

REGULAR MEETING

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

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

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

Directors Absent: Al Amado

Staff Present: Kristen Orr, Ariana Rodriguez, Alex Banegas, Matthew Sanchez, Angela Medina and Renee Pedroza.

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 Carter led the membership in the Pledge of Allegiance.

APPROVAL OF AGENDA

Items c and d on the consent calendar were moved to Unfinished Business. The amended agenda was approved by consensus.

APPROVAL OF MINUTES OF MEETING

Without objection, the Board approved the minutes of:

- (a) June 20, 2019 – Regular Meeting

PRESIDENT'S COMMENTS

President Rothberg commented on Kristen Orr's CMCA Certification and GRF's shared cost concept.

GOLDEN RAIN FOUNDATION REPORT

Ms. Orr gave Golden Rain Foundation updates.

GENERAL MANAGER'S REPORT

Ms. Orr reported on several items at The Towers, including the homeowner's responsibility for their guests, the completion of the flooring project and the accent wall color. She also reported on the final stages of the Disaster Preparedness Plan, the upcoming Capital Expenditure Meeting (7/22) and Donut Day (8/5). Ms. Orr also gave the management reports for June 2019, including: The Resale Report, the Leasing Report, the Maintenance and the Dining Services Reports (including budget overages/variances).

TREASURER'S REPORT

Ms. Orr reported on the May 2019 financials.

MEMBER COMMENTS

- Annette Ross, 311, topic is portions of food.
- Renee Merer, 1005, topic is the cold temperature in Crystal Room.
- Lois Crawford, 1152, topic was what is the safest area to go during earthquakes.
- Shelva Lenzkes, 401, topic is someone is stealing coffee creamer and cars stopping out in the front of the building in the red line.
- Rick Kopps, 1261, topic is the availability of Tower portions.
- Tom Christy, 1102, topics are a compliment of the great flooring, the lack of carts in Tunnel 1, and Board help on theft prevention, ex pictures of residents to know who lives here.
- Laura Husak, 758, topic is the cold temperature in the Crystal Room.
- Pauline Shusko, 1053, topic is hosting an earthquake information meeting.
- Ruth Stone, 602, topic is the location of meetings (changed from Lortscher Hall).

RESPONSE TO MEMBERS' COMMENTS

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

Mrs. Rothberg commented on asking for a manager when having a food concern.

Ms. Orr surveyed audience for temperature of Crystal Room.

Ms. Orr responded to earthquake concerns and how to react (shelter in place).

Ms. Rothberg commented on referring portion size issue to the Dining Services Manager.

Mr. Dalis commented on resident requests for carpets.

Mr. Carter commented on adding area rugs.

MUTUAL FIFTY COMMITTEE REPORTS

Finance Committee Report

Ms. Orr gave the Finance Report.

Activities Committee Report

Ms. Rothberg commented on the Budget process the activity committee and the possibility of using GRF buses.

Marketing Committee Report

Ms. Rothberg commented on having a Broker advertise our units outside the village.

Orientation Committee Report

Mr. Banegas commented on a Village Bus Tour for Towers' residents (22 at a time). He also commented on an information booth hosted by Orientation Committee members.

Dining Services Committee

No report given.

CONSENT CALENDAR

a) Approve \$25 in Reminder Fees for Account 231-3957

By consensus, approved.

b) Dress Code – Resolution

RESOLUTION 50-19-30

Dining Room and Common Area Dress Code Rules

WHEREAS, Laguna Woods Mutual No. Fifty has maintained a dress code for common areas and both the California and Crystal Dining Rooms since the inception of The Towers; and

WHEREAS, good grooming (clothing, hair, face and hands) is expected at all times in the Dining Rooms and Common Areas; and

WHEREAS, the following dress codes for The Towers' Dining Rooms and Common Areas apply to both residents and their guests (for whom residents are responsible);

NOW THEREFORE BE IT RESOLVED, July 18, 2019, that the Board of Directors of this Corporation, on behalf of the Corporation, hereby states the Laguna Woods Mutual No. Fifty Dining Room and Common Area Dress Codes as shown;

TOWERS COMMON AREA

The following is unacceptable attire for Towers' Common Area:

1. Sleep Attire
2. Scrubs
3. Bedroom Slippers
4. Swimwear

CRYSTAL DINING ROOM

A blazer or suit jacket is required for men dining in the Crystal Dining Room.* The following is unacceptable attire for anyone dining the Crystal Dining Room:

1. Shorts
2. Shirts with Messaging
3. Uncollared Shirts (for men)
4. Athletic/Gym Pants/ Leggings
5. Muumuus/ Lounger
6. Blue Jeans
7. Bedroom Slippers
8. Hats or Bandanas
9. Windbreakers/hoodies/sweatshirts

*men must keep jackets on while in the Crystal Dining Room

CALIFORNIA DINING ROOM (Dinner)

The following is unacceptable attire for anyone dining in the California Dining Room during dinner hours:

1. Shorts
2. Denim with fading, holes, or frays
3. Shirts or jacket with Messaging
4. Uncollared Shirts or T-Shirts (for men)
5. Athletic/Gym Pants
6. Bedroom Slippers
7. Hats or Bandanas

