

**MINUTES OF THE 2011 BUSINESS PLANNING
AGENDA PREPARATION MEETING OF BOARD OF DIRECTORS OF
LAGUNA WOODS MUTUAL NO. FIFTY
A CALIFORNIA NONPROFIT MUTUAL BENEFIT CORPORATION
July 23, 2010**

The Board of Directors of Laguna Woods Mutual Fifty, a California nonprofit mutual benefit corporation, met at 2:00 P.M. on Friday, July 23, 2010 in the Towers Administration Conference Room at 24055 Paseo del Lago West, Laguna Woods, California.

Members Present: Richard Gray, Marilyn Ruekberg, Richard Wurzel, Herb Harris, Keith Wallace

Members Absent: None

Staff Present: Judie Zoerhof, Janet Price, Betty Parker

CALL TO ORDER

Richard Gray, Board President, called the meeting to order at 2:10 P.M.

Janet Price, Finance and Administration Director, reviewed with the Board the proposed 2011 Business Plan – Version 2 that will be presented on July 27. Further, Ms. Price advised the Board that the GRF Finance Committee met on July 22 and voted to reduce their business plan by \$5.24 per unit per month (PUPM). The Mutual Fifty Board can choose to let this reduction flow to the bottom line and reduce assessments, or increase contributions to reserves.

Director Harris asked about write-offs and was told the best estimate of allowance for uncollectible accounts is found on Line 18 of the proposed Business Plan. Ms. Price clarified that the Contingency Fund cannot be used again for write-offs after 2010 due to depletion of the fund balance.

Director Harris made a motion to increase contributions to Contingency Fund by \$10.00 PUPM to accumulate funds and increase the reserve balance. The motion was revised by Mr. Harris to increase contributions by \$5.00 PUPM. Ms. Price suggested that any action should be taken at the Special Board Business Planning Meeting on July 27. No vote was taken.

The proposed Business Plan assumes that the Mutual will own 11 units in 2011, of which 4 will be leased. A member asked about the remaining 7 non-productive units. Ms. Price indicated that every member will be paying approximately \$58 PUPM to compensate for the non-productive units. The corresponding expense can be found on line 41 of the proposed Business Plan.

A member asked about extra food being ordered in the dining room or room service that is actually for caregivers, not members. Guckenheimer has monitored the situation and feels that the occurrence is minimal.

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Another member asked about increasing the frequency of the Sunday brunches. The results of a three-month trial will be evaluated by the Board.

ADJOURNMENT

The meeting was adjourned at 3:26 P.M.

Keith Wallace, Secretary