

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

November 19, 2015

The Board of Directors of Laguna Woods Mutual No. Fifty, a California non-profit mutual benefit corporation, met at 1:30 p.m. on Wednesday, November 19, 2015 at 24055 Paseo del Lago West, Laguna Woods, California.

Directors Present: Ryna Rothberg-Chair, John Dalis, Henry Nahoum, Sy Wellikson

Directors Absent: Marilyn Ruekberg

Others Present: Open Session: Jerry Storage, Katy Howe, Betty Parker, Delphine Maffey
Executive Session: Jerry Storage, Katy Howe, Delphine Maffey

CALL TO ORDER

President Ryna Rothberg called the meeting to order at 1:35 p.m. and established a quorum.

PLEDGE OF ALLEGIANCE TO THE FLAG

Director John Dalis 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 approved the regular open minutes of October 21, 2015 as written.

PRESIDENT'S COMMENTS

President Rothberg briefly commented on various items concerning the Mutual.

GOLDEN RAIN FOUNDATION REPORT

Mr. Jerry Storage gave the November 3, 2015 Golden Rain Foundation Board Meeting Report and answered questions from the Board and Members.

RESALE AND LEASING REPORTS

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

ADMINISTRATOR'S REPORT

Ms. Katy Howe reported on the completed construction projects at the Towers, spoke to elevator concerns, elevator company response time, procedures in the event of a malfunctioning elevator, testing of fire alarm, needed repairs, public address system function, and gave an overview of the Guckenheimer and the Maintenance reports. Ms. Howe announced the Resident Forum next Wednesday, November 25, 2015 at 2:00 p.m.

REVIEW PRELIMINARY FINANCIAL STATEMENTS

Ms. Betty Parker, Director of Finance, reviewed the Preliminary Financial Statements for the Members and the Board of Directors.

MEMBERS' COMMENTS

Nancy Hou (204) spoke to realtor commissions.

Ann Gilbert (1403) suggested furnishing and renting A Units.

Dolores Huffman (506) commented on preparations for the anticipated El Niño storm weather.

Steve Handelman (251) commented on the use of all the amenities the Community has to offer.

RESPONSE TO MEMBERS' COMMENTS

The Directors briefly responded to Members' comments.

CONSENT CALENDAR

Without objection, the Board approved the Consent Calendar as written and the Board took the following action:

RESOLUTION M50-15-52

Date Change for 2015 Annual Meeting of the Members

WHEREAS, Mutual No. Fifty Bylaws state, in Article VI – Meetings of Mutual Members, “The Annual Meetings of the Corporation shall be held on the first Thursday of December each year unless the Board fixes another date and so notifies the Mutual Members as provided in Section 4 of this Article VI.”;

NOW THEREFORE BE IT RESOLVED, November 19, 2015, that the new date for the 2015 Annual Meeting of the Mutual No. Fifty Members shall be held on Thursday, December 3, 2015, at 1:30 p.m. Thereafter the Annual Meetings of the Mutual No. Fifty Members shall comport with the Bylaws of this Corporation; 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 this month.

NEW BUSINESS (Items for Discussion and Consideration)

Discuss and Consider Mutual No. Fifty Committee Appointments

The Secretary of the Corporation, Director Wellikson, read the following proposed resolution approving revisions to the Mutual Committee Appointments. Director Wellikson moved to approve the resolution. Director Nahoum seconded the motion. Discussion ensued.

By a vote of 3-0-0 the motion carried and the Board approved the following resolution:

RESOLUTION M50-15-53

Mutual Fifty Committee Appointments

RESOLVED, November 19, 2015, 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:

Activities Committee:

Audrey Small - Chair
Lorna Ingram
Alice Gokkes
Sylvia Belzer
Marge Harrison
Roz Kreeger
Vickie Kasselheim
Renee Merer
Estelle Nitikman
Estelle Kravitz
Katie Holgate
Susan Geib
Anita Margulis - Advisor

Business Planning:

Chace Kendre
Ryna Rothberg

City of Laguna Woods General Plan Amendment Task Force

Ryna Rothberg

Finance Committee:

~~Chace Kendro, Chair~~
Marilyn Ruekberg, Chair
~~John Dalis, Vice Chair~~
Nancy Hou, **Vice Chair**
Tommy Hou
Hans Graafmans

Marketing Committee:

