

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

**November 19, 2009**

The Board of Directors of Laguna Woods Mutual Fifty, a California non-profit mutual benefit corporation, met at 2:00 P.M. on Thursday, November 19, 2009 at 24055 Paseo del Lago West, Laguna Woods, California.

**Directors Present:** Dick Gray Chair; Keith Wallace, Herb Harris

**Directors Absent:** Richard Wurzel

**Others Present:** Judie Zoerhof, Milt Johns, Kim Taylor

**1. Call to Order**

President Gray chaired the meeting and 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 Harris led the membership in the Pledge of Allegiance to the Flag.

President Gray announced the passing of Ruth Mervis and asked for a moment of silence.

President Gray introduced Director John Dalis who addressed the Board and Members. Director Dalis announced that he is a candidate for GRF and offered his qualifications.

Director Dalis answered questions from the Members and Board.

**3. Approval of the Minutes**

Without objection, the minutes of the Regular Meeting of October 29, 2009 were approved as submitted.

**4. President's Comments**

President Gray announced the Annual Meeting of the Members Meeting to be held December 3, 2009.

**5. Old Business**

No old business came before the Board.

**6. New Business**

**a. Approval of Change of Investment Portfolio**

Director Harris read a proposed resolution on approving the change of the investment portfolio. Director Wallace moved to approve the resolution. Director Harris seconded the motion.

By a vote of 2-0-0, the motion carried and the Board of Directors adopted the following resolution:

**RESOLUTION M50-09-75**

**WHEREAS**, Laguna Woods Mutual No. Fifty desires to increase the return on their investments and believes that the Corporation has adequate liquidity;

**NOW THEREFORE BE IT RESOVED**, November 19, 2009, that the Board of Directors of this Corporation hereby authorizes the Managing Agent of this corporation to enter into a contract to retain Merrill Lynch/BlackRock as investment manager; and

**RESOLVED FURTHER**, that the officers and agents of this corporation are hereby authorized on behalf of the Corporation to transfer \$1,100,000 of reserve investments from the non-discretionary fund to the discretionary fund to be managed by Merrill Lynch/BlackRock.

b. **Approval of Ad Hoc Carpet Committee and Appointees**

Director Harris read a proposed resolution on approving the Ad Hoc Carpet Committee and appointees. Director Wallace moved to approve the resolution. Director Harris seconded the motion.

By a vote of 2-0-0, the motion carried and the Board of Directors adopted the following resolution:

**RESOLUTION M50-09-76**

**RESOLVED**, November 19, 2009, that the Board of Directors of this Corporation on behalf of the Corporation hereby appoints an Ad Hoc Carpet Committee for the purpose of selecting a carpet for the California Room; and

**RESOLVED FURTHER** that the members of this committee are:

Richard Wurzel, Chair  
Lee Gitter  
Norma Koskoff  
Jean Bushell

**RESOLVED FURTHER**, that the sole purpose of this committee shall be to select colors and carpet for the California Dining room; and

**RESOLVED FURTHER**, that Resolution M50-09-69 adopted October 29, 2009 is hereby rescinded.

c. **Approval of Rate Increase for Use of Guest Suites**

Director Harris read the following proposed resolution approving a rate increase for use of the Guest Suite.

**RESOLUTION M50-10-**

**WHEREAS**, On October 18, 2007 Laguna Woods Mutual No. Fifty authorized changing the former nurses' quarters into a Guest Suite; and

**WHEREAS**, due to the high demand for use of the Guest Suite and the significant amount of staff time the Guest Suite reservations require;

**NOW THEREFORE BE IT RESOLVED**, January 21, 2010, that the Board of Directors of this Corporation hereby approves a one visit rate of \$80.00 per night; and

**RESOLVED FURTHER**, that Staff shall include the City's Transient Occupancy Tax of 10% of the per night rate for a total of \$88.00 per night; and

**RESOLVED FURTHER**, that the date of the new rate will be effective on February 1, 2010; and

**RESOLVED FURTHER**, that Resolution M50-08-06, adopted February 21, 2008 is hereby amended as per the room rate as attached to the official minutes of this meeting, and M50-09-44, adopted June 18, 2009 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.

Without objection, the Board postponed the resolution to the December meeting to satisfy the thirty-day notification requirement.

d. **Approve Recording of a Lien for Member ID 932-960-70**

Director Harris read a proposed resolution approving the recording of a lien for Member ID 932-960-70. Director Wallace moved to approve the resolution. Director Harris seconded the motion and discussion ensued.

