

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, 2008

The Board of Directors of Laguna Woods Mutual Fifty, a California non-profit mutual benefit corporation, met at 2:00 P.M. on Thursday, January 17, 2008 at 24055 Paseo del Lago West, Laguna Woods, California.

Directors Present: Ruth Mervis, Chair; Richard Wurzel; Keith Wallace; Janet Schwartz; and Dick Gray

Directors Absent: None

Others Present: Judie Zoerhof, Milt Johns, Patty Fox

1. Call to Order:

Ruth Mervis, Chair, stated that it was a regular meeting of the Corporation and that a quorum was present. The meeting was called to order at 2:00 P.M.

2. Pledge of Allegiance to the Flag:

Director Gray led the membership in the Pledge of Allegiance to the Flag.

President Mervis introduced her new Board to the Membership.

3. Approval of the Minutes:

The minutes of the Regular meeting of November 15, 2007 and the Organizational Meeting of December 13, 2007 were approved.

4. President's Comments

President Mervis announced that her goal for the Board is to maintain a peaceful atmosphere and welcomed any comments and concerns from the Membership. She also commented on the new law pertaining to the agendas.

5. Old Business

No old business came before the Board.

6. New Business

a. Approve Rules and Guest Suite Policy

Director Wallace read the following proposed resolution approving the rules and guest policy for the Guest Suite:

RESOLUTION M50-08

WHEREAS, Laguna Woods Mutual No. Fifty has made provision for a Guest Suite in the space formerly used as nurse's quarters; and

WHEREAS, the Guest Suite is to be used by the family and guests of Towers residents only;

NOW THEREFORE BE IT RESOLVED, February 21, 2008 the Board of Directors of this Corporation on behalf of the Corporation hereby approves the attached rules associated with the use of the Guest Suite in accordance with the Innkeeper Laws and City requirements; 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 Wallace made a motion to approve the resolution. The motion was seconded.

Member Justine Rather (705) commented on the resolution.

Without objection the resolution was tabled to the February Meeting to satisfy the required statutory thirty-day notice requirements.

b. Approve Policy for New Proximity Reader Keys

Director Wallace read the following proposed resolution approving a policy for the new proximity reader keys for the first floor:

RESOLUTION M50-08

WHEREAS, Laguna Woods Mutual No. Fifty has made provision to replace the mechanical access control locks on 12 first floor doors, including two tunnels with access to the elevators, with Key Card proximity readers; and

WHEREAS, the purpose of this installation is to control entry to the building and strive to maintain all entry to the building to be permitted entry;

NOW THEREFORE BE IT RESOLVED, February 21, 2008 the Board of Directors of this Corporation on behalf of the Corporation hereby approves the attached rules associated with the use, distribution, and control of the access control Key Cards; 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 Wallace made a motion to approve the resolution. Director Wurzel seconded the motion and discussion ensued.

Ms. Judie Zoerhof provided an explanation of the key cards.

Members Pearl Zweibach (861), Clara Zimmerman (358), Shirley Prager (556), Marvin Guthmann (1105), Lorna Ingram (1161), Helen Limke (852), Mary VanNess (255), Vicky Kasselheim (1056), Sarah Raifaisen (1063), Hazel Berger (411), Bill Masterson (1304) and Victor Loewenstein (508) addressed the Board with their comments and concerns on the key card process.

Director Wurzel made a motion to table the resolution to the February Meeting to satisfy the required statutory thirty-day notice requirements. Director Wallace seconded the motion, and the motion carried without objection.

c. Approval to Record Notice of Delinquent Assessment Lien

Director Wallace read a proposed resolution approving the recording of a notice of delinquent assessment lien on Member ID 932-962-37. Director Wallace made a motion to approve the resolution. Director Gray seconded the motion.

