

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**

March 15, 2018

The Board of Directors of Laguna Woods Mutual No. Fifty, a California non-profit mutual benefit corporation, met at 2:00 p.m. on Thursday, March 15, 2018 at 24055 Paseo Del Lago West, Laguna Woods, California.

Directors Present: Ryna Rothberg-Chair, June Greenwald, Al Amado, John Dalis, Inesa Nord-Leth

Directors Absent: None

Staff Present: Katy Howe, Ariana Rodriguez, Alex Banegas, Chuck Johnson, Ed Presley, Kristen Orr, Freddy Rodriguez

CALL TO ORDER

President Rothberg called the meeting to order at 2:07 p.m. and established that a quorum was present.

PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

By consensus, the Board approved the agenda.

SOUTHERN CALIFORNIA EDISON SPEAKER

Luis Lara from Southern California Edison gave an update on upgrades and outages.

APPROVAL OF MINUTES OF MEETING

Without objection, the Board approved the regular open meeting minutes of:

- (a) February 14, 2018 – Regular Meeting
- (b) March 8, 2018 – Special Open Meeting

PRESIDENT'S COMMENTS

President Rothberg commented on registering golf carts, gave an update on electric car charging stations, updated membership on updating emergency contact information and the vial of life program, new notices for recycling, and gave information on the next residents forum.

GOLDEN RAIN FOUNDATION REPORT

No Report given.

GENERAL MANAGER'S REPORT

Ms. Howe reported on the paint program, the upcoming concrete work out in the front of the building, transformer replacements and the floor by floor power outages, and flyer distribution in the building. She gave updates on thermostat installations, the trash room recycling program and reminded membership to not put boxes in trash chutes, and the failure of tunnel floor coating. She also presented the monthly Resale and Leasing Report, Maintenance Report, and Food Service Report.

TREASURER'S REPORT/FINANCE COMMITTEE

Director Amado reported on the preliminary financials through December 31, 2017.

MEMBER COMMENTS

- John Altrocchi, Unit 105, commented on dining services.
- Violet Gati 1163, commented on dining services and window film in her unit.
- Renee Merer, Unit 1005, asked about weather stripping and thermostats.
- Herbert Harris, Unit 454, commented on dining services.
- Henry Nahoum, Unit 1306, commented on new residents.
- Hillard Gersten, Unit 902, commented on dining services.
- Hans Graafmans, Unit 360, commented on dining services and the dress code.
- Ruth Stone, Unit 602, commented on window film.
- Susan Peacock, Unit 761, commented on a board flyers and information board.
- Irv Waaland, Unit 955, complained on dining services.
- Irv Fenton, Unit 1060, made a joke.
- Steve Handelman, Unit 251, commented on dining services.
- Sy Wellikson, Unit 1161, commented on dining services.
- Laura Altrocchi, Unit 105, commented on dining services.
- Sydelle Gorsky, Unit 811, commented on parking.

RESPONSE TO MEMBERS' COMMENTS

Directors and the staff responded to Members' comments.

CONSENT CALENDAR

Approval to Sell Unit #1301

Director Nord-Leth read the proposed resolution:

Resolution 50-18-36
Approval to Sell Unit 1301

WHEREAS, Mutual No. Fifty owns Unit 1301 in Tower 1 as a result of a foreclosure from a previous owner's unpaid association assessments; and

WHEREAS, Mutual No. Fifty has been approached by Mr. Raymond L. Mehl to purchase Unit 1301 at a price of \$9,000; and

WHEREAS, Raymond Mehl, meets Mutual No. Fifty's income requirements to purchase a B Unit in The Towers; and

WHEREAS, Mutual No. Fifty's Board of Directors has named its General Manager, Katy Howe, as one of its corporate officers (Vice President) for the purposes of signing documents on behalf of the corporation;

NOW THEREFORE BE IT RESOLVED, March 15, 2018, that the Board of Directors of this Corporation hereby approves the sale of Unit 1301 to Raymond Mehl; and

RESOLVED FURTHER, that the Board authorizes Katy Howe, General Manager, to sign any and all real estate documents pertaining to the sale of Unit 1301; 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.

By consensus, the Board approved the selling of Unit 1301.

Official Board Meeting Schedule

Approval of the Board Meeting Schedule.

Approve Saddleback Emeritus Program Summer Schedule

Approval Saddleback Emeritus Program Summer Schedule.

OLD BUSINESS

Social Group Proposal

Director Dalis made a motion to create the Social Group. Director Nord-Leth seconded. By a vote of 4-0-0, the motion carried.

Approve Interim Dining Services Guide

President Rothberg tabled this item until next month.

