

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 19, 2006

The Board of Directors of Laguna Woods Mutual Fifty, a California non-profit mutual benefit corporation, met at 10:00 a.m. on Thursday, January 19, 2006 at 24055 Paseo del Lago West, Laguna Woods, California.

Directors Present: Richard Wurzel, Chair; Joseph Schaefer; Ruth Mervis; and Al Sniderman

Directors Absent: None

Others Present: Judie Zoerhof, Milt Johns, and Barbara Pavia

1. Call to Order

Richard Wurzel, Chair stated that it was a regular meeting of the Corporation and that a quorum was present. The meeting was called to order at 10:00 A.M.

2. Pledge of Allegiance to the Flag

Ruth Mervis led the membership in the Pledge of Allegiance to the Flag.

3. Approval of the Minutes

The minutes of the December 15, 2005 Regular Meeting were approved.

4. Financial and Budget Report

a. GRF Finance Committee

Mr. Sniderman presented the Treasurer's report.

5. City of Laguna Woods

Mayor Dr. Brenda Ross reported on the City Council Meeting of January 18, 2006.

Herbert Scheinrock of Manor 252, inquired if persons who will be residing in the Mayer Corporation complex will be able to use the amenities in Laguna Woods Village.

Mary Van Ness of Manor 255 inquired about affordable housing at the Mayer Corporation complex.

6. Standing Committee Report

a. Activities Committee: Ms. Ingram reported on behalf of the Activities Committee

- b. Business Planning Committee:** No report given.
- c. Information and Orientation Committee:** No report given.
- d. Interior Decorating Committee:** No report given.

7. GRF Committees

- a. Community Activities Committee:** No report given
- b. Broadband Services Committee:** No report given.
- c. Government and Public Relations Committee:** No report was given.
- d. Security Committee:** No report given.
- e. Bus Service Committee:** Janet Schwartz reported on behalf of the Bus Services Committee.

Herbert Scheinrock of Manor 252 suggested that all residents lock their doors when exiting their manor.

Clara Zimmerman of Manor 358 inquired about the power outage at Clubhouse 3.

8. Golden Rain Foundation

Milt Johns, General Manager reported on the January 3, 2006 Golden Rain Foundation Board Meeting.

Anne Gilbert of Manor 1403 commented on Security at Clubhouse 7.

9. Administrators Report

Judie Zoerhof, Towers Administrator reported on the Disaster Plan that the Towers has in place. Ms. Zoerhof also reported on the opening of the Key Club for parties and gatherings.

10. Action Items:

- a. Approve Election of New Director**

The Secretary of the Corporation, Director Ruth Mervis read the proposed resolution regarding the appointment of Mollie Hayes. Director Mervis made a motion to approve, and Richard Wurzel seconded the motion.

By a unanimous vote of 3-0-0, the Board of Directors adopted the following resolution:

RESOLUTION 50-06-02

RESOLVED, on January 19, 2006 the Board of Directors of this corporation on behalf of the corporation hereby appoints Mollie Hayes to the Mutual Fifty Board of Directors in the place and stead of Charles Gardner, resigned.

Ms. Hayes joined the Board at the table.

b. Approve Committee Appointments

The Secretary of the Corporation, Director Ruth Mervis read the proposed resolution regarding committee appointments. Director Mervis made a motion to approve, and Joseph Schaefer seconded the motion.

By a unanimous vote of 4-0-0, the Board of Directors adopted the following resolution:

RESOLUTION 50-06-03

RESOLVED, on January 19, 2006 the Board of Directors of Mutual Fifty hereby appoints the following Committee Chairs for Laguna Woods Mutual Fifty committees;

Activities Committee – Lorna Ingram
Business Planning Committee – Al Sniderman
Information and Orientation Committee – F. Sullivan
Interior Decorating Committee – M. Kaminsky

RESOLVED FURTHER, the Board of Directors of Mutual No. Fifty hereby recommends the following representatives to the committees of Golden Rain Foundation of Laguna Woods:

Community Activities – Ruth Mervis
Broadband Services Committee – Al Sniderman
Government and Public Relations – Joe Schaefer
Security Committee –
Bus Services Committee – Janet Schwartz

c. Approve Acceptance of TV in the Key Club

The Secretary of the Corporation, Director Ruth Mervis read the proposed resolution regarding the acceptance of a used 52" Mitsubishi television. Director Mervis made a motion to approve, and Joseph Schaefer seconded the motion.

By a unanimous vote of 4-0-0, the Board of Directors adopted the following resolution:

RESOLUTION 50-06-04

WHEREAS, a donation was received from resident Richard Wurzel of a used 52" Mitsubishi television, valued at \$2,000;

NOW THEREFORE BE IT RESOLVED, January 19, 2006 that the Board of Directors of this Corporation on behalf of the Corporation hereby accepts the donation; and

RESOLVED FURTHER, that this equipment shall be used in the Key Club for movies and theme parties; and

RESOLVED FURTHER, that the Secretary of this Corporation is hereby authorized to advise said donor in writing and to express the thanks of the corporation.

d. Approve Investment Policy

The Secretary of the Corporation, Director Ruth Mervis read the proposed resolution regarding the acceptance of the Laguna Woods No. Fifty Investment Policy. Director Mervis made a motion to approve, and Al Sniderman seconded the motion.

