

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 16, 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, August 16, 2018 at 24055 Paseo Del Lago West, Laguna Woods, California.

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

**Directors Absent:** None.

**Staff Present:** Katy Howe, Kristen Orr, Valerie Martinez, Freddy Rodriguez, Michael Miller (Sodexo)

**CALL TO ORDER**

Director Rothberg called the meeting to order at 2:03 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 consensus, the Board approved the agenda.

**APPROVAL OF MINUTES OF MEETING**

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

- (a) July 24, 2018 – Special Open Meeting
- (b) July 26, 2018 – Regular Meeting

**Niamedic Cannabis Lecture Proposal**

NiaMedic is a data and healthcare company that provides proprietary medicinal cannabis treatments. The company is requesting permission to present at The Towers. Director Nord-Leth moved to allow NiaMedic to present at The Towers. Director Amado second the motion. By a vote of 4-0-0, the motion passed.

### **PRESIDENT'S COMMENTS**

President Rothberg commented on the Laguna Woods Village Transportation challenges and the importance of signing the petition that is currently being circulated.

### **GOLDEN RAIN FOUNDATION REPORT**

No report.

### **GENERAL MANAGER'S REPORT**

Katy Howe reported on upcoming projects at The Towers, including the concrete work out in front of the building, repair of the taped carpet by the Crystal Dining Room, the installation of numbers on the front of building, and lighting replacements are all scheduled. She also announced the upcoming Buyer/Realtor Reception coming up on Sunday, August 19. Katy also highlighted the resident feedback card that is now being kept at the Reception Desk and encouraged residents to use this new avenue for communication. She also announced further progress on Emergency Preparedness, the upcoming meeting to discuss Version 2 of the Budget and clarified the reason for the cancelation of the August 15 bus information meeting. Katy also gave management reports for July 2018, including: the Resales Report, the Leasing Report, the Maintenance Report, and the Dining Services Reports.

Director Rothberg added that on August 31<sup>st</sup> at 9:00 a.m. there will be a very important meeting addressing the current transportation petition.

### **TREASURER'S REPORT/FINANCE COMMITTEE**

Director Amado reported on the association's financials through June 30, 2018.

### **MEMBER COMMENTS**

- Sy Wellikson, unit 1161, addressed the Board about safety concerns in Lortscher Hall regarding lighting during the movie showings.
- Sy Wellikson, unit 1161, commented on the grammar of last month's resolutions that are currently out for comment.
- Erwin Levy, unit 1305, commented on the increased points cost of food.
- Shelva Lenzkes, unit 401, announced that she is meeting with Brad Hudson at 2:30 p.m. on Monday, August 20<sup>th</sup> to discuss the Laguna Woods Village bus system and requested written comments from residents.
- Violet Gati, unit 1163, inquired about the \$5.00 room service charge.

### **RESPONSE TO MEMBERS' COMMENTS**

The Board of Directors and Mrs. Howe responded to member comments.

### **MUTUAL FIFTY COMMITTEE REPORTS**

#### **Activities Committee Report**

No meeting, no report.

**Marketing Committee**

Ryna Rothberg reported that the committee has identified the target audience for potential residents is now '70+.' She also said that we will advertise ourselves as 'hotel-style' living. She then announced the upcoming Buyer/Realtor Reception on August 19.

**Transportation Committee**

No meeting, no report.

**Orientation Committee Meeting**

No meeting, no report.

**CONSENT CALENDAR**

**a) Construction Authorization Unit #104**

By consensus, the Board approved the construction request for unit 104.

**b) Construction Authorization Unit #105**

By consensus, the Board approved the construction request for unit 105.

**OLD BUSINESS**

None.

**NEW BUSINESS**

**Revised Construction Request Process**

At Director Nord-Leth moved to approve the revised construction request process, which removes Category 2 remodeling approval by The Board, and instead allow both Category 1 and 2 remodeling to be approved by the Building Engineer. Director Greenwald seconded the motion. By a vote of 3-0-0, the motion passed.