Supplemental Appropriation for Change Order to Exterminate Bees

Director Nord-Leth read the proposed resolution:

RESOLUTION 50-18-37

WHEREAS, Laguna Woods Mutual No. 50 is in the process of repainting the facility under contract P50111716, and

WHEREAS, a large beehive of Africanized bees was present under the roofline at the South Elevation of Tower 1 which attacked and extensively stung a painter while working on the area, and

WHEREAS, the bees returned to their hive after a previous extermination attempt, and

WHEREAS, Jim Parker provided a GL150 Boom lift and a skilled operator in order to facilitate extermination of the hive by a licensed exterminator,

NOW THEREFORE BE IT RESOLVED March 15, 2018, that the Board of Directors authorizes a supplemental appropriation to fund a change order to the aforementioned contract in the amount of \$2,550 from the replacement fund in order to complete the work; 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 Nord-Leth moved the resolution. Director Dalis seconded the motion. By a vote of 4-0-0, the motion carried.

Supplemental Appropriation for Change Order to Fill Balcony Divots
Director Nord-Leth read the proposed resolution:

RESOLUTION 50-18-38

WHEREAS, Laguna Woods Mutual No. 50 is in the process of repainting the facility under Contract # P50111716 dated November 17th, 2016, and

WHEREAS, whereas accelerated concrete deterioration at the point of attachment of metal handrails on balconies required repair outside the scope of the initial contract, and

WHEREAS, additional work has been requested by staff to complete the required repairs in conjunction with repainting operations,

NOW THEREFORE BE IT RESOLVED that the Board of Directors authorizes a supplemental appropriation to pay for a change order to the aforementioned contract in the amount not to exceed \$36,273 from the replacement 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 Nord-Leth moved the resolution. Director Greenwald seconded the motion. By a vote of 4-0-0, the motion carried.

NEW BUSINESS

Approval of Write-off Balance Forward on Account 191-5738

Director Nord-Leth read the proposed resolution:

RESOLUTION M50-18-39
Balance Forward Write-Off

RESOLVED, March 15, 2018, that the Board of Directors of this Corporation hereby authorizes the balance forward write-off of account 191-5738, in the amount of \$87,185.80; 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 Nord-Leth moved the resolution. Director Greenwald seconded the motion. Director Amado asked where this amount was being written-off. Ms. Howe stated that it would be written off as bad debt. By a vote of 4-0-0, the motion carried.

Approval of Write-off Balance Forward on Account 191-7590

Director Nord-Leth read the proposed resolution:

RESOLUTION M50-18-40
Balance Forward Write-Off

RESOLVED, March 15, 2018, that the Board of Directors of this Corporation hereby authorizes the balance forward write-off of account 191-7590, in the amount of \$44,491.81; 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 Nord-Leth moved the resolution. Director Dalis seconded the motion. By a vote of 4-0-0, the motion carried.

Administer Lien on Accounts:

Director Nord-Leth read the proposed resolutions:

RESOLUTION 50-87-41
Recording of a Lien

WHEREAS, Member ID 191-7820 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, March 15, 2018, that the Board of Directors hereby approves the recording of a Lien for Member ID 191-7820; 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 Nord-Leth moved the resolution. Director Amado seconded the motion. By a vote of 4-0-0, the motion carried.

RESOLUTION 50-87-42
Recording of a Lien

WHEREAS, Member ID 191-7833 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, March 15, 2018, that the Board of Directors hereby approves the recording of a Lien for Member ID 191-7833; 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 Nord-Leth moved the resolution. Director Dalis seconded the motion. By a vote of 4-0-0, the motion carried.

Approve Supplemental Appropriation to Purchase Kitchen Equipment (pizza stove)
Director Nord-Leth read the proposed resolution:

RESOLUTION 50-18-43

WHEREAS, Laguna Woods Mutual No. 50 has received a request from Sodexo to upgrade kitchen equipment in order to increase efficiency by installing a Merry Chef Convection Microwave Speed Oven, and

WHEREAS, Sodexo has received the lowest responsible quote from their vendors of Kitchen appliances in the amount of \$8,643, and

NOW THEREFORE BE IT RESOLVED, March 15, 2018 that the Board of Directors authorizes an supplemental appropriation from the operating fund in the amount not to exceed \$8,643 to make the purchase, 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 Nord-Leth moved the resolution. Director Greenwald seconded the motion. President Rothberg addressed the audience regarding the vetting and selection of bids. Sy Wellikson, Unit 1161, and Laurel Altrocchi, Unit 105, commented on the use of this oven. Mike Miller, Sodexo, noted several of the oven's functions. By a vote of 4-0-0, the motion carried.

Mutual Fifty Committee Appointments

Director Nord-Leth read the proposed resolution:

RESOLUTION M50-18-44
Mutual Fifty Committee Appointments

RESOLVED, March 15, 2018, 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:

Saretta Berlin
Audrey Small
Ryna Rothberg
Kim Kostka

Business Planning:

No change.