By a vote of 2-0-0, the motion carried and the Board of Directors adopted the following resolution:

**RESOLUTION M50-09-77**

**WHEREAS**, Member ID 932-960-70 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**, November 19, 2009, that the Board of Directors hereby approves the recording of a Lien for Member ID 932-960-70; 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.

## **7. Discussion Items**

The Board discussed establishing a Marketing Committee and drafting a charter. The Board directed staff to notice a Special Open Board Meeting for the purpose of appointing members to a Marketing Ad-hoc Committee and a Director to fill the vacancy caused by the death of Ruth Mervis.

Member Morris Kliegman (1010) commented on the Special Meeting.

Ms. Zoerhof stated that the Board will be establishing a Resident Entertainment Committee and the Board reviewed the Activities Charter.

Member Ruth Goodman (905) commented on the Halloween party and thanked everyone involved.

President Gray debriefed the members on the Red Cross Academy with regard to major earthquakes and fire. President Gray suggested that it's up to individuals to prepare for such catastrophes and members should obtain a survival kit.

President Gray announced the Holiday Open House to be held on December 29, 2009 from 1:00 P.M. to 3:00 P.M. and Ms. Zoerhof updated the Board on the previous Open House.

Ms. Zoerhof updated the Board and Members on the report from Quinn/Tweedie. Ms. Zoerhof stated that a quarter page advertisement has been placed in the *Casta Courier* in Casta del Sol. Ms. Zoerhof discussed the website and internet with regard to advertising.

The Board discussed installing a wireless connection for the Key Club.

President Gray announced that a meeting will be held on November 30, 2009 regarding the sound system in Lortscher Hall.

The Board discussed the movie schedule in the Key Club and Lortscher Hall.

President Gray announced the Thanksgiving dinner schedule. The dinner will be held in the California Room from 3:00 P.M. to 7:00 P.M. and in the Crystal Room from 4:00 P.M. to 7:00 P.M.

**8. Members' Comments**

- Clara Zimmerman (358) commented on tipping at the Towers
- Ellie Wagner (851) commented on tipping at the Towers
- Marilyn Ruekberg (405) commented on gifts given during the holidays
- Morris Kliegman (1010) commented on taking taxes from gifts given for the holidays

**9. Financial and Budget Report:**

Director Wallace reported on the Financial and Budget Report.

Ms. Cathy Flores of Century 21 Super Stars reported on the marketing program, discussed the mutual owned properties, as well as the properties for sale and lease.

Member Morris Kliegman (1010) commented on units owned by the mutual.

Member Vickie Kasselheim (1056) commented on the leasing of units.

**10. Standing Committee Reports:**

- a. **Activities Committee:** Lorna Ingram reported on behalf of the Activities Committee.
- b. **Business Planning Committee:** No one reported on behalf of the Business Planning Committee.
- c. **Information and Orientation Committee:** Freda Sullivan reported on behalf of the Information and Orientation committee.
- d. **Architectural Control Committee:** No one reported on behalf of the Architectural Control Committee.

**11. GRF Committees:**

- a. **Community Activities Committee:** No report was given.
- b. **Broadband Services Committee:** Director Wallace reported on behalf of the Broadband Service Committee.
- c. **Government and Public Relations Committee:** President Gray reported on behalf of the GPRC Committee.
- d. **Bus Services Committee:** Director Harris reported on behalf of the Bus Services Committee.
- e. **Select Audit Committee:** Director Wallace reported on behalf of the Select Audit Committee.
- f. **Finance:** Director Wallace reported on behalf of the Finance committee.
- g. **Security Committee:** No report was given.

**12. Golden Rain Foundation**

Mr. Milt Johns reported on the November 3, 2009 Golden Rain Foundation Board Meeting.

**13. Resale and Leasing Reports**

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

**14. Administrator's Report**

No report was given.

**Directors' Forum**

There were no Director comments.

**Recess**

The meeting recessed at 3:40 P.M. and reconvened into Executive Session at 3:45 P.M.

**Summary of Previous Closed Session Meetings per Civil Code Section §1363.05**

During its October 29, 2009 Regular Executive Session Board Meeting, the Board approved the Minutes from the September 17, 2009 Regular Executive Session and the September 29, 2009 Special Executive Session; accepted a deed to a unit; considered setting foreclosure sale dates; and approved a payment plan for delinquent assessments; and discussed other delinquency matters.

There being no further business to come before the Board, the meeting was adjourned at 4:15 P.M.

---

Herb Harris, Assistant Secretary