

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

July 21, 2011

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 21, 2011 at 24055 Paseo del Lago West, Laguna Woods, California.

Directors Present: Ryna Rothberg, Chair; Herb Harris; Marilyn Ruekberg; Keith Wallace; and Darrell Haskell

Directors Absent: None

Others Present: Judie Zoerhof, Jerry, Storage, Kim Taylor

1. Call to Order

President Rothberg 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.

3. Approval of the Minutes

The Board reviewed and approved without objection the minutes of the Regular Meeting of June 16, 2011.

4. President's Comments

President Rothberg expressed her gratitude to the residents for attending the agenda meeting and announced that the 2012 budget planning meeting will be held on Monday, July 25, 2011.

5. Members' Comments

- Richard Wurzel (961) commented on the tile floor in front of the two dining rooms, the bathroom remodel, the food menu, and consideration of a back-up Board.
- Lee Gitter (610) commented on people slipping, using a key to enter a room, and grocery carts.
- Ann Gilbert (1403) stated that she loves the Towers and thanked the Board for their hard work.
- Herbert Parker (308) commented on the work of the Board, the budget, and advertising.
- Henry Nahoum (1306) commented about the Towers finances, the budget, the quality of food served, and improving the facilities of the Towers.
- Vicky Kasselheim (1056) commented on the type of prospective buyers for the Towers.

- Eleanor Wagner (851) commented on discrimination.
- Nora Neustaedter (763) commented on the food served.
- Lillian Lever (551) commented on discrimination.
- Mary Wayman (860) commented on the food served.
- Morton Bender (207) commented on assisted living facilities.
- Lorna Ingram (1161) commented on the needs of current residents.

6. Consent Calendar

There were no items under "Consent Calendar".

7. Old Business

No old business came before the Board.

8. New Business

Administrator Judie Zoerhof updated the Board on the two 450-ton chillers that run in tandem to cool the Towers. Ms. Zoerhof stated that over the first weekend in July, both chillers simultaneously failed and were down for a brief period of time. One chiller had a part that had become loose and was repaired expeditiously. The other chiller leaked air and had to be completely disassembled and have all the seals replaced. Due to the required labor for a complete rebuild and need for replacement Freon, Staff anticipates a large repair bill. The Board discussed the need to establish funding for the chiller repairs that were required the first week of July 2011.

Secretary, Wallace read a proposed resolution for the chiller repair using existing Reserve Expenditure Item P11004—Mechanical/ Plumbing/Electrical. Director Harris made a motion to approve the resolution. Director Ruekberg seconded the motion. Discussion ensued.

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

RESOLUTION M50-11-45

WHEREAS, one of two chillers failed and repairs required a rebuild of the chiller to replace the seals at an approximate cost of \$16,500;

WHEREAS, Capital Plan item P11004 is contingency of \$31,650 for the repair or replacement of fan coil units, exhaust fans, make-up air units, and distribution piping;

WHEREAS, chiller repair falls under the same genre as the repair on items included in Item P11004;

NOW THEREFORE BE IT RESOLVED, July 21, 2011 that the Board of Directors of this Corporation on behalf of the Corporation hereby approves chiller repair to be funded using Capital Plan item P11004; 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.

At the Boards direction, staff investigated pricing and design of the guest dinner ticket that more adequately reflected the quality dining at the Towers. The Board had stipulated that the new guest dinner ticket be colored and easily identifiable with tear-off capability and consecutive numbering.

Secretary Wallace read a proposed resolution to approve the new design for Guest Dinner tickets. Director Harris moved to approve the resolution. Director Ruekberg seconded the motion. Discussion ensued.

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

RESOLUTION M50-11-46

WHEREAS, a new design for Guest Dinner tickets gives greater aesthetic impact while including sequential numbering for accounting purposes, and added color for easier recognition in the dining room;

NOW THEREFORE BE IT RESOLVED, July 21, 2011 that the Board of Directors of this Corporation on behalf of the Corporation hereby approves a supplemental appropriation of \$1,000 from the Contingency Fund for the printing of 10,000 Guest Dinner Tickets; 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.

9. Discussion Items

Ms. Zoerhof gave the Marketing Report. Advertising has appeared in *Life After 50* magazine, the *Costa Courier*, and the *Senior Reporter*. The *Tolucan Times* will feature a cover story on the Towers. All of this publicity features the Open House on August 11. The Open House will be conducted at the same time as the Hoedown for residents in Lortscher Hall

Ms. Zoerhof updated the Board on the bathroom restoration project stating that testing of the tile and walls has been done to determine whether lead or asbestos is involved. If the testing is positive, abatement will need to be done. All of the new tile, fixtures, and lighting have been ordered.

Judie Zoerhof updated the board on the unit refurbishing project stating that everything is moving smoothly, and Staff is currently working on the last three units. It is Staff's intention to have as many units ready for the Open House as possible.

Member Michael Fabricant (455) commented on the current selling prices of the units at the Towers.

10. Financial and Budget Report – Herb Harris

Director Harris gave the financial and budget reports.

11. Standing Committee Reports:

- **Resident Entertainment Committee:** JoAnn Cramer reported on behalf of the Resident Entertainment Committee.
- **Business Planning Committee:** Director Harris announced the upcoming Business Planning meetings to discuss the 2012 Budget.
- **Orientation Committee:** Director Ruekberg reported on behalf of the Orientation Committee.
- **Architectural Control Committee:** No report was given.

12. GRF Committees:

- **Community Activities Committee:** No report was given.
- **Broadband Services Committee:** Director Harris reported on behalf of Broadband Services Committee.
- **Government and Public Relations Committee:** Director Rothberg reported on behalf of the Government and Public Relations Committee.
- **Bus Services Committee:** Director Harris reported on behalf of the Bus Services Committee.
- **Select Audit Committee:** No report was given.
- **Finance:** Director Harris reported on behalf of the Finance Services Committee.
- **Security Committee:** No report was given.
- **Land Use Committee:** Director Harris reported on behalf of the Land Use Committee.

13. Golden Rain Foundation

Mr. Jerry Storage reported on the July 5, 2011 Golden Rain Foundation Board Meeting and provided updates on other current GRF projects.

14. Resale and Leasing Reports

Mr. Jerry Storage reported on the resale and leasing activity at the Towers. He noted that inventory was down and leases and sales were up in the Towers, but this statistic was not reflected in the rest of the community.

15. Administrator's Report

No report was given.

16. Directors' Forum

No comments were made.

Recess

The meeting recessed at 3:25 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 Regular Executive Session meeting of June 16, 2011, the Board reviewed and approved the minutes of the May 19, 2011 Regular Executive Session; authorized one delinquency write-off; accepted the deed to two units; approved one notice of default; and discussed member disciplinary matters.

There being no further business to come before the Board, the meeting was adjourned at 3:40 P.M.

Keith Wallace, Secretary