Ryna Rothberg, Chair
Renee Merer
Herb Harris
~~Milan Radovic~~
Norm Stevens
Claire Weisberg
~~Marilyn Ruekberg~~

Orientation Committee:

~~Chace Kendro — Chair~~
Marilyn Ruekberg, **Chair**
~~Alice Gokkes~~
Bea Gross
Roz Kreeger
Katie Holgate
Claire Weisberg
Idell Holburt
Sally Schwartz
Audrey Small
~~Norma Kosskoff~~
~~Vikki Kasselheim~~
Milan Radovic
~~Jan Foster~~
~~Bryna Kulla~~

Architectural Control Committee (Committee of the Whole)

Ryna Rothberg - Chair

Laguna Woods Village Traffic Hearings

John Dalis

RESOLVED FURTHER, that Resolution M50-15-25, adopted May 21, 2015 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.

Discuss and Consider GRF Committee Appointments

The Secretary of the Corporation, Director Wellikson, read the following proposed resolution approving revisions to the GRF Committee Appointments. Director Wellikson moved to approve the resolution. Director Dalis seconded the motion. Discussion ensued.

By a vote of 3-0-0 the motion carried and the Board approved the following resolution:

RESOLUTION M50-15-54

GRF Committee Assignments

RESOLVED, November 19, 2015 that the following persons are hereby suggested to serve on the Committees of Golden Rain Foundation:

Business Planning

~~Chace Kendre~~
Marilyn Ruekberg

Community Activities

John Dalis

Energy Committee

Henry Nahoum

Finance

~~Chace Kendre~~
Marilyn Ruekberg

Landscape

Sy Wellikson

Maintenance & Construction

Ryna Rothberg

Media & Communications

~~Chace Kendre~~
Sy Wellikson

Mobility & Vehicles

John Dalis

Security and Community Access

Representative: Lou Parker

Clubhouse 2 Renovation Ad Hoc Committee

Ryna Rothberg

Financial Reporting Study Group

~~Chace Kendre~~

Administrative Process and Procedures Ad-Hoc Committee

Ryna Rothberg

RESOLVED FURTHER, that Resolution M50-15-21, adopted April 16, 2015 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.

Discuss and Consider Supplemental Appropriation for Underground Pipe Leak

The Secretary of the Corporation, Director Wellikson, read the following proposed resolution approving a supplemental appropriation for underground pipe leak. Director Wellikson moved to approve the resolution. Director Nahoum seconded the motion. Discussion ensued.

By a vote of 3-0-0 the motion carried and the Board approved the following resolution:

RESOLUTION M50-15-55

Supplemental Appropriation for Underground Pipe Leak

WHEREAS, on October 5, 2015, water was seeping underground near the new generator pad, and an emergency plumber was called in and found that a major connector for one of the major water supply pipes to the building had broken underground and isolated the water supply to stop leakage; and

WHEREAS, the emergency repair was performed to replace a 4 inch asbestos cement pipe that supplies the water for the chillers;

NOW THEREFORE BE IT RESOLVED, November 19, 2015, that the Board of Directors of this Corporation hereby authorizes a Supplemental Appropriation in the amount not to exceed \$11,850, funded from the replacement fund to pay for the emergency pipe repairs; 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.

Discuss and Consider Developing an Approach to Engage an Interior Designer

The Board discussed developing an approach to engage an Interior designer.

Director Wellikson moved to have a request for proposal developed to obtain proposals by interior designers. Discussion ensued.

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

Discuss and Consider Supplemental Appropriation to Replace Kitchen Steamer

The Secretary of the Corporation, Director Wellikson, read the following proposed resolution approving a supplemental appropriation to replace the kitchen steamer. Director Wellikson moved to approve the resolution. Director Dalis seconded the motion. Discussion ensued.

By a vote of 3-0-0 the motion carried and the Board approved the following resolution:

RESOLUTION M50-15-56

Supplemental Appropriation for Kitchen Steamer

WHEREAS, during the period of September 23 and October 4, 2015 the boiler in the kitchen steamer had a catastrophic failure; and

NOW THEREFORE BE IT RESOLVED, November 19, 2015, that the Board of Directors of this Corporation hereby authorizes a Supplemental Appropriation in the amount not to exceed \$ 21,000 to be funded from the Replacement Fund, to replace the kitchen steamer; 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.

