may request exceptions from these rules by submitting written proof of disability from a physician and by stating specifically the rules from which they seek exception.
17. Pet owners must comply with all pet-related requirements of Laguna Woods Mutual No. Fifty and the City of Laguna Woods.

18. Any resident found to be violating these rules will be brought forward to the Board of Directors for disciplinary action. The Board may take 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.

RESOLVED FURTHER, that Resolution M50-12-57 dated September 20, 2012 is 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.

Director Dalis moved to approve the resolution and postpone it to the August meeting to conform to the 30-day notification requirement. Director Kendro seconded the motion and discussion ensued.

Hazel Davis (351), Renee Merer (1005), Bryna Kulla (255), and Chester "Shep" Savage (1105) commented on the resolution.

By a vote of 4-0-0 the motion carried.

President Rothberg updated the Board on the status of revisions to the Dining Room Dress Codes Policy. Without objection, the Board decided to establish a Dining Room Dress Codes Ad Hoc Committee. The Board appointed the following people to the Ad Hoc Committee: Renee Merer (Chair), Norma Koskoff, Roslyn Kreeger, Joyce Czarnowski, Inesa Nord-Leth, and John Dalis. The Board directed the Committee to meet first with Ms. Howe and present options to the Board in the future.

The Board discussed the Mutual No. Fifty Resident Employee Policy.

Hans Graafmans (360), Renee Merer (1005), and Chester "Shep" Savage (1105) commented on the policy.

Without objection, the Board directed staff to prepare a revised policy for review at a later meeting.

The Board discussed the Installation of a T-Coil Hearing Loop. Without objection, the Board directed staff to provide them information upon which to make a decision on at a later meeting.

The Board discussed the Saddleback Emeritus Course Request. Director Kendro made a motion to direct staff to discuss revisions to their registration policies with Saddleback. There was no second and discussion ensued. By way of unanimous consensus, the

Board directed staff to present a counter proposal to Saddleback that they limit registration for their Film as Literature class in the Towers to 60 students and allow Towers residents to register first if Emeritus is to continue using the facility.

REVIEW PRELIMINARY FINANCIAL STATEMENTS

Ms. Betty Parker reviewed the Preliminary Financial Statements and answered questions from the Board and Members.

The Board directed staff to provide more detail to the monthly financials, specifically the monthly income and expenses in the Board Meeting package.

MUTUAL FIFTY COMMITTEE REPORTS

Finance Committee

Director Kendro reported on behalf of the Finance Committee.

Marketing Committee

President Rothberg reported on behalf of the Marketing Committee.

Landscaping Committee

No meeting was held and no report was given.

Orientation Committee

No meeting was held and no report was given.

Resident Entertainment Committee

Ms. Howe reported on behalf of the Resident Entertainment Committee.

GRF COMMITTEE REPORTS

Community Activities Committee

No meeting was held and no report was given.

Energy Committee

Director Gokkes reported on behalf of the GRF Energy Committee.

Finance Committee

Director Kendro reported on behalf of the GRF Finance Committee.

Landscape Committee

No meeting was held and no report was given.

Maintenance & Construction Committee

No meeting was held and no report was given.

Media & Communications Committee

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

Mobility & Vehicles Committee

No meeting was held and no report was given.

Security and Community Access Committee

No meeting was held and no report was given.

RECESS

The meeting recessed at 2:48 P.M. and reconvened into Executive Session at 3:00 P.M.

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

During its Regular Executive Session meeting of June 19, 2014, the Board approved the May 15, 2014 Regular Executive Session minutes; approved (2) Notices of Default; approved (1) Non-Judicial Foreclosure Sale Date; approved (1) Delinquent Assessment Write-Off; heard a presentation from Reconstruction Experts; held a disciplinary hearing; and discussed litigation and delinquency matters.

There being no further business to come before the Board, the July 17, 2014 meeting was adjourned at 4:56 P.M.

Ryna Rothberg, President