

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**

January 17, 2019

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, January 17, 2019 at 24055 Paseo Del Lago West, Laguna Woods, California.

Directors Present: Ryna Rothberg-Chair, June Greenwald, Al Amado, and John Dalis

Directors Absent: Inesa Nord-Leth

Staff Present: Kristen Orr, Alex Banegas, Ariana Rodriguez, Ed Presley, Renee Pedroza, Angela Medina

Others Present: Chris Collins

CALL TO ORDER

Director Rothberg called the meeting to order at 2:01 p.m. and established that a quorum was present.

PLEDGE OF ALLEGIANCE

Director Amado led the membership in the Pledge of Allegiance.

APPROVAL OF AGENDA

Item 18e, Item 18f and the Resolution from Item 16b were removed. By consensus, the Board approved the amended agenda.

APPROVAL OF MINUTES OF MEETING

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

- November 20, 2018 – Regular Meeting

PRESIDENT'S COMMENTS

President Rothberg welcomed new General Manager Kristen Orr, updated membership regarding the new V.M.S. CEO and commented on the survey sent to LWV residents by the Saddleback Emeritus Program. She also welcomed staff present at the meeting.

GOLDEN RAIN FOUNDATION REPORT

Kristen Orr reviewed the decisions made at the November 2018 Golden Rain Foundation Board meeting.

GENERAL MANAGER'S REPORT

Kristen Orr reported on several items at The Towers, including Dress Code Enforcement, Disaster Planning, Laundry Room Door Closures and the Lounge 2 Carpeting Update. She also acknowledged Towers' employees and announced staff changes. Kristen also gave the Management Reports for October 2018 and November 2018, including: the Resale Reports, the Leasing Reports, the Maintenance Reports, and the Dining Services Reports.

TREASURER'S REPORT/FINANCE COMMITTEE

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

MEMBER COMMENTS

- Sy Wellikson, unit 1160, requested to add dress code violation statistics to the G.M Report, commented on walkers in the dining room and chairs stacked in Lortscher Hall. He advised on reading the Associations contracts and governing documents.

RESPONSE TO MEMBERS' COMMENTS

The Board of Directors and Ms. Orr responded to member comments.

MUTUAL FIFTY COMMITTEE REPORTS

Activities Committee Report

Director Rothberg reported on the changes in transportation from the Jewish Federation and the impact on trips, the success of the NYE party and the 2019 Budget.

Marketing Committee Report

No meeting, no report.

Transportation Committee

No meeting, no report.

Orientation Committee Meeting

No meeting, no report.

CONSENT CALENDAR

a) Waive \$50 in Processing Fees for Accounts 223-9248 & 210-6863

By consensus, the Board approved waiving the processing fees.

b) Approval of Write-Offs for M50 Owned Units (191-6274, 191-6931 & 191-5686)

By consensus, the Board approved the write-offs for mutual owned units.

c) Update Request for Refund of Occupancy Credit Form

By consensus, the Board approved updating the Request for Refund.

OLD BUSINESS

Finance Committee's Recommendations for 2019 Revised Reserves Replacement Plan

Director Nord-Leth read the proposed resolution:

RESOLUTION 50-19-03

WHEREAS, Civil Code § 5570 requires specific reserve funding disclosure statements for homeowner associations; and

WHEREAS, planned assessments or other contributions to replacement reserves must be projected to ensure balances will be sufficient at the end of each year to meet the association's obligations for repair and/or replacement of major components during the next 30 years;

NOW THEREFORE BE IT RESOLVED, January 17, 2019, that the Board has developed and hereby adopts the Revised Replacement Reserves 30 Year Funding Plan (attached) with the objective of meeting or exceeding the reserve funding recommended by its reserve study specialist (RSI), while meeting its obligations to repair and/or replace major components; and

RESOLVED FURTHER, that Resolution M50-18-76, adopted September 20, 2018 is hereby superseded and canceled.

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. Discussion ensued. Director Dalis moved to amend the 2019 Revised Reserve Replacement by keeping item 'Engineering for Re Waterproof Ground Level' for \$10,000. Director Nord-Leth seconded the motion. By a vote of 4-0-0, the motion passed.

Transportation Survey Results

Peterson and Partners provided recommendations from The Towers Transportation Survey conducted over the summer. Staff is seeking Board direction for which recommendations (from the list of 8) they would like for staff to pursue further action. Director Rothberg commented that the GRF budget is set for 2019 and that the Board

should wait on GRF's new CEO and action plan. Discussion ensued. No Board action taken.

Lortscher Hall and Dining Room Seating Rules

The Board previously asked staff to have legal counsel review the Lortscher Hall and Dining Room Seating Rules. After review, legal counsel concluded that there is nothing present in the current rules that triggers immediate liability for the Mutual. However, counsel has submitted some recommendations regarding improvements to the current rules for Board consideration. Staff is seeking approval from the Board to proceed and update the Lortscher Hall and Dining Seating Rules with the recommendations from legal counsel. Director Amado made a motion to have staff update and proceed with legal counsel's recommendation. Director Dalis seconded the motion. By a vote of 4-0-0, the motion passed.