Discuss and Consider Activities Committee Charter and Meeting Time

The Board discussed developing an Activities Committee, and discussed the charter for the committee.

Director Wellikson moved to approve the Committee Charter with the following correction: removal of the word "new" in the sixth bullet point. Director Dalis seconded the motion. Discussion ensued.

By a vote of 3-0-0 the motion carried and the Board approved the following resolution:

RESOLUTION M50-15-57

LAGUNA WOODS MUTUAL NO. FIFTY

ACTIVITIES COMMITTEE CHARTER

WHEREAS, Laguna Woods Mutual No. Fifty Bylaws, Article VIII, Section 1 states in part: The Board may designate one or more Standing, Ad hoc or other committees, each to serve at the pleasure of the Board and each consisting of a sufficient number of Qualifying Mutual Fifty Resident Members to meet the needs of its particular function or functions. The duties and powers of these committees shall be determined by the Board, provided that the authority of each committee is limited to advising the Board and all final actions are subject to the specific approval of the Board;

NOW THEREFORE BE IT RESOLVED, November 19, 2015, the Board of Directors of this Corporation hereby approves the Activities Committee Charter and assigns the duties and responsibilities of the Committee as follows:

- Perform the duties imposed upon all standing committees as set forth in the current resolution entitled, "General Duties of Standing Committees";
- Analyze all activities and resident participation; discuss possibilities and new ideas making recommendations to the Board as appropriate;
- Increase activities, games, and events in the Key Club whenever possible;
- Meet monthly to review activities held and activities proposed;
- Review activities with the Activities Coordinator to ensure that they comply with the goals of the Board;
- Assist the Activities Coordinator in initiating new ideas consistent with the Committee Mission Statement;
- Participate in decorating and hosting events;
- Take an active role in greeting new Residents and hosting the New Resident Luncheon;
- The Committee Chair shall report at the Regular Board meeting concerning the Activities Committee events and plans;

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.

MUTUAL FIFTY COMMITTEE REPORTS **Finance Committee**

No report was given.

Marketing Committee

No meeting was held and no report was given.

Orientation Committee

No meeting was held and no report was given.

Activities Committee

Ms. Howe reported on the November 10, 2015 meeting on behalf of the Activities Committee, she spoke to room reservations, staff set-up, 2016 Halloween celebration, 2016 entertainers, and the volunteer recognition tea. The Activities Committee meetings will now take place every 2nd Thursday of the month at 1 p.m. in Lortscher Hall.

GRF COMMITTEE REPORTS

Community Activities Committee

Director Dalis gave the report on behalf of the GRF Community Activities Committee. He reported on the November 5, 2015 meeting where the pool hours for children, golfing costs, and the heavily utilized golfing greens were discussed.

Energy Committee

No report was given on behalf of the GRF Energy Committee.

Finance Committee

No report was given on behalf of the GRF Finance Committee.

Landscape Committee

Director Wellikson gave the report on behalf of the GRF Landscape Committee. He reported having one of the finest staff in the whole country specialized in trees, the longevity of the staff, staff salaries and the Union contract running through 2018.

Maintenance & Construction Committee

No meeting was held and no report was given.

Media & Communications Committee

Director Nahoum gave the report on behalf of the GRF Media & Communications Committee.

Mobility and Vehicles Committee

No meeting was held and no report was given.

Clubhouse 2 Renovation Ad Hoc Committee

No meeting was held and no report was given.

Security and Community Access Committee

No meeting was held and no report was given.

Laguna Woods Village Traffic Hearings

Director Dalis reported on behalf of the Laguna Woods Village Traffic Hearings. He mentioned to be sure to stop completely at the stop signs, and only one violation from the Towers in several months.

RECESS

The meeting recessed at 2:57 p.m. and reconvened into Executive Session at 3:05 p.m.

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

During its Regular Executive Session meeting of October 21, 2015, the Board approved the minutes of September 17, 2015 – Regular Executive Session and October 6, 2015 – Special Executive Session as written; approved one (1) Notice of Default; discussed the transition; reviewed the Delinquency Report; discussed contractual matters; and discussed litigation matters.

During the November 6, 2015, and the November 13, 2015 Special Closed Session All Boards meeting the Board discussed and considered contractual matters.

There being no further business to come before the Board, the meeting was adjourned at 4:00 p.m.

Sy Wellikson, Secretary