

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**

April 18, 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, April 18, 2019 at 24055 Paseo Del Lago West, Laguna Woods, California.

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

Directors Absent: None.

Staff Present: Kristen Orr, Alex Banegas, Ariana Rodriguez, Matthew Sanchez, Renee Pedroza, Ed Presley

Others Present: None.

CALL TO ORDER

Director Rothberg called the meeting to order at 2:02 p.m. and established that a quorum was present.

PLEDGE OF ALLEGIANCE

Director Dalis led the membership in the Pledge of Allegiance.

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) March 21, 2019 – Regular Meeting

PRESIDENT'S COMMENTS

President Rothberg introduced a bill that is going before the senate that allows for election of board members by acclamation and encouraged everyone to subscribe to The Globe. She mentioned it helps residents stay informed of what is going on in The Village. She also informed the membership of the newly named 'Five Lagoonas' Mall and the "drug take back" event that is coming up.

GOLDEN RAIN FOUNDATION REPORT

Ms. Orr reviewed the decisions made at the March 2019 Golden Rain Foundation Board meeting.

GENERAL MANAGER'S REPORT

Ms. Orr reported on several items at The Towers, including the almost complete fountain out in front, Mutual Owned units available and invited residents to the upcoming Residents' Forum scheduled for April 25th. Ms. Orr also gave the management reports for February 2019, including: the Resale Report, the Leasing Report, the Maintenance and the Dining Services Reports (including budget overages).

TREASURER'S REPORT/FINANCE COMMITTEE

Director Amado reported on the January and February 2019 financials.

MEMBER COMMENTS

- Louis Berger, unit 706, questioned when the fountain will have water.
- Sy Wellikson, unit 1161, commented on governance.
- Steve Handelman, unit 251, commented on the Sodexo budget overage and how to address items.
- Lily Falk, unit 711, questioned the lease extension fee.
- John Carter, unit 663, commented on getting resident feedback on how to address dining services overage.

RESPONSE TO MEMBERS' COMMENTS

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

MUTUAL FIFTY COMMITTEE REPORTS

Activities Committee Report

Ms. Rothberg reported on the different types of activities and the questionnaire going out.

Marketing Committee Report

No meeting, no report given.

Orientation Committee Report

No meeting, no report given.

Dress Code Committee Report

No meeting, no report given.

CONSENT CALENDAR

- a) **Reverse \$75 in Reminder Fees for Account 204-2846(\$25) & 191-5369(\$50)**
By consensus, the Board approved the reversal of the fees.

OLD BUSINESS

Lortscher Hall and Dining Room Seating Rules

Director Nord-Leth read the proposed resolution:

RESOLUTION 50-19-11
Lortscher Hall and Dining Room Seating Rules

WHEREAS, part of the population at The Towers requires ambulatory assistance devices, such as walkers, wheelchairs, and scooters; and

WHEREAS, use and haphazard parking of these devices can lead to ingress and egress problems in Lortscher Hall and the dining rooms, which affects all Towers' residents' safety and harmony within these facilities;

NOW THEREFORE BE IT RESOLVED, April 18, 2019, that the Board of Directors of this Corporation hereby approves the following seating rules for both Lortscher Hall and the Dining Rooms:

1. During events in Lortscher Hall where there is "theatre-style" seating, residents who need to bring their walker, wheelchair, or scooter into the room with them are allowed to sit in the front or back row or in the seats on the far-right side aisle. Walkers and other devices may be parked in front of residents in the front row, against the right-side wall, or behind residents in the back row. Staff at larger events will direct residents to this seating.
2. Residents without ambulatory devices are allowed to sit anywhere else in the room, but to save these previously mentioned seats for residents and their devices.
3. Residents who use these devices for convenience can park them outside Lortscher Hall themselves and may sit anywhere else in the room.
4. Residents will follow the seating direction of Staff in being seated prior to a performance.
5. When dining in both the California and Crystal Dining Rooms, residents are not allowed to keep their devices with them at their table (especially walkers) and must allow food service personnel to keep the walkways between tables clear for residents and servers to move throughout the dining room. Walkers and large scooters will be stored by food service personnel directly outside the dining rooms.
6. If food service personnel moved a residents' mobility device outside the dining room, resident should notify the personnel in a timely manner that they would like the device returned. There may be a short wait.
7. No blocking ingress and egress and any other action or inaction that creates a fire hazard or risk to life/health/safety.
8. Failure to follow direction of Staff at events in Lortscher Hall or to follow the direction of food service personnel in the dining rooms could lead to fines, legal fees, and ultimately loss of membership in the association.

