

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

**July 15, 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, July 15, 2010 at 24055 Paseo del Lago West, Laguna Woods, California.

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

**Directors Absent:** Keith Wallace

**Others Present:** Judie Zoerhof, 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 Ruekberg led the membership in the Pledge of Allegiance to the Flag.

**3. Approval of the Minutes**

The Board reviewed and approved minutes of the Regular Meeting of June 27, 2010, the Special Budget Planning Agenda Preparation Meeting of June 22, 2010, and the Special Business Planning Meeting (version 1) of June 24, 2010.

**4. President's Comments**

President Gray reminded the Board and Members to take precautions during the hot weather.

**5. Old Business**

**a. Approve Policy on lost or damaged Access Control Cards**

The Assistant Secretary of the Corporation read a proposed resolution approving a policy on lost or damaged Access Control Cards. Director Harris moved to approve the resolution. Director Ruekberg seconded the motion.

Director Wurzel made a motion to charge a cost of \$5.00 for the replacement of lost or damaged Access Control Cards. The motion failed due to a lack of a second.

By a vote of 2-1-0 (Director Wurzel opposed), the original motion carried and the Board of Directors adopted the following resolution:

### **RESOLUTION M50-10-50**

**WHEREAS**, the existing policy for the replacement of Access Control Cards makes provision for lost cards to be replaced at a cost of \$10.00, it does not make provision for damaged or broken cards;

**NOW THEREFORE BE IT RESOLVED**, July 15, 2010, that the Board of Directors of this Corporation on behalf of the Corporation hereby institutes a policy stating:

All Access Control cards whether lost or damaged will be replaced at a cost of \$10.00.

**RESOLVED FURTHER**, Access Control Cards should be returned to the Towers Administration Office on the second floor of Tower I at the time of sale or lease of the unit; and

**RESOLVED FURTHER**, that Resolution M50-08-05, adopted February 21, 2008 is hereby amended; and

**RESOLVED FURTHER**, that the officers and agents of this corporation on behalf of the corporation are hereby authorized to carry out the purpose of this resolution.

## **6. New Business**

### **a. Approve the Inspectors of Election**

Director Ruekberg read a proposed resolution approving the Inspectors of Election for the 2010 Director Election. Director Harris moved to approve the resolution. Director Ruekberg seconded the motion.

Members Anne Gilbert (1403), Herb Parker (308) commented on the resolution.

By a vote of 2-1-0 (Director Wurzel opposed), the motion carried and the Board of Directors adopted the following resolution:

### **RESOLUTION M50-10-51**

**WHEREAS**, the Duties of the Inspectors of Election of Homeowner Associations have been significantly expanded by law; and

**WHEREAS**, the Laguna Woods Mutual No. Fifty Board of Directors has as its criteria conducting an efficient and accurate election;

**NOW THEREFORE BE IT RESOLVED** July 15, 2010 that the Board of Directors of this Corporation hereby appoints the following Accounting Firm as Inspectors of Election for the counting of ballots for the 2010 Election of

Directors of this Corporation to be held on Thursday, December 2, 2010 at 10:00 A.M.

Schonwit & Associates

b. **Approve Contract with Guckenheimer Enterprises, Inc.**

Director Ruekberg read a proposed resolution entering into an agreement with Guckenheimer Enterprises, Inc. to furnish food service. Director Harris moved to approve the resolution. Director Ruekberg seconded the motion.

Members Mary Wayman (860), Herb Parker (308), Vicky Kasselheim (1056), Henry Nahoum (1306), Darrell Haskell (1013), Leon Manheimer of (802), commented on the resolution.

A motion was made by Director Wurzel to renegotiate the proposed agreement with Guckenheimer, the motion failed due to a lack of a second.

By a vote of 2-1-0 (Director Wurzel opposed), the original motion carried and the Board of Directors adopted the following resolution:

**RESOLUTION M50-10-52**

**WHEREAS**, Guckenheimer Enterprises has had the food service contract with Laguna Woods Mutual No. Fifty since 1992; and

**WHEREAS**, Guckenheimer management has increased their efforts to provide Mutual Fifty with quarterly reports and variance reports; and

**WHEREAS**, 2010 Food Service Survey results shows membership satisfaction with Guckenheimer Food Service;

**WHEREAS**, Guckenheimer has demonstrated their sincere desire to serve high quality fine food to Mutual Fifty members while striving for excellent service and economy;

**NOW THEREFORE BE IT RESOLVED**, July 15, 2010, that the Board of Directors of this corporation on behalf of the corporation hereby authorizes Staff to enter into a agreement with Guckenheimer Enterprises, Inc. to furnish food service to this corporation, for a five (5) year term beginning September 1, 2010 and ending August 31, 2015; and

**RESOLVED FURTHER**, that the officers and agents of this corporation are hereby authorized, on behalf of the corporation, to take such action as they deem necessary to carry out the purpose of this resolution.

c. **Appoint Director to GRF Community Revitalization Ad Hoc Committee**

Director Harris made a Motion to table the appointment of a director to GRF Community Revitalization Ad Hoc Committee. Director Ruekberg seconded the motion.

