

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

August 14, 2007

The Regular Meeting of the Board of Directors of United Laguna Hills Mutual, a California Non-Profit Mutual Benefit Corporation, met on Tuesday August 14, 2007, 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, Burns Nugent, John Dalis, Ken Hammer, Marty Rubin, Maxine McIntosh, Mary Stone

Directors Absent: None

Others Present: Milt Johns, Patty Fox
Executive Session: Milt Johns, Patty Fox, Cris Trapp

CALL TO ORDER

Jan McLaughlin, First Vice 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 Marty Rubin 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

- Helen Ensweiler (2121-S) commented on landscaping service
- Casandra Kirk (72-B) commented on her Appeal and stumps along the carport walls
- Mary Wall (239-D) commented on the delivery of appliances and rats
- Iris Gorin (828-Q) commented on staff expenditures, GRF surplus, and CC&Rs
- Connie Grundke (2214-B) commented on solving problems and hiring a forensic auditor
- Len Peverieri (76-P) commented on GRF expenditures
- Jim Shaffer (166-B) announced the next CCA Townhall Meeting
- Charles Niles (59-A) commented on storage containers in the Community

President Beth O'Brien entered the meeting at 9:41 A.M and commented on Mrs. Gorin's inquiry of the Mutual's proposed CC&Rs.

APPROVAL OF AGENDA

The agenda was approved as submitted.

APPROVAL OF MINUTES

The Report of the Special Budget Meeting Version 1 of June 27, 2007 were approved as amended by correcting the name on page 3 from "Jim Dalis" to "John Dalis", and the Minutes of the Regular Meeting of July 10, 2007 were approved as amended by revising the word "fee" to "payments" under Member Comments on page 1, and correcting the word "met" to "meet" on page 9.

OLD BUSINESS

No old business came before the Board.

NEW BUSINESS

A discussion was held relative to the need for long range planning.

CHAIR'S REMARKS

President O'Brien announced the election schedule for the upcoming director election and encouraged the membership to vote, and commented again on the Mutual not having CC&Rs.

GENERAL MANAGER'S REPORT

Mr. Johns updated the Board on the opening of Pool 2; announced the ribbon cutting event for the new Laguna Woods Village Emergency Access Road at Gate 15; updated the Board on GRF land planning; and commented on the proposed staff support expenditures policy, and thanked the Board for their treatment of the issue

CONSENT CALENDAR

Without objection the Consent Calendar was approved and the following actions were taken:

Architectural Standards and Variances Committee:

RESOLUTION 01-07-93

RESOLVED, August 14, 2007 that the request of Mr. Marvin Tickle of 36-S Calle Aragon to retain the plastic lattice on the balcony is hereby denied; and

RESOLVED FURTHER, that the Member is hereby required to remove the plastic lattice within 30 days of the Board's decision.

RESOLUTION 01-07-94

RESOLVED, August 14, 2007 that the request of Mr. and Mrs. Stan Zucker of 172-E Avenida Majorca to extend the front patio and construct a glass patio enclosure is hereby approved; and

RESOLVED FURTHER, that all future costs and maintenance associated with the subject alterations are the responsibility of the Mutual Member(s) at 172-E; and

RESOLVED FURTHER, that a tree is located near the subject alterations that will not be removed, and all costs associated with the subject alterations resulting from any damage to the alterations that may occur as a result of the tree are the responsibility of the Mutual Member(s) at 172-E; and

RESOLVED FURTHER, that prior to the issuance of a permit, detailed ICBO plans, including elevations, must be submitted to the Permits and Inspections office located in the Laguna Woods Village Community Center; and

RESOLVED FURTHER, that all landscape, irrigation, and drainage modifications associated with the alteration are to be completed by the Landscape Division at the expense of the Mutual Members(s) at 172-E; 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 Laguna Woods Village Community Center; and

RESOLVED FURTHER, that the 120 square feet for the patio extension and enclosure would count towards the 207 square feet lifetime total.

RESOLUTION 01-07-95

RESOLVED, August 14, 2007 that the request of Mr. Michael Esposito of 294-C Avenida Sevilla to paint the aluminum frames of existing windows white and install wood trim, painted white, on the exterior of five windows is hereby denied.

RESOLUTION 01-07-96

RESOLVED, August 14, 2007 that the request of Mr. Bill McFadden of 456-C Avenida Seville to install a washer/dryer in the patio storage closet is hereby approved; and

RESOLVED FURTHER, that all future costs and maintenance associated with the installation are the responsibility of the Mutual member at 456-C; and

RESOLVED FURTHER, that prior to receiving a Mutual permit, the Mutual member must submit plans for all plumbing and electrical changes verifying that the manor's electrical panel can accommodate the added electrical burden placed upon it by the washer and dryer to the PCM Permits and Inspections Office for review; 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.

