

**MINUTES OF THE REGULAR MEETING OF THE
BOARD OF DIRECTORS OF UNITED LAGUNA HILLS MUTUAL
A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION**

November 14, 2006

The Regular Meeting of the Board of Directors of United Laguna Hills Mutual, a California Non-Profit Mutual Benefit Corporation, met on Tuesday November 14, 2006, at 9:30 A.M. at 24351 El Toro Road, Laguna Woods, California.

Directors Present: Beth O'Brien, Jan McLaughlin, Linda Wilson, Jim McNulty, Bevan Strom, Mary Stone, Burns Nugent, John Dalis, Marty Rubin, Maxine McIntosh

Directors Absent: Ken Hammer

Others Present: Milt Johns, Patty Fox, Janet Price (10:12 A.M. – 10:25 A.M.)
Executive Session: Milt Johns, Patty Fox, Cris Trapp

The Board rescheduled its Regular Executive Session Meeting to be held prior to the Regular Open Session Meeting and called the meeting to order at 8:30 A.M. to discussion litigation issues.

CALL TO ORDER

Beth O'Brien, President of the Corporation, chaired the meeting, and stated that it was a Regular Meeting held pursuant to notice duly given. A quorum was established and the meeting was called to order at 9:30 A.M.

A moment of silence was held to honor the US Troops serving our country and those placed in harm's way.

PLEDGE OF ALLEGIANCE

Director Jan McLaughlin led the Pledge of Allegiance to the Flag.

ACKNOWLEDGEMENT OF PRESS

Cheryl Walker of the Laguna Woods Globe, and the Channel 6 Camera Crew, by way of remote cameras, were acknowledged as present.

MEMBER COMMENTS

- Kay Margason (510-C) commented on the Management Agreement
- Barbara Weisgerber (2140-B) commented on the Mutual's Reserve Plan
- Mary Wall (239-D) commented on her record request
- Ilse Garrett (488-D) commented on exterior door colors
- Toni Nelson (707-B) commented on exterior door colors
- Jerry Sheinblum (3488-C) announced the next CCA Townhall Forum

APPROVAL OF AGENDA

The agenda was approved as submitted.

APPROVAL OF MINUTES

The Minutes of the Regular Meeting of September 12, 2006 were approved as amended by adding the words "after legal review" after the words "United Looks Ahead Committee" in the 2nd paragraph on page 11.

The Minutes of the Special Meeting of October 4, 2006 were approved as amended by adding the name "Director Jim McNulty" and revising the time from "9:53 A.M." to "8:53 A.M." in the 6th paragraph on page 1.

The Minutes of the Organizational Meeting of October 10, 2006 were approved as submitted.

The Minutes of the Special Meeting of October 20, 2006 were approved as amended by revising the date from "December 19, 2006" to "December 12, 2006" in the resolution on page 8, and revising the word "commended" to "commented" in the 5th paragraph on page 13.

OLD BUSINESS

Director Mary Stone made a motion to remove from the table the motion to approve an electronic recordation policy. Director Linda Wilson seconded the motion and the motion carried.

Discussion ensued.

By a vote of 9-0-0 the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 01-06-114

WHEREAS, the written recording of minutes/reports is an essential function of any corporate business entity and serve as prima facie evidence of what transpired at the meeting; and thus there is no compelling need for personal electronic recordation of any of the meetings of the association; and

WHEREAS, by way of Channel 6, the meetings of the Board of Directors of United have been electronically recorded for years and are thus available to all units within the Mutual both as live broadcasts as well as reruns and by way of purchase from GRF;

NOW THEREFORE BE IT RESOLVED, November 14, 2006 that the Board of Directors of this Corporation will continue to use Broadband Services provided by GRF to electronically record and broadcast meetings of the Board of Directors and hereby disallows electronic recordation of any other kind at any meeting of the association; and

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

A discussion was held relative to the barbed wire along the Community's perimeter walls. No action was taken.

NEW BUSINESS

The Secretary of the Corporation, Director Bevan Strom, read the proposed changes to the Committee Appointments resolution. Director Wilson moved to approve the resolution. Director Stone seconded the motion.

By a vote of 9-0-0 the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 01-06-115

RESOLVED, November 14, 2006, that the following persons are hereby appointed to serve the corporation in the following capacities:

Officers

Beth O'Brien, President
Jan McLaughlin, 1st Vice President
Ken Hammer, 2nd Vice President
Bevan Strom, Secretary
Jim McNulty, Treasurer

Architectural Standards and Variances Committee

Jan McLaughlin, Chair
Mary Stone, Vice Chair
Ken Hammer
Maxine McIntosh
Marty Rubin

Advisors: Sally DeBelles, Conrad Hassoldt

Finance Committee

Jim McNulty, Chair
Linda Wilson, Vice Chair
Bevan Strom
Burns Nugent
John Dalis
Advisors: Paul Vogel