**Attorney Reviewed & Revised Collection Policy**

Director Nord-Leth read the proposed resolution:

**Resolution 50-18-XX**

**Revision to Collection and Lien Enforcement Rules**

**WHEREAS**, Section 5310 of the California Civil Code requires that homeowner associations have a specific policy relating to collection of delinquent assessment accounts and enforcement of liens placed upon such delinquent properties; and

**NOW THEREFORE BE IT RESOLVED**, September 20, 2018, that the Board of Directors of this Corporation hereby approves the attached revisions the Collection and Lien Enforcement Rules for Assessment Delinquencies, effective January 1, 2019; 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.

***This resolution will be on hold for 30-day member comment to meet Civil Code Requirements.***

Director Nord-Leth moved the resolution. Director Greenwald seconded the motion. By a vote of 3-0-0, the motion passed.

**Administer Lien on Account 191-5738**

Director Nord-Leth read the proposed resolution:

**RESOLUTION 50-87-74**

**Recording of a Lien**

**WHEREAS**, Member ID 191-5738 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**, August 16, 2018, that the Board of Directors hereby approves the recording of a Lien for Member ID 191-5738; 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 3-0-0, the motion passed.

**Donation of Shopping Carts from Berk Family**

Director Nord-Leth moved to accept a donation of shopping carts in the name of Adeline Berk, a longtime Towers' resident, from the Berk family as a way of saying "thank you." Director Amado seconded the motion. By a vote of 4-0-0, the motion passed.

**Dress Code Enforcement Legal Opinion**

Director Nord-Leth moved to have staff obtain legal opinion on proposed enforcement measures for the new dress code. Director Amado seconded the motion. By a vote of 4-0-0, the motion passed.

**Investigate Consultant for Disaster Planning**

Director Nord-Leth moved to have staff obtain the services of a disaster planning consultant to evaluate the association's current disaster and emergency preparedness and propose additional measures that could protect the residents of The Towers in an emergency. Director Greenwald seconded the motion. By a vote of 4-0-0, the motion passed.

**Parking Rules – Proposed Addition of Vendor Parking**

Director Nord-Leth moved to approve staff working on incorporating vendor parking into the current Traffic Rules and present concise changes at the September board meeting. Director Greenwald seconded the motion. By a vote of 4-0-0, the motion passed.

**GRF COMMITTEE REPORTS**

**Community Activities Committee – Ryna Rothberg**

No report to give.

**Business Planning Committee – Al Amado**

No report to give.

**Finance Committee – Al Amado**

No report to give.

**Landscape Committee – June Greenwald**

No report given.

**Maintenance and Construction Committee – Ryna Rothberg**

No report to give.

**Media and Communications Committee- Ryna Rothberg**

No report to give.

**Mobility and Vehicles Committee – June Greenwald**

Director Greenwald commented that many requests were made for revision of the transportation system and the perceived apathy of Board members represented on the committee.

**Security and Community Access – John Dalis**

No report to give.

**Disaster Planning Task Force – Inesa Nord-Leth**

Director Nord-Leth announced that residents are coming forward to begin helping with Disaster Preparedness, including Jack and Winnie Hammen and Marion Levine. She gave additional updates on the progress of the committee.

**PAC Ad Hoc Committee – June Greenwald**

There is a 5-year plan to spend 10 million dollars in (mostly) donated funds to upgrade the performing arts center.

**Laguna Woods Traffic Hearings – Ryna Rothberg**

President Rothberg commented that there was conversation regarding allotted parking for vendors within the community.

**Board Member Closing Comments**

No closing comments.

**ADJOURNMENT**

The open session meeting was adjourned at 3:52 p.m.

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

During its Regular Executive Session meeting of August 16, the Board approved the minutes of the July 25, 2018 Regular Special Session and the July 26, 2018 Special Closed meeting and discussed contract issues. The closed session meeting was adjourned at 11:02 a.m.



Inesa Nord-Leth, Secretary