

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

**March 18, 2010**

The Board of Directors of Laguna Woods Mutual Fifty, a California non-profit mutual benefit corporation, met at 2:00 P.M. on Thursday, March 18, 2010 at 24055 Paseo del Lago West, Laguna Woods, California.

**Directors Present:** Dick Gray Chair; Keith Wallace, Herb Harris, Richard Wurzel, Marilyn Ruekberg

**Directors Absent:** None

**Others Present:** Judie Zoerhof, Jerry Storage, Patty Kurzet

**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 Wurzel led the membership in the Pledge of Allegiance to the Flag.

**3. Approval of the Minutes**

Without objection, the minutes of the Regular Meeting of February 18, 2010 were approved as submitted.

**4. President's Comments**

President Gray thanked Staff for their efficiency in constructing the Information Kiosk to post information relevant to Realtors, residents and guests; he encouraged residents to learn how to bowl by playing the Wii game; and welcomed Mr. Jerry Storage as the new General Manager.

**5. Old Business**

**a. Approved Mutual Traffic Rules and Regulations**

The Board reviewed the following proposed resolution approving the Mutual's traffic rules and regulations policy:

**RESOLUTION-M50-10-**

**WHEREAS**, by way of Resolution M50-02-27 the Board of Directors of this Corporation adopted standards for traffic enforcement and in an effort to provide comprehensive traffic rules and regulations enforceable to the residents of Mutual Fifty, the standard has been revised to improve consistency within the community; and

**WHEREAS**, the Traffic Rules and Regulations are intended to adhere to and not contradict the California Vehicle Code and/or Davis-Stirling Act:

**NOW THEREFORE BE IT RESOLVED**, May 20, 2010, that the Board of Directors of this Corporation hereby adopts the Third Laguna Hills Mutual Traffic Rules and Regulations, as attached to the minutes of this meeting; and

**RESOLVED FURTHER**, that Resolutions M50-03-10 adopted April 17, 2003, M50-02-27 adopted June 20, 2002, and all previous resolutions regarding traffic rules and regulation policies are hereby superseded and cancelled; and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 Harris made a motion to approve the resolution. Director Wurzel seconded the motion.

Without objection, the Board postponed the resolution to the April meeting to conform to the 30-day notification requirements.

## **6. New Business**

### **a. Approval of Appointees to Nominating Committee**

Director Wallace read a proposed resolution approving the revised appointments to the Nominating Committee. Director Wallace moved to approve the resolution. Director Ruekberg seconded the motion.

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

### **RESOLUTION M50-10-24**

**WHEREAS**, Laguna Woods Mutual No. Fifty Bylaws, Article IX Section 1 states in part: "The Nominating Committee shall consist of three (3) to five (5) Mutual Members of the Corporation to hold office to the end of the calendar year in which appointed and until a successor has been elected and qualified."

**NOW THEREFORE BE IT RESOLVED**, March 18, 2010, that the Board of Directors of this Corporation hereby appoints the following members to serve on the Nominating Committee:

Lorna Ingram  
Leon Manheimer  
Shirley Prager  
Irving Wordes

Bill Masterson

**RESOLVED FURTHER**, that Resolution M50-10-20 adopted February 18, 2010 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.

b. **Approval of Appointees to Information and Orientation Committee**

Director Wallace read a proposed resolution approving the appointments to the Information and Orientation Committee. Director Wallace moved to approve the resolution. Director Harris seconded the motion.

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

**RESOLUTION M50-10-25**

**RESOLVED**, March 18, 2010, that the Board of Directors of this Corporation hereby appoints the following members to serve on the Information and Orientation Committee:

Freda Sullivan, Chair

Pat Matheny

Vicky Kasselheim

Jack Badiner

Anneliese Mendel

Sylvia Belzer

Peggy Herzog

Renee Merer

Nelson Perkins

Roslyn Kreeger

Irma Sachs

Edie Gray

Emma Mueller

Joy Gentle

**RESOLVED FURTHER**, that Resolution M50-10-21 adopted February 18, 2010 is hereby amended; 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.

c. **Approve Revised Ad Hoc Dress Committee Revised Dress Code**

Director Wallace read the following proposed resolution approving the revised dining room dress code policy. Director Wallace moved to approve the resolution. Director Wurzel seconded the motion.

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

**RESOLUTION M50-10-26**

**WHEREAS**, Mutual Fifty has maintained a dress code for each dining room since the inception of the Towers; and

**WHEREAS**, the Mutual Fifty Dress Code has not been restated since 2007; and

**WHEREAS**, good grooming (clothing, hair, face and hands) is expected at all times in the dining rooms and common areas; the following dress codes for the Towers dining rooms apply to both residents and their guests (for whom residents are responsible).

**NOW THEREFORE BE IT RESOLVED**, March 18, 2010 the Board of Directors of this Corporation on behalf of the Corporation hereby states the Mutual Fifty Dress Code Policy as follows;

In order to maintain the high standards of the Towers at Laguna Woods Village, the Board of Directors requests residents to read and adhere to the following Dress Code Policy:

Collarless tee shirts, tee shirts with printed offensive language, or tee shirts with logos are not allowed at any time; foot wear such as flip-flops, or thong sandals are not allowed in either dining room;

**CRYSTAL DINING ROOM**

Men are required to wear business suits, dress slacks, sport jackets, dressy professional attire, which includes a suit coat or sports jacket, collared shirts or turtleneck shirts with jackets as appropriate for gentlemen;

Ladies are required to wear dressy pant suits, dresses, or other dressy separates;

No hats, caps, or visors are to be worn in the Crystal dining room at any time;

## **CALIFORNIA DINING ROOM**

Men are required to wear dressy casual slacks and collared shirts or sweaters, men are not allowed to wear shorts or shirts without collars;

Women are required to wear dressy casual or resort wear separates, denim or jeans are allowed in the California Room only; shorts are not allowed at any time.