Landscape Committee

Linda Wilson, Chair
Ken Hammer, Vice Chair

Bevan Strom
Maxine McIntosh
Marty Rubin
Advisors: Mary Kay Tibbetts, Jac Wyman

New Resident Orientation

Per Rotation List

Planning & Project Development

Bevan Strom, Chair
Burns Nugent, Vice Chair
Jan McLaughlin
Jim McNulty
Mary Stone
Advisor: Lloyd Foster, TBA

Resident Relations (Ombudsman)

Linda Wilson, Chair
John Dalis, Vice Chair

Select Audit

Jim McNulty
Linda Wilson

Traffic Court

Linda Wilson, Chair
Maxine McIntosh, Vice Chair
Per Rotation List

RESOLVED FURTHER, that Resolution 01-06-101, adopted October 20, 2006 is hereby superseded and cancelled.

CHAIR'S REMARKS

President O'Brien reported that she and other Board Presidents met with Delegates from Shanghai, China who were proposing to build a community similar to Laguna Woods Village. President O'Brien informed the membership that the Delegates gave the Community a framed replica of a Chinese warrior which will be displayed in the Community Center Lobby.

Ms. Janet Price entered the meeting at 10:12 A.M.

GENERAL MANAGER'S REPORT

Mr. Milt Johns updated the Membership on the Gate 14 Emergency Access Road construction project and on GRF's proposed joint venture to obtain property entitlements.

FINANCE REPORT

Director Jim McNulty reported on the Treasurer's Report and the Finance Committee.

Ms. Janet Price left the meeting at 10:25 A.M.

CONSENT CALENDAR

By way of consensus the consent calendar was approved and the following actions were taken:

Architectural Standards and Variances Committee:

RESOLUTION 01-06-116

RESOLVED, November 14, 2006 that the request of Ms. Ruth Zehner of 157-C Avenida Majorca for the Mutual to install a light in front of her manor is hereby approved; and

RESOLVED FURTHER, that such installation shall be funded through the General Maintenance Section of the Mutual's 2006 Business Plan.

RESOLUTION 01-06-117

RESOLVED, November 14, 2006 that the request of Mr. and Mrs. Thomas Braim of 186-C Avenida Majorca to convert their Living Room window to a sliding glass door with a concrete slab onto common area is hereby denied.

RESOLUTION 01-06-118

RESOLVED, November 14, 2006 that the request of Ms. Phyllis Dalrymple of 549-A Via Estrada to install a washer and dryer inside the closet of Bedroom Two of her manor is hereby approved; and

RESOLVED FURTHER, that all future costs and maintenance associated with the subject alteration, including any damage resulting to Mutual property, are the responsibility of the Mutual Member(s) at 549-A; and

RESOLVED FURTHER, that the Mutual Member must submit for review plans detailing all plumbing and electrical changes. The plans must be verified and approved by the City of Laguna Woods thereby indicating that the manor's plumbing and electrical systems can accommodate the added burden placed upon them by the washer and dryer; and

RESOLVED FURTHER, that all required Mutual and City of Laguna Woods permits must be obtained and the appropriate City of Laguna Woods permit numbers must be submitted to the Mutual through the Permits and

Inspections office located in the Laguna Woods Village Community Center;
and

RESOLVED FURTHER, that the Mutual Member at 549-A, prior to installation, is required to have the 2" drain line cleaned out by the Mutual at the Member's expense, and provide pictures, taken by an outside contractor, of the cleaned line to the Permits and Inspections office to ensure the line's maximum ability to accommodate the additional discharge of water.

Landscape Committee Recommendation:

No Recommendations. Monthly meeting was not held.

Finance Committee Recommendation:

RESOLUTION 01-06-119

WHEREAS, Member ID 947-366-90 is currently delinquent to United Laguna Hills Mutual with regard to the monthly assessment in an amount exceeding \$1800; 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 14, 2006 that the Board of Directors hereby approves the recording of a Lien for Member ID 947-366-90; 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.

RESOLUTION 01-06-120

WHEREAS, Member ID 947-370-87 is currently delinquent to United Laguna Hills Mutual with regard to the monthly assessment in an amount exceeding \$1800; 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 14, 2006 that the Board of Directors hereby approves the recording of a Lien for Member ID 947-370-87; 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.

RESOLUTION 01-06-121

WHEREAS, Member ID 947-396-11 is currently delinquent to United Laguna Hills Mutual with regard to the monthly assessment in an amount exceeding \$1800; 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 14, 2006 that the Board of Directors hereby approves the recording of a Lien for Member ID 947-396-11; 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.

RESOLUTION 01-06-122

WHEREAS, Member ID 947-400-14 is currently delinquent to United Laguna Hills Mutual with regard to the monthly assessment in an amount exceeding \$1800; 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 14, 2006 that the Board of Directors hereby approves the recording of a Lien for Member ID 947-400-14; 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.