By a unanimous vote of 4-0-0, the Board of Directors adopted the following resolution:

RESOLUTION 50-06-05

RESOLVED, January 19, 2006 that Professional Community Management Inc., managing agent of this corporation is hereby authorized to invest the funds of the corporation which, in the opinion of said managing agent are not required within a reasonable time to pay obligations of the corporation; and

RESOLVED FURTHER, that all investments on behalf of this corporation must be made with the underlying principles in the following order of priority: (1) safety, (2) liquidity, where applicable, and (3) yield, and are subject to the following conditions:

1. Notification of confirmation shall be given to the managing agent and treasurer of this corporation upon completion of each investment transaction;
2. No investment may be sold, withdrawn, redeemed or otherwise converted to cash prior to maturity without a demonstrated immediate need for the funds and the consent of any two of the Treasurer or the President or Vice President of this corporation. Furthermore, if a member of the Board of the corporation desires an investment to be sold, withdrawn, redeemed or otherwise converted to cash

prior to maturity, approval must be received from the Board of Directors of this corporation;

3. No funds shall be invested except in authorized investments as provided herein;
4. Authorized investments limited to obligations of, or fully guaranteed as to principal by, the United States of America
5. Investments on behalf of this corporation may be made concurrently with investments made on behalf of other corporations at Laguna Woods Village, Laguna Woods, California. However, separate investment receipt will be held in the name of this corporation. Any such investments may be held for the account of the corporation in book-entry form;
6. Any authorized investments, as defined in Item 4 above, previously made by said Managing Agent, are hereby ratified; and

RESOLVED FURTHER, that Resolution M50-87-16 adopted on March 12, 1987 is hereby superseded and canceled.

e. Approve Alcohol Policy

The Secretary of the Corporation, Director Ruth Mervis read the proposed resolution regarding the acceptance of the attached Policy regarding the sale and service of Alcohol at the Towers. Director Mervis made a motion to approve, and Al Sniderman seconded the motion.

By a unanimous vote of 4-0-0, the Board of Directors adopted the following resolution:

RESOLUTION 50-06-06

RESOLVED, on January 19, 2006 the Board of Directors of this corporation on behalf of the corporation hereby approves the attached Policy Regarding the Sale and Service of Alcohol at the Towers;

RESOLVED FURTHER, that Resolution M50-03-28 is hereby canceled and superseded.

f. Approve Caregiver Code of Conduct

The Secretary of the Corporation, Director Ruth Mervis read the proposed resolution regarding the acceptance of the attached Caregiver Code of Conduct. Director Mervis made a motion to approve, and Joseph Schaefer seconded the motion.

By a unanimous vote of 4-0-0, the Board of Directors adopted the following resolution:

RESOLUTION 50-06-07

WHEREAS, the members of the Corporation are ultimately responsible for the activities of Caregivers while the Caregivers are present at the Towers;

NOW THEREFORE BE IT RESOLVED, January 19, 2006 that the Board of Directors of this corporation on behalf of the Corporation hereby adopts the revised Caregiver Code of Conduct attached to these minutes concerning the conduct of Caregivers while in the employ of residents working at the Towers, 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.

g. Approve Caregiver Guidelines

The Secretary of the Corporation, Director Mervis read the following proposed resolution on amending the Caregiver Guidelines

Director Schaefer made a motion to table to satisfy the 30-day notification process. Director Sniderman seconded the motion. By a unanimous vote of 4-0-0, the motion carried.

h. Approve Towers Occupancy Consent Form

RESOLUTION 50-06-08

WHEREAS, on November 8, 1979 the Mutual Fifty Board of Directors adopted Resolution M50-79-109, outlining rules and regulations of the corporation to be given to escrow and leasing offices for the information of new residents and lessees; and

WHEREAS, with the elimination of the emergency nursing services the form signed by all new residents and rules referenced on the form need revision:

NOW THEREFORE BE IT RESOLVED on January 19, 2006 the Board of Directors of this Corporation on behalf of the corporation hereby adopts the following rules and regulations to be distributed to all new residents prior to move-in; the list does not endeavor to detail all of the rules and regulations of Mutual Fifty:

1. When a home is purchased in Rossmoor Towers and the buyer is approved for Membership, he/she becomes a member of Laguna Woods Mutual Fifty, a California non-profit mutual benefit corporation and a resident member in the Golden Rain Foundation of Laguna Woods, also a California non-profit mutual benefit corporation.
2. Laguna Woods Mutual No. Fifty is jointly owned in undivided interest by the 311 owners of the respective manors comprising the Towers, which is managed as a condominium project under the direction of its elected resident Board of Directors. The Corporation has retained a managing agent for the purpose of executing its policies and Business Plan.
3. The Golden Rain Foundation holds in trust for all Laguna Woods Village residents all common properties such as golf courses, clubhouses, buses, swimming pools, etc. It is also managed under the direction of its elected resident Board of Directors. Mutual Fifty Directors are elected by the 311 members and Directors of GRF are elected by the Corporate members, United Laguna Hills Mutual, Third Laguna Hills Mutual, and Laguna Woods Mutual No. Fifty Boards of directors.
4. The residents of Rossmoor Towers are provided housekeeping services; common area maintenance service; food service; room service as requested for an extra charge; educational and recreational activities.
5. The Towers is not an assisted care facility. The residents must be capable of self-care or financially able to provide for health care attendants.
6. Personalized Motorized Vehicles are permitted within Rossmoor Towers common area only when prescribed by a doctor to assist such resident due to a disability as defined under the American With Disabilities Act of 1990 as well as other applicable state laws to accommodate the needs of disabled individuals.
7. Residents are required to dress in acceptable clothing, appropriate to the location and occasion when in the common areas and to

conduct themselves in an acceptable manner. There is a dress code in the dining rooms.

8. The monthly carrying charge for each manor includes all costs except property taxes for the manor, telephone, personal property insurance, and maintenance of the living space of the manor.
9. Each unit is provided with housekeeping services - bathrooms every week, and the rest of the rooms in the manor, every other week.
10. The monthly carrying charge includes dinner each day. Carry-out Lunch is available six days a week for an additional fee.
11. There is no tipping of staff at the Towers at any time.
12. There have been occasions when residents have been sufficiently rude to staff to cause that staff member to resign from his/her position. When such incidents or rudeness occur and are found to be valid, it is within the power of the Board of Directors to fine that resident up to two hundred dollars (\$200.00) in accordance with the terms of the corporation.
13. Residents who wish to keep a pet in their manor must make application to the Mutual and obtain approval before the pet may reside. Applications are available in the Towers Administration office. This does not apply to personal assistance animals.
14. When Residents plan to move into the Towers or move out of the Towers, they MUST schedule the move with the Reception Desk. (949 597-4278)
15. All construction and remodeling planned within a unit MUST be scheduled through the Maintenance Shop. (949 597-4259)

RESOLVED FURTHER, that Resolution M50-79-109 is hereby superceded and cancelled.

i. Approve Sale Date for Towers Delinquency

The Secretary of the Corporation, Director Ruth Mervis read the proposed resolution regarding the acceptance of the attached Caregiver Code of Conduct. Director Mervis made a motion to approve, and Joseph Schaefer seconded the motion.

By a unanimous vote of 4-0-0, the Board of Directors adopted the following resolution:

RESOLUTION 50-06-09

WHEREAS, Member ID 131792 is currently delinquent to Mutual Fifty with regard to the monthly assessment in an amount exceeding the legal requirements to permit a non-judicial foreclosure sale;

WHEREAS, a Notice of Default was filed on October 28, 2005 and will expire on January 26, 2006;

NOW THEREFORE BE IT RESOLVED, January 19, 2006 that the Board of Directors of this Corporation on behalf of the Corporation hereby approves a Foreclosure Sale Date of October 16, 2006; and

RESOLVED FURTHER, that unless the delinquency is cured and the Notice of Default Released the required notices of sale shall be presented, and

RESOLVED FURTHER, that the Officers and Agents of the Corporation are hereby authorized to carry out the purpose of this resolution.

11. Discussion Items:

No discussion items.

12. President's Comments;

Mr. Wurzel thanked the audience for attending the meeting and stated that he as President of the Corporation will do his best to make the Towers as beautiful as it can be. He also invited everyone to the Key Club for Super Bowl on Sunday, February 5, 2006.

13. Guckenheimer Food Service Report:

Christopher Ramirez, Food Service Manager reported on behalf of Guckenheimer Food. He also introduced Jill McGee.

Director Mervis stated that there are some light bulbs out in the Crystal Room.

Residents, Frances Switzer (251), Carroll Mann (154), and Helen Dow (1003) commented on meal tickets.

Mary Van Ness (255) inquired when the Theme Nights would begin.

14. Resale & Leasing Report:

Milt Johns reported on the year-to-date resale and leasing activity.

15. Resident Questions:

Carroll Mann (154) commented on the Plumbing.

Ann Gilbert (1403) suggested that the 311 Club be established once again.

Brenda Ross (1163) recommended that all board members attend their assigned GRF Committee meetings.

Recess

The meeting recessed at 11:47 A.M and reconvened into Executive Session at 11:50 A.M.

During Executive Session the Board approved Executive Session Minutes from December 2005 and reviewed any Litigation and/or Delinquency Reports.

ADJOURNMENT

There being no further business to come before the Board the meeting was adjourned at 11:52 A.M.

Ruth Mervis, Secretary