RESOLUTION 01-07-97

RESOLVED, August 14, 2007 that the request of Mr. Bill McFadden of 456-C Avenida Seville to construct an opening in the south side of the existing patio wall is hereby approved; and

RESOLVED FURTHER, that all future costs and maintenance associated with the subject alterations are the responsibility of the Mutual member(s) at 456-C; 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 redwood framing around the newly created opening be painted the same color as the existing patio wall.

RESOLUTION 01-07-98

RESOLVED, August 14, 2007 that the request of Mr. and Mrs. Glenn Collins of 468-A Calle Cadiz to construct an opening in the existing north patio wall of their manor is hereby approved; and

RESOLVED FURTHER, that all future costs and maintenance associated with the subject alteration are the responsibility of the Mutual member(s) at 468-A; 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 finished opening must match the existing finish on the patio wall. Brick veneer or other finishes or trim will not be allowed; and

RESOLVED FURTHER, that prior to the issuance of a Mutual permit for the proposed alterations, the Mutual Member(s) of manor 468-A must submit to the Permits and Inspections office a Neighbor Awareness Form signed by the Member(s) of manors 467-A and 467-B indicating the member(s) awareness of the proposed opening in the patio wall.

RESOLUTION 01-07-99

RESOLVED, August 14, 2007 that the request of Mr. and Mrs. Glenn Collins of 468-A Calle Cadiz to create an opening in the west patio wall, install an iron gate, and install interlocking pavers extending from the new gate into the existing planter area outside the patio walls is hereby denied.

RESOLUTION 01-07-100

RESOLVED, August 14, 2007 that the request of Mr. and Mrs. Michael McNally of 595-D Avenida Majorca to extend the front patio slab is hereby approved; and

RESOLVED FURTHER, that all future costs and maintenance associated with the subject alteration are the responsibility of the Mutual Member(s) at 595-D; and

RESOLVED FURTHER, that a tree is located near the subject alterations that will not be removed, and all costs associated with the subject alterations resulting from any damage to the alterations that may occur as a result of the tree are the responsibility of the Mutual Member(s) at 595-D; and

RESOLVED FURTHER, that all landscape, irrigation, and drainage modifications associated with the alteration are to be completed by the Landscape Division at the expense of the Mutual Members(s) at 595-D; 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 Laguna Woods Village Community Center; and

RESOLVED FURTHER, should the current Member(s) or any subsequent Member(s) at 595-D desire to enclose the front extended patio area, the Member is required to obtain Board approval prior to installation; and

RESOLVED FURTHER, that the 68 square feet for the patio extension would count towards the 207 square feet lifetime total.

RESOLUTION 01-07-101

RESOLVED, August 14, 2007 that the request of Ms. Carol Abraham of 919-A Avenida Majorca to construct an "artist's studio" adjacent to her manor is hereby denied.

Landscape Committee Recommendation:

- | | |
|-------|---|
| 6-A | Approval of request for tree removal at the Mutual Member's expense, and approval of installation of replacement tree at the Mutual's expense |
| 80-E | Approval of request to restore turf area on-schedule at the Mutual's expense or off-schedule at the Mutual Member's expense |
| 86-U | Approval of request for relandscaping in front of vacant manor (86-F) at the Mutual's expense |
| 580-N | Denial of request to hire outside arborist for tree maintenance |

Finance Committee Recommendations:

RESOLUTION 01-07-102

WHEREAS, Member ID 947-408-01 is currently delinquent to United Laguna Hills Mutual 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, August 14, 2007 that the Board of Directors hereby approves the recording of a Lien for Member ID 947-408-01; 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 01-07-103

WHEREAS, Member ID 947-450-12 is currently delinquent to United Laguna Hills Mutual 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, August 14, 2007 that the Board of Directors hereby approves the recording of a Lien for Member ID 947-450-12; 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

FINANCE REPORT

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

The Secretary of the Corporation, Director Bevan Strom, read a proposed resolution on approving a request from the Executor of Manor 865-B. Director John Dalis moved to approve the resolution. Director Linda Wilson seconded the motion and discussion ensued.

Director Strom amended the motion to add the words "within one year" in the third paragraph. Director McNulty seconded the motion. Without objection the amendment carried.