**RESOLVED FURTHER**, that in an instance where a possible violation of the Dress Code is observed, two members of the Board must agree that there is a violation; at that time the information regarding the violation will be communicated to the Administration Office Staff who will advise the resident by a polite, positive letter acknowledging the possibility of the alleged specific offense; and

**RESOLVED FURTHER**, that no sleep attire, bathrobes, bed clothing, or spa attire is allowed in the common area at any time; and

**RESOLVED FURTHER**, that Resolution M50-10-22 dated February 18, 2010 is hereby canceled and superseded; 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. **Approval to Decommission the Marketing Committee**

Absent objection, the Board agreed to decommission the Marketing Committee.

e. **Approve Supplemental Appropriation for Lortscher Hall Storm Drain Repair**

Director Wallace read the following proposed resolution approving a supplemental appropriation to repair the storm drain under Lortscher Hall. Director Wallace moved to approve the resolution. Director Harris seconded the motion.

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

### **RESOLUTION M50-10-27**

**WHEREAS**, during the recent severe winter storms, significant water came up through the floor in Lortscher Hall flooding the carpeted floor; and when a camera was put through the storm line, it showed that the drain had collapsed and filled with mud and water; and

**NOW THEREFORE BE IT RESOLVED**, March 18, 2010, that the Board of Directors of this Corporation hereby authorizes a supplemental appropriation in the amount of \$37,100 to be funded from the Contingency Fund to

abandon the storm drain under Lortscher Hall and divert the storm drains under Lortscher Hall and out of the building to existing exterior storm drains; 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.

f. **Approval of Recording Lien for Member ID 932-960-16**

Director Wallace read the following proposed resolution approving the recording of a Lien for Member ID 932-960-16. Director Harris moved to approve the resolution. Director Wurzel seconded the motion.

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

**RESOLUTION M50-10-28**

**WHEREAS**, Member ID 932-960-16 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**, March 18, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 932-960-16; 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**

President Gray commented on the resident satisfaction survey tied to the Marketing program to promote the Towers and encouraged residents to provide input for the survey.

President Gray encouraged residents to prepare for disasters and obtain earthquake disaster kits. Kits can be purchased through the Disaster Preparedness Task Force office in the Community Center.

President Gray commented on the implementation of inspections of the first floor patios to monitor damage from plantings that have become overgrown. These plantings are the responsibility of the owner of the unit.

President Gray stated that the Board is looking into its projected goals and encouraged residents to submit any goal they want the Board to look into.

President Gray reported that Staff is looking into refurbishing one of the Mutual-Owned "A" Units into a model home to better market those units.

#### **8. Members' Comments**

- Olive Guggenmos (455) commented on the Dining Room dress code
- Dr. Herb Parker (308) commented on the board actions
- Mary Wayman (860) commented on the condition of the benches outside the Dining Rooms

#### **9. Financial and Budget Report:**

Director Harris did not report on the Financial and Budget Report.

#### **10. Standing Committee Reports:**

- a. **Resident Entertainment Committee:** JoAnn Cramer reported on behalf of the Resident Entertainment Committee.
- b. **Business Planning Committee:** No report was given.
- c. **Information and Orientation Committee:** Freda Sullivan reported on behalf of the Information and Orientation committee.
- d. **Architectural Control Committee:** No report was given.
- e. **Marketing Committee:** Director Harris reported on behalf of the Marketing Committee and recognized the following residents for their service and efforts on the Marketing Committee: Herb Harris, Dick Gray, Richard Wurzel, Keith Wallace, Marilyn Ruekberg, Gary Damsker, Dan Gaitley, Gerry Shuirman, Darrel Haskell, Judie Zoerhof; Advisors: Ruth Goodman, Shirley Prager, Bob Rock.

#### **11. GRF Committees:**

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

#### **12. Golden Rain Foundation**

Mr. Storage commented on his new position as General Manager and thanked Mr. Johns' for his success as a leader of the Community for 24 years. Mr. Storage commented on moving forward and his commitment to continue serving the Community in the best way possible.

Mr. Storage reported on the March 2, 2010 Golden Rain Foundation Board Meeting.

### **13. Resale and Leasing Reports**

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

- Edie Gray (1211) commented on refurbishing a GRF Bus for the Towers' mutual exclusive use.
- Clara Zimmerman (358) commented on microphone use during the Board meetings and the efficient catering service.
- Lorna Ingram (1161) commented on having the Board meetings in the Key Club.

### **14. Administrator's Report**

No report was given.

### **Directors' Forum**

There were no Director comments.

### **Recess**

The meeting recessed at 3:00 P.M. and reconvened into Executive Session at 3:04 P.M.

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

During its February 18, 2010 Regular Executive Session Board Meeting, the Board approved the Minutes from the January 21, 2010 Regular Executive Session; approved one delinquency assessment write off; considered setting foreclosure sale dates; and discussed other delinquency matters.

There being no further business to come before the Board, the meeting was adjourned at 4:21 P.M.

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Keith Wallace, Secretary