Finance Committee:

No change.

Orientation Committee:

No change.

Dining Services Committee (Committee of the Whole)

No change.

RESOLVED, 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 Nord-Leth moved the resolution. Director Dalis seconded the motion. By a vote of 4-0-0, the motion carried.

Golden Rain Foundation Committee Appointments

Director Nord-Leth read the proposed resolution:

RESOLUTION M50-18-45
GRF Committee Assignments

RESOLVED, March 15, 2018, the Board of Directors of this Corporation is hereby authorized on behalf of the Corporation to establish and appoint members to the Committees of Golden Rain Foundation:

Performing Arts Center (PAC) Renovation Ad Hoc Committee

June Greenwald

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 Nord-Leth moved the resolution. Director Dalis seconded the motion. By a vote of 4-0-0, the motion carried.

Lease Permit Guidelines

Director Dalis moved to table this item to next month. By a vote of 4-0-0, the motion carried.

Non-Occupancy Credit for Absentee Owners

Director Nord-Leth read the proposed resolution:

RESOLUTION 50-18-46

Non-Occupancy Credit for Absentee Owners Selling/Renting Units

WHEREAS, unoccupied units are defined as those units that have no one living in them; and

WHEREAS, families and successor Trustees request frequently request a credit for the lack of services used when there is no one occupying a unit in The Towers and the unit is for sale or for lease; and

WHEREAS, The Towers currently charges all occupants a "second occupant fee" determined during the budget process each year; and

NOW THEREFORE BE IT RESOLVED, March 15, 2018, the Board of Directors of this Corporation on behalf of the Corporation hereby approves the following policy criteria that must all be met in order to qualify for a Non-Occupancy Credit:

1. The unit is unoccupied;
2. The unit must be for sale or for lease;
3. The unit is not the permanent address of the owner(s);
4. The owner must provide application for the Non-Occupancy Credit by submitting all necessary information to support entitlement to the credit as well as the amount requested to the Towers Administration Office;
5. No owner who is delinquent in monthly assessments is eligible for the Non-Occupancy Credit until and after the delinquency is brought current;
6. Reimbursement of the Non-Occupancy Credit will be processed when the unit is leased or sold and closes escrow;

RESOLVED FURTHER, that the cost of the Non-Occupancy Credit will match the second occupant charges each year and will be determined on a daily rate; and

RESOLVED FURTHER, that Resolution M50-09-27, adopted April 16, 2009, is hereby superseded and cancelled; 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 Nord-Leth moved the resolution. Director Dalis seconded the motion. Board discussion ensued. Sy Wellikson, Unit 1161, and Flo Boggio, Unit 151, commented on the motion. By a vote of 4-0-0, the motion carried.

Koi Pond Rebuild

Director Nord-Leth motioned to direct staff to create a Supplemental Appropriation to rebuild the Koi Pond for next month's meeting. Director Dalis seconded. By a vote of 4-0-0, the motion carried.

Golden Rain Foundation Revo Pay Collaboration

Director Rothberg moved to approve allowing staff to further investigate Revo Pay. John Dalis seconded the motion. By a vote of 3-0-0, the motion carried.

MUTUAL FIFTY COMMITTEE REPORTS

Activities Committee Report

No report given due to time constraints.

Marketing Committee

No meeting, no report.

Orientation Committee Meeting

No meeting, no report.

GRF COMMITTEE REPORTS

Community Activities Committee – Ryna Rothberg

No report given due to time constraints.

Business Planning Committee – Al Amado

No report given.

Finance Committee – Al Amado

No report given.

Landscape Committee – June Greenwald

No report given.

Maintenance and Construction Committee – Ryna Rothberg

No report given due to time constraints.

Media and Communications Committee- Ryna Rothberg

No report given due to time constraints.

Mobility and Vehicles Committee – John Dalis

No report given due to time constraints.

Security and Community Access – John Dalis

No report given.

Laguna Woods Traffic Hearings

No report given due to time constraints.

Board Member Closing Comments

Director Amado commented that there were many food complaints and he does not share in those opinions. Director Nord-Leth commented on the smelly trout issue. Director Greenwald commented that food service is acceptable based on the fact we pay minimum wage.

ADJOURNMENT

The open session meeting was adjourned at 4:36 p.m.

Summary of Previous Closed Session Meetings per Civil Code Section 4935

During its Regular Executive Session meeting of March 15, 2018, the Board approved the minutes of the February 14, 2018 Regular Executive Session, the February 20, 2018 Strategic Planning meeting, the March 8, 2018 Special Closed meeting, and discussed contract issues. The closed session meeting was adjourned at 1:20 p.m.



Inesa Nord-Leth, Secretary