

OPEN MEETING

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

August 17, 2017

The Board of Directors of Laguna Woods Mutual No. Fifty, a California non-profit mutual benefit corporation, met at 1:30 p.m. on Thursday, August 17, 2017 at 24055 Paseo Del Lago West, Laguna Woods, California.

Directors Present: Ryna Rothberg-Chair, June Greenwald, Sy Wellikson

Directors Absent: Irving Waaland

Staff Present: Katy Howe, Alba Andronic, Alex Banegas, Chuck Johnson

CALL TO ORDER

President Ryna Rothberg called the meeting to order at 1:32 p.m. and established that a quorum was present.

PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

By unanimous consent, Item 13B was removed from the Agenda. By unanimous consent, the Board approved the amended agenda.

APPROVAL OF MINUTES OF MEETING

Without objection, the Board approved the regular open meeting minutes of July 20, 2017.

PRESIDENT'S COMMENTS

President Rothberg commented on:

- Nancy Hou's resignation from the Board
- Dining Room remodel information
- Advertisements for the Buyer and Realtor Reception and Sunday Brunch in The Globe
- Article in the Orange County Register about the Sunday Brunch

GOLDEN RAIN FOUNDATION REPORT

Ms. Howe presented the Golden Rain Foundation report including, the GRF monthly meeting and Version 2 Budget meeting regarding increase in transfer fee on real estate transactions from \$2,500 to \$5,000.

GENERAL MANAGER'S REPORT

Ms. Howe presented the monthly Maintenance Report, Food Service Report, and Resale and Leasing Report and gave updates regarding the Paint Program, the Energy Management System, the Dining Room Remodel completion, the new Dining Room Points Program, and the next Residents' forum on Thursday, August 24 at 7 p.m. Also, complaints regarding dress code in the Dining Rooms and common areas of the Towers, Nancy Hou's resignation and notice for new Treasurer position, Volunteer Tea, Business Planning, and Board Election.

TREASURER'S REPORT/FINANCE COMMITTEE

Director Rothberg presented the Treasurer's report in the absence of a treasurer on the Board.

MEMBERS' COMMENTS

- Herb Harris, unit 454, spoke about modernizing meetings by having individual microphones for the Board.
- Steven Handelman, unit 251, spoke about a resident in a scooter in the Dining Room who rolled over his right foot.
- Henry Nahoum, unit 1306, spoke about peeling wall outside of Hearthroom 1 and pressure washing the building before painting.
- Harriet Klein, unit 452, spoke about assessment increases for 2018.
- Anne Gilbert, unit 1403, spoke about Dining Services manager wearing a jacket.
- Murriel Brandess, unit 505, spoke about creating a food committee.

RESPONSE TO MEMBERS' COMMENTS

Directors and the staff responded to Members' comments.

CONSENT CALENDAR

None.

OLD BUSINESS

Rules for Plug In Electric Vehicle Parking in Carports

Secretary Greenwald read the proposed resolution:

Electric Vehicle Charging Rules Resolution M50-17-XX

WHEREAS, residents' of Laguna Woods Mutual No. Fifty have purchased plug-in electric vehicles and Laguna Woods Mutual No. Fifty has shared electrical outlets in its carport area; and

WHEREAS, the costs of delivering said electricity are a shared expense of all residents of Mutual Fifty; and

WHEREAS, a resident who uses an electric vehicle that is charged at Mutual Fifty receives an exclusive benefit not available to all residents and creates additional costs for electricity usage that are borne by all residents; and

WHEREAS, it is the intention of the Board of Directors to create and implement an equitable solution that allows a resident to charge an electric vehicle using Mutual Fifty's shared infrastructure at their own cost;

WHEREAS, kilowatt hour costs to charge vehicles and costs to administer this charge are approximately \$300 (assuming 5,000 miles/year)

NOW THEREFORE BE IT RESOLVED on September 21, 2017, the Board of Directors hereby adopts a \$300 annual fee for electric vehicle charging at The Towers,

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.

This resolution will be on hold for 30-day member comment.

Director Greenwald moved the resolution. Director Wellikson seconded the motion. By a vote of 3-0-0, the motion carried.