Without objection the motion carried as amended, and the Board of Directors adopted the following resolution:

RESOLUTION 01-07-104

WHEREAS, United Mutual Bylaws Article III, Sections 2 and 3 state in part that no person may reside in a unit without prior written approval of the Corporation, and guests may only stay in a unit for a maximum period of 60 days, during any 12 month period, in conjunction with the occupancy by a qualifying resident or co-occupant, unless other administrative approval is granted; and

WHEREAS, the Executor of manor 865-B Ronda Mendoza, who resides in Northern California, requested approval to stay in the dwelling unit for a

limited time for the sole purpose of closing the estate without incurring unnecessary hotel and lodging expenses;

NOW THEREFORE BE IT RESOLVED, August 14, 2007 that the Board of Directors hereby approves the request and allows the Executor of 865-B Ronda Mendoza to stay in the dwelling unit for up to sixty days **within one year** from the date of the Members death, or no later than October 19, 2007; 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 Jan McLaughlin reported from the Architectural Standards and Variances Committee.

The Secretary of the Corporation read a proposed resolution on approving a request of 66-E to paint her alteration patio gate white. Director McLaughlin moved to approve the resolution. Director Maxine McIntosh seconded the motion.

Director Marty Rubin amended the motion to include to following paragraph: "*RESOLVED FURTHER, that there will be no exception to the paint cycle and it shall be the member's responsibility to ask for a variance prior to each cycle to obtain a white gate.*" Director McNulty seconded the motion and discussion ensued.

By a vote of 5-6-0 (Directors Strom, McIntosh, Stone, Dalis and Hammer opposed, and President O'Brien voted in opposition to break the tie) the amendment failed.

Director Stone amended the motion to include "member's expense" in the first paragraph. Director Rubin seconded the motion and the amendment carried without objection.

Without objection, the motion carried as amended and the Board of Directors adopted the following resolution:

RESOLUTION 01-07-105

RESOLVED, August 14, 2007 that the request of Ms. Mary Ball Heath of 66-E Calle Aragon to paint her alteration patio gate white, at the **Member's expense** is hereby approved; and

RESOLVED FURTHER, that all costs and maintenance associated with the subject alteration, present and future, are the responsibility of the Mutual member(s) at 66-E.

Director Linda Wilson reported from the Landscape Committee.

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

The Secretary of the Corporation read the following proposed resolution on adopting an Exterior Paint Program Paint Color Selection Procedure:

RESOLUTION 01-07

WHEREAS, the United Planning and Project Development Committee recommended that staff develops a procedure to allow members a voice in the exterior paint color selection process;

NOW THEREFORE BE IT RESOLVED, October 9, 2007 that the Board of Directors of this Corporation hereby adopts the Exterior Paint Program Paint Color Selection Procedure as attached to the official meeting minutes; and

RESOLVED FURTHER, that Resolution 01-04-16 adopted January 13, 2004 is hereby amended; and Resolution U-79-40 adopted March 27, 1979 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.

Director Strom moved to approve the resolution. Director Hammer seconded the motion and discussion ensued.

Director Stone amended the motion to change the terms in the policy from "color scheme" to "color palette." Director Wilson seconded the motion and discussion ensued. Without objection the motion carried.

Director Stone amended the resolution to remove the words "where they had none before" from the first paragraph. Director McIntosh seconded the motion and the motion carried without objection.

Director McIntosh made a motion to table the resolution as amended to a date after the September Board Meeting to satisfy the required statutory thirty-day notice requirements. Director Dalis seconded the motion and without objection, the motion carried.

Mutual Member Lloyd Foster (2162-C) addressed the Board on the proposed policy.

Director Linda Wilson reported from the Resident Relations Information Services.

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

DIRECTORS' FORUM

- Director Dalis commented on the opening of Pool Two
- Director McLaughlin commented on attendance in the meetings
- Director McNulty congratulated Marcel Bradley and Doug Koller on a job well done on Pool Two
- Director Rubin thanked the Landscape Department for job well done
- Director Stone encouraged the residents to save water and turn off appliances when not in use
- Director Strom commented on money being sent to HUD
- Director Wilson commended board on job well done
- President O'Brien expressed her sentiments with living in the Community and extra service in the Landscaping Department

MEETING RECESS

The Regular Open Session Meeting recessed for lunch at 12:08 P.M. and reconvened back into the Regular Executive Session at 12:57 P.M.

The Traffic Committee of the Board met in Executive Session on July 18, 2007 to discuss member disciplinary issues.

During its August 8, 2007 Special Executive Session Meeting, the Board of Directors discussed contractual issues.

ADJOURNMENT

With no further business before the Board of Directors, the meeting was adjourned at 5:05 P.M.

Bevan Strom, Secretary