9. If any resident believes he/she is in need of an exception to the rules as a reasonable accommodation of his/her disability, he/she can submit a request for Board review at the Towers Administrative Office.

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 has fulfilled the 30-day notification process as imposed by the Davis-Stirling Act.

Director Nord-Leth moved to approve the resolution. Director Dalis seconded the motion. Discussion ensued. By a vote of 4-0-0, the motion passed.

Open House Directional Uniform Policy

Resolution 50-19-12

Open House Uniform Signage Policy

WHEREAS, the Golden Rain Foundation has an Open House Uniform Signage Policy; and

WHEREAS, it has been recommended by the Golden Rain Foundation that United, Third and Mutual No. Fifty adopt the policy and recent updates; and

WHEREAS, Resolution 90-11-117 adopted on November 1, 2011, established the Open House Directional Uniform Signage Policy; and

WHEREAS, the Open House Directional Uniform Policy is intended to improve the marketability of cooperatives and condominiums in Laguna Woods Village; and

WHEREAS, the Golden Rain Foundation must update the Open House Directional Signage Policy to include real estate sign requirements to conform with State of California Bureau of Real Estate (CalBRE) License Disclosure Requirements for Advertising that went into effect on January 1, 2018; and

WHEREAS, CalBRE's new License Disclosure Requirements for Advertising require all first-point-of-contact solicitation materials to include:

1. The name and number of the licensee. This is for both sales-agents and broker-associates.
2. The responsible broker's "identity". This means the name under which the broker is currently licensed by CalBRE and conducts business in general or is substantial division of the real estate firm. The broker's license number is a substantial division of real estate firm. The broker's license number is optional; and

3. The status of the agent such as "REALTOR" or "agent" (unless the name of the company makes clear that the advertisement is by a licensee); and

WHEREAS, the CalBRE's requirements apply to all types of advertising including but not limited to:

1. For Sale, Open House, Lease, Rent or directional signs when any licensee identification information is included;
2. Any other material designed to solicit the creation of a professional relationship between the licensee and a consumer; and

WHEREAS, the Marketing and Communications Division has collaborated with Village realtors to develop updated designs for real estate signs that incorporate the new CalBRE requirements; and

WHEREAS, the responsibility for compliance with the law lies with realtors, the Media and Communications Division working with the realtors leveraged this opportunity to modernize the look and visibility of Village real estate signage; and

WHEREAS, on November 19, 2018, the Media and Communications Committee reviewed and unanimously approved the updated real estate sign designs and recommended that the Boards of Directors for the Golden Rain Foundation, Third Laguna Hills Mutual, United Laguna Woods Mutual, and mutual No. Fifty adopt resolutions requiring the use of the updated real estate sign designs as soon as practicable;

NOW THEREFORE BE IT RESOLVED, April 18, 2019 the Board of Directors of this Corporation hereby approves requiring the use of the updated real estate designs beginning on April 19, 2019 and adopts the following updated Open House Directional Uniform Signage Policy:

1. Use of the real estate signage contained in Attachment 1 to this resolution is required effective April 19, 2019. The use of other real estate signage after April 19, 2019 is prohibited;

Open House and Directional Signs:

2. Open House signs shall be 24" x 24" corrugated plastic with lettering and adhere to the GRF approved colors, font and logo, as depicted in Attachment 1 to this resolution;
3. Directional signs shall be with 24" x 9" corrugated plastic with lettering and adhere to GRF approved colors, font and logo, as depicted in Attachment 1 to this resolution;
4. Open House signs may be present on Saturday and Sunday between 10 a.m. and 5 p.m. They may also be present on Wednesday and Thursday, between the hours of 9 a.m. and 2 p.m. in conjunction with Broker Preview events.