NEW BUSINESS

Connected Living Implementation Options

Due to the increasing desire from residents to have a digital option for accessing community information, staff has obtained a proposal from Sodexo for their Connected Living Program. The proposed Connected Living program was budgeted under GL 7005 (Consulting Services) in the amount of \$10,500 for 2019. Staff is seeking Board approval of the Connected Living proposal from Sodexo. No Board action taken.

Approve Donation of Fountain from Nichia Ackerman

Staff was approached by Nichia Ackerman, unit 558, about donating a fountain to The Towers to be located outside of the Tower 2 elevator lobby, where we currently have an area that is filled with decomposed granite. The fountain cost is \$3,700 and would be fully funded by the donation of Ms. Ackerman. Additional costs to complete this project would total to about \$4,800 and would be paid by the Association. Director Amado made a motion to accept the donation of the fountain and to approve the costs to complete the fountain installation. Director Nord-Leth seconded the motion. Discussion ensued. Director Dalis moved to table this item. Director Nord-Leth seconded the motion. By a vote of 3-2-0 (Director Amado and Rothberg opposed), the motion was tabled.

CAI Board Membership

Laguna Woods Mutual No. Fifty Board participates in the Community Association Institute (C.A.I.). Staff is seeking Board approval to proceed with the yearly membership renewal in the amount of \$295 for the year. Director Amado made a motion to proceed with renewing membership. Director Nord-Leth seconded the motion. By a vote of 4-0-0, the motion passed.

Officer Elections

Director Nord-Leth read the proposed resolution:

**LAGUNA WOODS MUTUAL NO. FIFTY
RESOLUTION 50-19-04**

RESOLVED, January 17, 2019, that the following persons have been elected to the Board of Directors (“Board”) of the Laguna Woods Mutual No. Fifty (“Mutual”), and serve in the following capacities/roles:

Ryna Rothberg	President
John Dalis	Vice President
Al Amado	Treasurer
Inesa North-Leth	Secretary
June Greenwald	Director-at-Large

RESOLVED FURTHER, that the following persons are hereby appointed as agents of the Mutual for purposes of signing agreements, financial instruments, and other documents, with the authority of the Board:

Kristen Orr	General Manager
Ariana Rodriguez	Administrative Coordinator

RESOLVED FURTHER, that Resolution M50-18-04, adopted January 18, 2018 is hereby superseded and canceled.

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

Supplemental Appropriation for Lortscher Hall Lighting Replacement

Director Nord-Leth read the proposed resolution:

Resolution 50-19-05

WHEREAS, Mutual No. Fifty has many events each year in Lortscher Hall, a large gathering space with a full stage for performers; and

WHEREAS, the Board has hired Thermal Concepts, Inc. (TCI), for the ceiling removal, remediation, and replacement with a T-Bar drop ceiling on the Lortscher Hall stage area; and

WHEREAS, replacement lighting will be required upon the completion of the drop ceiling project; and

WHEREAS, ADEC, Inc. has provided specifications for the installation of general downlight fixtures for Lortscher Hall, staff received a bid in the amount of \$12,187.74; and

NOW THEREFORE BE IT RESOLVED, January 17, 2019, that the Board of Directors of this Corporation hereby approves a supplemental appropriation of \$12,874.74 from the Replacement Fund for the installation of general downlight fixtures; 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. Discussion ensued. By a vote of 4-0-0, the motion passed.

GRF COMMITTEE REPORTS

Community Activities Committee – Ryna Rothberg

No report given.

Business Planning Committee – Al Amado

No report to give.

Finance Committee – Al Amado

No report given.

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 given.

Mobility and Vehicles Committee – June Greenwald

No report given.

Security and Community Access – John Dalis

No report given.

Disaster Planning Task Force – Inesa Nord-Leth

No report to give.

PAC Ad Hoc Committee – June Greenwald

No report to give.

Laguna Woods Traffic Hearings – Inesa Nord-Leth & Ryna Rothberg

No report given.

Board Member Closing Comments

No closing comments.

ADJOURNMENT

The open session meeting was adjourned at 4:08 p.m.

Summary of Previous Closed Session Meetings per Civil Code Section 4935

During its Regular Executive Session meeting of January 17, 2019, the Board approved the minutes of the November 20, 2018 Regular Special Session, the November 30, 2018 Special Closed meeting, the December 5, 2018 Special Closed and the December 20, 2018 Special Closed meeting and discussed contract issues. The closed session meeting was adjourned at 1:42 p.m.

Inesa Nord-Leth, Secretary