

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 17, 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, August 17, 2006 at 24055 Paseo del Lago West, Laguna Woods, California.

**Directors Present:** Richard Wurzel, Chair; Tom Jackson, Ruth Mervis, and Mollie Hayes

**Directors Absent:** Bill Masterson

**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**

Tom Jackson led the membership in the Pledge of Allegiance to the Flag.

**3. Approval of the Minutes**

The minutes of the July 20, 2006 meeting were approved as submitted.

**4. Financial and Budget Report**

**a. GRF Finance Committee**

Tom Jackson presented the Treasurer's report.

**5. City of Laguna Woods**

Robert Ring reported on the City Council Meeting of August 16, 2006.

**6. Standing Committee Report**

- a. Activities Committee:** Lorna Ingram reported on behalf of the Activities Committee.
- b. Business Planning Committee:** No report given. President Wurzel asked for volunteers for the Business Planning Committee.
- c. Information and Orientation Committee:** No report given.
- d. Food Committee:** Mr. Hathaway reported on behalf of the Food Committee

Leonore Goldenberg (Manor 610), Joseph Schaefer (1356) and Mary Van Ness (255) commented on the Food Committee Report.

## 7. GRF Committees

- a. **Community Activities Committee:** Keith Wallace reported on behalf of the Community Activities Committee
- b. **Broadband Services Committee:** No report given.
- c. **Government and Public Relations Committee:** No report given.
- d. **Security Committee:** No report given.
- e. **Bus Service Committee:** No report given
- f. **Select Audit Committee:** No report given.

- Janet Schwartz reported on behalf of the GRF Nominating Committee.

## 8. Guckenheimer Food Service Report

Christopher Ramirez was present and reported on behalf of Guckenheimer Foods.

Joe Hathaway (901), Mary Van Ness (255), Eva Garnet Rosen (153), Leonore Goldenberg-Gitter (610), Vicky Kasselheim (1056), Frances Switzer (251) Sheila DeKalb (761), Joe Schaefer (1356), and Julia Ross (562) commented on the food service report.

## 9. Golden Rain Foundation

Milt Johns, General Manager reported on the August 1, 2006 Golden Rain Foundation Board Meeting.

- Anne Gilbert (1403), and Director Mervis commented on Mr. Johns' report.

## 10. Administrators Report

- Judie Zoerhof, Towers Administrator reported that the Luau, sponsored by the Towers went extremely well and those who attended appeared to have a great time.
- Ms. Zoerhof reported that the Towers would begin painting of the resident hallways on Monday, August 21<sup>st</sup> starting in Tower 1. She cautioned the residents to use safety precautions during this time.
- Ms. Zoerhof reported that the structural repair behind Lortscher Hall had began. Staff anticipates that the work will take a month.
- Director Hayes and Anne Gilbert (1403) commented on the new lighting in the resident hallways.

## 11. Old Business:

### a. **Appoint Keith Wallace to the Community Activities Committee**

Director Mervis made a motion to approve that Keith Wallace be appointed to the Community Activities Committee. Director Hayes seconded the motion.

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

**RESOLUTION 50-06-32**

**RESOLVED**, on August 17, 2006 the Board of Directors of this corporation on behalf of the Corporation hereby approves the appointment of Keith Wallace to the Golden Rain Foundation Community Activities Committee in the place and stead of Ruth Mervis, resigned.

**12. New Business**

**a. Approval of Leasing Space Formerly Known as the Nurses' Office**

Director Mervis made a motion to approve leasing the space formerly known as the nurses' office. Director Hayes seconded the motion.

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

**RESOLUTION 50-06-33**

**WHEREAS**, the Mutual Fifty nursing service contract terminated on December 31, 2005 and the 800 sq. ft. office space previously used by the nurse is not being used;

**NOW THEREFORE BE IT RESOLVED**, on August 17, 2006 the Board of Directors of this Corporation on behalf of the Corporation hereby approves the use of the space formerly used as the nurses' office as leased space with any potential revenue applied to offset operating costs;

**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.

**b. Approval of Conversion of the Space formerly Used as the Nurses' Office into a Beauty Salon**

Director Mervis made a motion to approve the conversion of the nurses' office into a beauty salon. Director Jackson seconded the motion. Discussion ensued.

Lorna Ingram (1161), Florence Cohn (351) Mary Van Ness (255), Eva Garnet Rosen (153), Thomas Davis (1208), Julie Davis (1104), Juanita Malone (459), Roberts Sammons (1453) commented on the proposed resolution.

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

**RESOLUTION M50-06-34**

**WHEREAS**, Mutual Fifty residents have expressed interest in a Beauty Salon on the premises;

**WHEREAS**, Mutual Fifty members and residents will not generate enough revenue to carry the expenses and tenant improvements required in the creation of a Salon;

**NOW THEREFORE BE IT RESOLVED**, on August 17, 2006 the Board of Directors of this Corporation on behalf of the Corporation hereby approves the conversion of the space formerly used as a nurses' office to a independently operated Beauty Salon for the residents of Mutual Fifty and residents of Laguna Woods Village per alternative one of the subject report dated August 10, 2006 and as attached to the records of this corporation;

**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.

**c. Resident Hallway & Elevator Lobby Carpeting**

Director Mervis made a motion to approve a Supplemental Appropriation for the elevator lobby carpet and resident hallway carpet.

Robert Sammons (1453), Anne Gilbert (1403), and Vicky Kasselheim (1056) commented on the proposed resolution.

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

**RESOLUTION M50-06-35**

**NOW THEREFORE BE IT RESOLVED**, August 17, 2006 the Board of Directors of this corporation on behalf of the corporation hereby approves a Supplemental Appropriation from the Replacement Reserve Fund in the amount of \$107,700, which along with previously approved funds will be used to purchase and install carpet on the 28 floors of resident hallways and elevator lobbies.

**13. Discussion Items:**

**a. Parking Policy in Front of Building**

There are eleven parking spaces for the convenience of the guests of residents in front of the Towers. The Board discussed the policy for these parking spaces. Residents who employ caregivers may be fined twenty-five dollars if the caregiver they employ uses these designated spaces. Judie Zoerhof read a proposed resolution regarding the parking policy for next month's agenda.

Joe Hathaway (901), Mary Van Ness (255), and Selma Agran (1260) commented on the parking policy.

**b. ID Cards for the Dining Room**

The Board discussed the idea of residents showing their ID cards when dining in the dining room to eliminate residents not paying for their guest's dinner.

Joe Hathaway (901), Mary Van Ness (255), Eva Garnet Rosen (153), Leonore Goldenberg-Gitter (610), Vicky Kasselheim (1056) commented on the use of ID cards in the dining room.

**14. President's Comments**

President Wurzel stated that he is doing everything in his power to improve the lifestyle at the Towers and stated his belief that the Towers is the best senior community in the area.

**15. Resale & Leasing Report:**

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

**16. Resident Questions:**

- Joe Schaefer (1356) inquired about the patio at Manor 1456.
- Anne Gilbert (1403) thanked the Board for all of their hard work.

**Recess**

The meeting recessed at 11:40 A.M. and reconvened into Executive Session at 11:25 A.M.

During Executive Session the Board approved Executive Session Minutes from July 20, 2006 and reviewed any Contractual, Litigation and/or Delinquency Reports.

**ADJOURNMENT**

There being no further business to come before the Board the meeting was adjourned at 11:45 A.M.

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Ruth Mervis, Secretary