RESOLUTION 01-06-123

WHEREAS, Member ID 947-418-06 is currently delinquent to United Laguna Hills Mutual with regard to the monthly assessment in an amount exceeding \$1800; 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 14, 2006 that the Board of Directors hereby approves the recording of a Lien for Member ID 947-418-06; 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.

COMMITTEE REPORTS and SERVICES

Director Jan McLaughlin reported from the Architectural Standards and Variances Committee.

By way of consensus, the Board waived the reading of the following proposed resolution to approve the Architectural Standards and Variances Committee Charter:

United Laguna Hills Mutual
Architectural Standards and Variances Committee Charter

RESOLUTION 01-07

RESOLVED, January 9, 2007, that pursuant to Article VII, Section I of the Bylaws, a Architectural Standards and Variances Committee is hereby established as a standing committee of this Corporation; and

RESOLVED FURTHER, that the Committee shall perform the duties and responsibilities imposed upon all standing committees as set forth in the current resolution entitled "General Duties of Standing Committees;" and

RESOLVED FURTHER, that the Committee shall establish and maintain a working liaison with the Managing Agent's organization to develop, review, uphold and enforce the rules and regulations that govern the Corporation's requirements with respect to Architectural Standards and Variance Requests; and

RESOLVED FURTHER, that Architectural review procedures for standards and variances shall be considered based on, but not limited to, the following criteria:

- Aesthetic Impact (Building, Common Area, Neighbors)
- Cost Impact (Original installation, Repair and Maintenance)
- Conformity to Local and State Building Codes
- Conformity to the Mutual requirements with respect to Davis-Stirling
- Conformity to the Mutual governing documents
- Value Impact (Resales, Other)

RESOLVED FURTHER, that the Committee shall recommend requirements that all structural alterations and all other physical changes to the dwelling unit, both within and without performed by an individual Member shall not be performed without prior written consent of the Corporation, either by ensuring the Member follows current, established Alteration Standards, or by utilizing the Variance Request process; and further, that all alterations installed by the Member or any predecessor of the Member, shall be repaired and maintained at the Member's sole expense, whether the repairs and maintenance are performed by the Corporation or by a Member's licensed contractor; and

RESOLVED FURTHER, that the Committee shall review and recommend revisions to the Corporation's Alterations Standards regularly, and develop new Standards as needed, and recommend changes to the Board. Work closely with any and all established subcommittees in this regard; and

RESOLVED FURTHER, that the Committee shall forward to the Board any legal interpretations, or changes in law that may impact the Board's decision with respect to the development and revision of standards and variances; and

RESOLVED FURTHER, that the Committee shall review and recommend to the Board of Directors disposition of requests for variances from the Alteration Standards with findings for the recommended action; and

RESOLVED FURTHER, that the Committee shall review and recommend to the Board of Directors disposition of requests for modifications, additions or deletions of sidewalks, ramps, handrails, street lights, walkway lights, and the like; and

RESOLVED FURTHER, that the Committee shall perform such other tasks as may be assigned by the President or Board of Directors; and

RESOLVED FURTHER, that Resolution U-99-39, adopted April 13, 1999 and Resolution U-89-77, adopted September 26, 1989 are hereby superseded and cancelled.

*****NOTE:** *ULHM property including grounds and structure are owned by the Mutual and not any individual Member.*

The United ASV Committee does not seek to restrict individual creativity or personal preference, but rather to help assure the continuity in design which will help preserve and improve the appearance of the Mutual and enhance property values of all Members of the Mutual.

Director McLaughlin made a motion to approve the resolution. Director Maxine McIntosh seconded the motion.

Director McNulty made a motion to table the resolution to satisfy the required statutory thirty-day notice requirements. Director McLaughlin seconded the motion and the motion carried unanimously.

Director Linda Wilson reported from the Landscape Committee.

Director Bevan Strom reported from the Planning and Project Development Committee.

Director Linda Wilson reported from the Resident Relations Information Services.

Director Bevan Strom reported from the Election Procedures Ad Hoc Committee.

By way of consensus, the Board dissolved the Election Procedures Ad Hoc Committee.

The Directors reported from the GRF Committees to which they are assigned.

DIRECTORS' FORUM

- Director Dalis wished the Membership a Happy Thanksgiving
- Director McIntosh reminded the Membership to be patient with maintenance services during the rainy season
- Director McNulty commented on the barbed wire issue
- Director Rubin expressed his sentiments on working with the Board
- President O'Brien wished the Community a wonderful Thanksgiving

MEETING RECESS

The Regular Open Session Meeting recessed at 10:56 A.M. and reconvened back into the Regular Executive Session at 11:11 A.M.

During its November 3, 2006 Special Executive Session, the Board discussed contractual matters.

The Traffic Committee of the Board met in Executive Session on September 20, 2006 and October 18, 2006 to discuss member disciplinary issues.

ADJOURNMENT

With no further business before the Board of Directors, the meeting was adjourned at 3:35 P.M.

Bevan Strom, Secretary