By a vote of 3-0-0, the motion carried.

d. **Approve Recording of Lien for Member ID 932-961-27**

Director Ruekberg read a proposed resolution approving recording a Lien for Member ID 932-961-27. Director Harris moved to approve the resolution. Director Ruekberg seconded the motion.

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

**RESOLUTION M50-10-53**

**WHEREAS**, Member ID 932-961-27 is currently delinquent to Laguna Woods Mutual Number 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**, July 15, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 932-961-27; 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.

e. **Approve Recording of Lien for Member ID 932-962-66**

Director Ruekberg read a proposed resolution approving recording a Lien for Member ID 932-962-66. Director Harris moved to approve the resolution. Director Ruekberg seconded the motion.

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

**RESOLUTION M50-10-54**

**WHEREAS**, Member ID 932-962-66 is currently delinquent to Laguna Woods Mutual Number 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**, July 15, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 932-962-66; 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. **Approve Recording of Lien for Member ID 932-962-25**

Director Ruekberg read a proposed resolution approving recording a Lien for Member ID 932-962-25. Director Harris moved to approve the resolution. Director Ruekberg seconded the motion.

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

**RESOLUTION M50-10-55**

**WHEREAS**, Member ID 932-962-25 is currently delinquent to Laguna Woods Mutual Number 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**, July 15, 2010, that the Board of Directors hereby approves the recording of a Lien for Member ID 932-962-25; 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 2011 budget meetings and encouraged residents to attend.

President Gray commented on the necessity for residents to prepare for disasters and encouraged residents to obtain earthquake disaster kits. President Gray announced the California Shakeout is scheduled for this October.

President Gray stated that the patios are the Members responsibility and further discussed the current policy with regard to responsibility.

Judie Zoerhof reported on the success of the Open House held on June 3, 2010 and announced that the next Open House is scheduled for September 14, 2010.

President Gray announced the Resident Holiday Boutique will be held on October 28, 2010.

President Gray commented on the work performed by the Nominating Committee. Ms. Zoerhof stated that the Nominating Committee will begin their interview process next week and further stated that their report is due to the Board on October 1, 2010.

President Gray commented on the dining room temperatures stating that the survey conducted had recommended that the dining room not be lower than 74 degrees and not higher 80 degrees.

President Gray commented on the lighting in the Crystal Room stating that some members would like less light in the Crystal Room in an effort to save money. President Gray further stated that the Board is considering turning down some of the lights on a trial basis.

President Gray updated the Board on the current phase of elevator work and stated that phase one, the replacement of the computer boards in the elevators, went very well.

President Gray reported on the website statistics with regard to the ad campaign and Ms. Zoerhof explained the difference between a bounce and a hit with regard to visiting a website.

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

- Anne Gilbert (1403) commented on leasing and buying manors at the Towers
- Joe Hathaway (901) commented on temperatures in the dining room.

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

Director Harris reported on the Financial and Budget Report.

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

- Resident Entertainment Committee:** JoAnn Cramer (Staff) reported on behalf of the Resident Entertainment Committee.
- Business Planning Committee:** Director Harris announced that the next Business Planning meeting will be held on July 27.
- Information and Orientation Committee:** Freda Sullivan reported on behalf of the Information and Orientation committee.
- Architectural Control Committee:** No report was given.
- Marketing Committee:** No report was given.

#### **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:** Director Harris reported on behalf of the Select Audit Committee.
- f. **Finance:** No report was given.
- g. **Security Committee:** No report was given.
- h. **Golf Building Ad Hoc Committee:** Member Joe Hathaway reported on behalf of the Golf Building Ad Hoc Committee.

## 12. **Golden Rain Foundation**

Ms. Zoerhof reported on the July 6, 2010 Golden Rain Foundation Board Meeting.

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

Ms. Zoerhof 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 3:30 P.M. and reconvened into Executive Session at 3:35 P.M.

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

During its June 17, 2010 Regular Executive Session Board Meeting, the Board approved the Minutes from the April 15, 2010 Regular Executive Session and the Minutes from the May 6, 2010 Special Executive Session; considered setting foreclosure sale dates; authorized five delinquent assessment write-offs; approved the recording of a Notice of Default for Member ID 932-960-16; and accepted a deed to a unit.

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

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Marilyn Ruekberg, Assistant Secretary