By a vote of 4-0-0 the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION M50-08-01

WHEREAS, Member ID 932-962-37 is currently delinquent to Laguna Woods Mutual Fifty with regard to the monthly assessment; and

WHEREAS, a Notice of Delinquent Assessment (Lien) will be filed upon adoption of this resolution following at least a majority vote of the Board (with no delegation of such action by the Board), acting in an open meeting, and for which the Board's vote is recorded in the minutes;

NOW THEREFORE BE IT RESOLVED, January 17, 2008 that the Board of Directors hereby approves the recording of a Lien for Member ID 932-962-37; 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.

d. Approve Mutual and GRF Committee Appointments

Director Wallace read a proposed resolution approving the Mutual and GRF Committee Appointments. Director Wallace made a motion to approve the resolution. Director Schwartz seconded the motion.

By a vote of 4-0-0 the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION M50-08-02

RESOLVED, January 17, 2008 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 Fifty committees:

Activities:

Lorna Ingram, Chair

Business Planning:

Richard Wurzel, Chair

Information:

Freda Sullivan, Chair

Architectural Control Committee

Ruth Mervis, Chairman

RESOLVED FUTHER, the Board of Directors of this Corporation hereby approves the following appointments to the Golden Rain Foundation Committees:

Community Activities

Richard Wurzel

Broadband Services Committee

Keith Wallace

Finance

Richard Wurzel

Government and Public Relations

Richard Gray

Bus Services Committee

Janet Schwartz

Select Audit Committee

Richard Wurzel

RESOLVED FURTHER, that any and all prior Mutual or GRF Committee Appointment-related resolutions are hereby superseded and cancelled.

Member Dr. Matthew Ross (1162) commented on appointing a GRF Board representative.

e. Approve Installation of Therapy Tub in Unit 105

Director Wallace read a proposed resolution approving the installation of the requested Therapy Tub at Unit 105. Director Wallace made a motion to approve the resolution. Director Gray seconded the motion.

By a vote of 4-0-0 the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION M50-08-03

WHEREAS, Resident member of Unit 105 has requested authorization to install a Therapy Tub in her manor; and

WHEREAS, the Board has reviewed the request, the drawings, and consulted with outside professionals in the matter of installation of a Therapy Tub;

NOW THEREFORE BE IT RESOLVED, January 17, 2008 the Board of Directors of this Corporation on behalf of the Corporation hereby approves the installation of the requested Therapy Tub contingent upon the resident signing the Risk Management Agreement agreeing to the provisions outlined therein; and

RESOLVED FURTHER, that resolution M50-07-55 dated November 19, 2007 is hereby cancelled and rescinded; 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.

Members Dorothy Rochelle (101) and Molly Hayes (105) addressed the Board on the installation.

7. Financial and Budget Report:

a. GRF Finance Committee

Director Wurzel presented the Treasurer's report.

8. City of Laguna Woods:

Dr. Brenda Ross reported on behalf of the City of Laguna Woods.

9. Standing Committee Reports:

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

b. Business Planning Committee: No report was given.

c. Information and Orientation Committee: no report was given.

- d. **Architectural Control Committee:** President Mervis reported on behalf of the Architectural Control Committee.

10. GRF Committees:

- a. **Community Activities Committee:** No report was given.
- b. **Finance:** No report was given.
- c. **Broadband Services Committee:** No report was given.
- d. **Government and Public Relations Committee:** No report was given.
- e. **Bus Services Committee:** No report was given.
- f. **Select Audit Committee:** No report was given.

11. Golden Rain Foundation:

Milt Johns, General Manager, reported on the January 2, 2008 Golden Rain Foundation Board Meeting.

12. Administrators Report:

No report was given.

13. Discussion Items

None.

14. Resale & Leasing Report

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

Members Lorna Ingram (1161) and Joe Hathaway (901) commented on the resale and leasing report.

15. Directors' Forum

No comments were made under Directors' Forum.

Recess:

The meeting recessed at 3:20 P.M. and reconvened into Executive Session at 3:24 P.M.

During its November 15, 2007 Regular Executive Session Board Meeting, the Board reviewed and approved the Minutes from the October 18, 2007 Regular Executive Session; approved the recording of Notices of Default for Member ID 932-960-47, Member ID 932-960-62, Member ID 932-960-64, and Member ID 932-962-09; and discussed member discipline.

There being no further business to come before the Board, the meeting was adjourned at 3:37 P.M.

Keith Wallace, Secretary