CALIFORNIA DINING ROOM (Lunch)

The following is unacceptable attire for anyone dining in the California Dining Room during lunch hours:

1. Swimwear (bathing suits/coverups)
2. Sleepwear

RESOLVED FURTHER, that if a member believes that he/she is entitled to an exception to these rules as a reasonable accommodation of a disability, the

individual should submit the request to management. Each request will be considered by the Board on a case-by-case-basis; and

RESOLVED FURTHER, that the Board should rely on shareholders to report alleged violations of the Dress Code Policy; and

RESOLVED FURTHER, that in an instance where a violation of the Dress Code is observed, the information will be communicated to The Towers General Manager stating the name of the resident/guest, the date, time, and the specific offense, and the General Manager will proceed with the resident disciplinary process; and

RESOLVED FURTHER, that any resident found to be violating these rules will be brought forward to the Board of Directors for a hearing and potential disciplinary action.

RESOLVED FURTHER, that the Board may take disciplinary action authorized by the Mutual's governing documents including, but not limited to: 1) imposing a fine subject to the Board's Fee and Penalty Schedule between \$25-500; 2) suspension of common area privileges (including the use of the dining rooms); or 3) termination of the occupancy of the resident in Mutual Fifty with notice and hearing where required

RESOLVED FURTHER, that Resolution M50-18-86 dated November 15, 2018 is hereby superseded and cancelled; 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.

28-day notification to comply with Civil Code § 4360 has been satisfied.

By consensus, approved.

UNFINISHED BUSINESS

2nd Occupant Fee Adjustment – Resolution

RESOLUTION M50-18-29 2019 Budget Resolution

RESOLVED, September 20, 2018, that the Business Plan of this Corporation for the year 2019 is hereby adopted and approved; and

RESOLVED FURTHER, that pursuant to said Business Plan, the Board of Directors

of this Corporation hereby estimates that the sum of \$9,953,972 is required by the Corporation to meet the Laguna Woods Mutual No. Fifty operating expenses and reserve requirements for the year 2019, from which will be deducted \$1,142,867 expected from various sources of revenue. In addition, the sum of \$756,962 is required by the Corporation to meet the Golden Rain Foundation and the Golden Rain Foundation Trust operating expenses and reserve contributions for the year 2019. The Board of Directors hereby estimates that the net sum of \$7,748,193 is required to be collected from and paid by members of the Corporation as basic monthly assessments; and

RESOLVED FURTHER, that the Board of Directors of this Corporation hereby approves expenditures from reserves in the sum of \$970,200 from the Replacement Funds; and

RESOLVED FURTHER, that the Board of Directors of this Corporation hereby determines and establishes monthly assessments of the Corporation as shown on each member's breakdown of monthly assessments for the year 2019 and as filed in the records of the Corporation; said assessments to be due and payable by the members of this Corporation on the first day of each month for the year 2019; and

RESOLVED FURTHER, that the Board of Directors of this Corporation hereby determines and establishes monthly assessments required to be paid by members of the Corporation effective January 1, 2019 as follows:

Unit Model	Monthly Assessment
A	\$2,155.01
B	\$2,192.06
C	\$2,362.53
D	\$2,332.88
F	\$2,540.41
G	\$2,295.83
H	\$2,481.12

RESOLVED FURTHER, that the second occupant charge will be \$671.00, of which \$550.00 is for food service and \$121.00 is for maintenance; and

WHEREAS, that upon investigation, the 2019 second occupant charge was determined to be calculated in error and necessitates an increase; and

NOW THEREFORE BE IT RESOLVED, September 1, 2019, that the Board of Directors of this Corporation, on behalf of the Corporation, hereby states the Laguna Woods Mutual No. Fifty second occupant charge as shown;

Laguna Woods Mutual No. Fifty Second Occupant Charge

\$737.34, of which \$616.34 is for food service and \$121.00 is for maintenance; and

RESOLVED FURTHER, that Resolution M50-18-75, adopted September 20, 2018 is hereby superseded and cancelled; 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.

28-day notification to comply with Civil Code § 4360 has been satisfied.

Director Carter moved the resolution. Director Dalis seconded. By a vote of 4-0-0, the resolution was passed.

**Mutual Fifty Committee Appointment – Resolution
RESOLUTION M50-19-31
Mutual Fifty Committee Appointments**

RESOLVED, July 18, 2019, 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:

No Change.

Business Planning:

No Change.

Finance Committee:

No Change.

Marketing Committee:

No Change.

Orientation Committee:

No Change

Dining Services Committee

Remove John Dalis
Remove Ryna Rothberg
Remove June Greenwald

Remove Al Amado
Add Frank Stern, Chair
Add Anita Martin, Secretary
Add Tom Christy
Add John Freestone
Add Hilliard Gersten
Add Ida Kaufman
Add Kim Kostka
Add Mark Licha
Add Renee Sanker
Add Audrey Small
Add Pauline Shusko
Add John Carter

RESOLVED FURTHER, that Resolution M50-19-16, adopted May 16, 2019 is hereby superseded and cancelled; 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 Carter moved the resolution. Director Greenwald seconded. By a vote of 4-0-0, the resolution passed.