NEW BUSINESS (Items for Discussion and Consideration)

Supplemental Appropriation for Replacement Accelograph

Secretary Greenwald read the proposed resolution:

**Replacement Accelograph
Resolution 50-17-41**

WHEREAS, Laguna Woods Mutual No. Fifty has a network of 3 Digital GSR-18 accelerograph instruments to monitor seismic loads on the buildings as required by California state law, and

WHEREAS, one of the instruments in the network has failed beyond repair, and

WHEREAS, Seismic Systems Service is the sole source of the replacement device without changing the entire network of instruments to a different model, and

WHEREAS, Seismic Systems Service has provided Laguna Woods Mutual No. Fifty with an estimate in the amount of \$6,545 for installation, calibration and certification of a new instrument,

NOW THEREFORE BE IT RESOLVED, that the Board of Directors authorizes the sole source replacement of the damaged accelerograph not to exceed \$6,545 from the Operating Fund, 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 Wellikson moved the resolution. Director Greenwald seconded the motion. By a vote of 3-0-0, the motion carried.

Supplemental Appropriation for Lounge 2 Carpet Installation

The item was removed from the Agenda.

Install Third CCTV Camera at Galleria Doors

Director Greenwald read the proposed resolution:

Install Third CCTV Camera at Galleria Doors Resolution 50-17-42

WHEREAS, Laguna Woods Mutual No. Fifty has an entrance to the facility at the south elevation of the Galleria adjacent to the Crystal Dining Room that could be considered a potential access point for unwanted and unwelcome individuals; and

WHEREAS, reception staff is unable to monitor and control access at this location; and

WHEREAS, DC Electronics, the vendor of record for our existing access and monitoring system has prepared an estimate in the amount of \$2331 to install the components necessary to establish this capability and tie it into our existing system,

NOW THEREFORE BE IT RESOLVED on August 17, 2017 that the Board of Directors authorizes the installation in the Galleria of a closed circuit camera and remote access system to be operated by the reception desk, and

RESOLVED FURTHER, the Board hereby authorizes an amount not to exceed \$2,331 to perform the installation to be expended from the Operating Fund, 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 Greenwald moved the resolution. Director Wellikson seconded the motion. By a vote of 3-0-0, the motion carried.

Mutual Fifty Position on Proposed Increase in Golden Rain Foundation Transfer Fee

Ms. Howe spoke about the proposed \$5,000 transfer fee for all real estate transactions and recommends the Board authorize a formal letter for Laguna Woods Mutual No. Fifty to the Golden Rain Foundation in opposition to the increase of this fee. Director Rothberg suggests requesting a \$2,500 transfer fee for any sale under \$100,000.

Director Wellikson moved to hold a Special Board meeting to discuss the item. By unanimous consent, the Board approved the motion.

MUTUAL FIFTY COMMITTEE REPORTS

Activities Committee Report – Gary Long

Mr. Long reported on the actions of the Activities Committee.

Marketing Committee – Ryna Rothberg

Director Rothberg reported on the actions of the Marketing Committee.

Orientation Committee Meeting

No meeting, no report.

Building Inspections and Maintenance Committee – Irving Waaland

No report.

GRF COMMITTEE REPORTS

Community Activities Committee – Ryna Rothberg

No report, no report.

Business Planning Committee – Ryna Rothberg

Director Rothberg reported on the actions of the Business Planning Committee.

Finance Committee –

No report.

Landscape Committee – Sy Wellikson

No report.

Maintenance and Construction Committee – Ryna Rothberg

No meeting, no report.

Media and Communications Committee- Sy Wellikson

No report.

Mobility and Vehicles Committee – June Greenwald

No report.

Security and Community Access – Irving Waaland

No report.

Laguna Woods Traffic Hearings – Sy Wellikson/Ryna Rothberg

No report.

Board Member Closing Comments

- Director Wellikson spoke about the date changes regarding Board meetings.

RECESS

The meeting recessed at 3:10 p.m.

Summary of Previous Closed Session Meetings per Civil Code Section 4935

During its Regular Executive Session meeting of July 25, 2017, the Board approved the minutes of the May 31, 2017 Special Closed Session, the June 8, 2017 Emergency Closed Session, the June 15, 2017 Regular Executive Session, the June 15, 2017 Special Closed Session, the June 23, 2017 Special Closed Session, and discussed contractual matters.

The meeting was adjourned at 3:45 p.m.



June Greenwald, Secretary