5. Directional signs may be posted on the day of the Open House no earlier than 10 a.m., and must be removed no later than 5 p.m., of the same day;
6. At the entrance to or anywhere within a cul-de-sac a maximum of three (3) Open House signs per manor may be placed; and
7. Open House directional (designated by an arrow) signs may be placed at street intersections and cul-de-sac entrances only. No mid-block signs are allowed; and
8. At any intersection or cul-de-sac entrances there may be no more than:
 - a. One (1) directional sign pointing in any one direction, and
 - b. Four (4) total directional signs, regardless of the number of open houses in the vicinity; and

Other:

9. No balloons, streamers, flags or nay other object may be attached to any sign; and
10. Realtors shall be responsible for purchasing and providing the signs from RESS – Real Estate Signs & Supplies, Laguna Hills, California, and shall adhere to the specifications in accordance with this resolution; and
11. Non-conformance to this policy shall result in removal of sign(s) from premises; and
12. Non-residents must be accompanied by a licensed real estate agent approved for Laguna Woods Village entry; or granted access by the Seller/Resident of the property; and

RESOLVED FURTHER, that members selling their properties “For Sale By Owner” shall be required to comply with the same guidelines as realtor; 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 has fulfilled the 30-day notification process as imposed by the Davis-Stirling Act.

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

Mold Remediation- Tower 1- 13th and 14th Floor Hallway and Unit 1404

Ms. Orr presented the Board with a proposal from Vizirian Enterprise for the Mold Remediation and Abatement of the designated areas in Tower 1 (13th and 14th floor hallway and unit 1404). Staff is seeking Board approval for Vizirian Enterprise to complete this work for the total amount of \$25,980.65 utilizing the Contingency Fund.

Director Amado moved to proceed for mold remediation and abatement in designated areas of Tower 1 not to exceed \$25,980.65. Director Dallis seconded the motion. Discussion ensued. By a vote of 4-0-0, the motion passed.

NEW BUSINESS

Creation of Towers' Disaster Task Force

Disaster Preparedness Consultant, Dave Lopez, has recommended the implementation of a Towers' Chapter of the Disaster Task Force, which was organized by Laguna Woods Village residents in 1989 and consists of volunteers who function under the Golden Rain Foundation and in cooperation with the Security Department. Their purpose is to keep residents aware, informed and prepared for major disasters. This group of volunteers will be resident led and operated and act as a branch of the Laguna Woods Village Task Force, specifically operating on behalf of The Towers.

Director Amado moved to create a Towers' Disaster Task Force Chapter. Director Greenwald seconded the motion. Discussion ensued. By a vote of 4-0-0, the motion passed.

Approve 2018 Financial Audit

Ms. Orr provided the Board with an audit of financial statements for December 31, 2018 and 2017.

Director Amado moved to accept the Financial Audit Statement and to distribute it to the membership. Director Nord-Leth seconded the motion. Discussion ensued. By a vote of 4-0-0, the motion passed.

Delinquent Assessment Write-Off for Account 191-7697

Director Nord-Leth read the proposed resolution:

RESOLUTION 50-19-13 Write-Off for Account 191-7697

RESOLVED, April 18, 2019, that the Board of Directors of this Corporation hereby authorizes the bad debt write-off of settled account 191-7697 (HaoTsai) to be recorded against the allowance for doubtful accounts in GL 1530, in the amount of \$53,436.69; 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 to approve the resolution. Director Amado 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 – Ryna Rothberg

No report given.

Board Member Closing Comments

No closing comments.

ADJOURNMENT

The open session meeting was adjourned at 3:38 p.m.

Summary of Previous Closed Session Meetings per Civil Code Section 4935

During its Regular Executive Session meeting of April 16, 2019, the Board approved the minutes of the March 19, 2019 Regular Closed meeting and the March 28, 2019 Special Closed meeting and discussed disciplinary and contract issues. The closed session meeting was adjourned at 2:05 p.m.

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Inesa Nord-Leth, Secretary