NEW BUSINESS

Landscape Planter Enhancement Proposals

Our current landscaping vendor has outlined a planter improvement proposal. Staff is seeking Board approval for a planter improvement project, specifically designating approved areas for improvement.

Director Carter moved to table this item. Director Dalis seconded the motion. Discussion ensued. By a vote of 4-0-0, the item was tabled for next month.

Landscape Irrigation Repair Proposals

Staff requested that our current landscaping vendor outline an improvement and repair proposal for the irrigation system. The attached proposal is their improvement and repair recommendations. Staff is seeking Board approval for the recommended improvements and repairs to our irrigation system to be completed by the vendor for \$1,641,64.

Director Carter moved to approve the irrigation repairs at a cost of no more than \$1,641,64. Director Greenwald seconded the motion. By a vote of 4-0-0, the motion passed.

Proposal to Add Lighting in the Information Area

Several months ago, the community informational area was relocated to the old telephone kiosk area across from Hearth Room 2. Residents have enjoyed the new location being that it is easy-to-access and centrally located. Staff is recommending that additional

lighting be added to this area. Staff is seeking Board approval for the attached proposal from ADEC Inc. for the installation of additional lighting at a cost of \$782.78.

Director Greenwald moved to approve the proposal for additional lighting at a cost of no more than \$782.78. Director Carter seconded the motion. By a vote of 4-0-0, the motion passed.

Dining Services Committee Charter

Director Carter read the proposed resolution:

Resolution M50-19-32

Dining Services Committee Charter

WHEREAS, Laguna Woods Mutual No. Fifty Bylaws, Article VIII, Section 1 states in part:

The Board may designate one or more Standing, Ad hoc or other committees, each to serve at the pleasure of the Board and each consisting of a sufficient number of Qualifying Mutual Fifty Resident Members to meet the needs of its particular function or functions. The duties and powers of these committees shall be determined by the Board, provided that the authority of each committee is limited to advising the Board and all final actions are subject to the specific approval of the Board;

NOW THEREFORE BE IT RESOLVED, July 18, 2019, the Board of Directors of this Corporation hereby approves the Dining Services Committee Charter and assigns the duties and responsibilities of the Committee as follows:

- Perform the duties imposed upon all standing committees as set forth in the current resolution entitled, "General Duties of Standing Committees";
- Assess aspects of our current program in regard to providing healthy and pleasant dining experiences;
- Suggest to the Board of Directors possible improvements to our dining programs.
- A Committee Member shall report at the Regular Board meeting concerning the results of Dining Services Committee meetings and plans;

RESOLVED FURTHER, that resolution M50-17-01 is hereby superseded and cancelled; 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 Carter moved the Resolution. Director Dallis seconded the motion. Discussion ensued. By a vote of 4-0-0, the motion passed.

Approval to Sell Unit 1012

Director Carter read the proposed resolution:

Resolution 50-19-33

Approval to Sell Unit 1012

WHEREAS, Mutual No. Fifty owns Unit 1012 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. Frank Tigner to purchase Unit 1209 at a price of \$6,500; and

WHEREAS, Mr. Frank Tigner meets Mutual No. Fifty's income requirements to purchase an A Unit in The Towers; and

WHEREAS, Mutual No. Fifty's Board of Directors has named its General Manager, Kristen Orr, as one of its corporate officers for the purposes of signing documents on behalf of the corporation;

NOW THEREFORE BE IT RESOLVED, July 18th, 2019, that the Board of Directors of this Corporation hereby approves the sale of Unit 1012 to Mr. Frank Tigner; and

RESOLVED FURTHER, that the Board authorizes Kristen Orr, General Manager, to sign any and all real estate documents pertaining to the sale of Unit 1012; 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 Carter moved the Resolution. 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.

Business Planning Committee – Al Amado

No report.

Finance Committee – Al Amado

No report.

Landscape Committee – June Greenwald

No report.

Maintenance and Construction Committee – Ryna Rothberg

No report.

Media and Communications Committee- Ryna Rothberg

No report.

Mobility and Vehicles Committee – June Greenwald

No report.

Security and Community Access – John Dalis

No report.

Disaster Planning Task Force – Inesa Nord-Leth

No report.

PAC Ad Hoc Committee – June Greenwald

No report.

Laguna Woods Traffic Hearings – Ryna Rothberg

No report.

Board Member Closing Comments

No closing comments.

ADJOURNMENT

The Meeting was adjourned at 3:59 p.m.

Summary of Previous Executive Session of July 16, 2019 per Civil Code Section 4935

The Board approved the minutes of the June 3, 2019 Special Executive Session, the June 5, 2019 Special Executive Session and the June 18, 2019 Executive Session and discussed disciplinary and contractual issues.

This Executive Session was adjourned at 12:08 p.m.

A handwritten signature in black ink that reads "John Carter". The signature is written in a cursive style with a long horizontal flourish extending from the end of the name.

John Carter, Secretary