

REGULAR MEETING

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

Thursday January 21, 2021

The Board of Directors of Laguna Woods Mutual No. Fifty, a California non-profit mutual benefit corporation, met at 2:00 p.m. on Thursday, January 21, 2021 at 24055 Paseo Del Lago West, Laguna Woods, California.

Directors Present: Ryna Rothberg-Chair, Al Amado, John Carter and Inesa Nord-Leth and Margaret Bennett

Directors Absent: None.

Staff Present: Ariana Rodriguez, Lisa Armstrong, Renee Pedroza, Ed Presley, Michael Miller, German Cuenca

Others Present: None.

CALL TO ORDER

Director Rothberg called the meeting to order at 2:02 p.m. and established that a quorum was present.

APPROVAL OF AGENDA

By unanimous consent, the Board approved the Agenda.

PRESIDENT COMMENTS

Ms. Rothberg informed the membership they will be discussing some changes coming soon. Congratulated Igor Radovic on completing his second book.

HOMEOWNER FORUM

None.

SECRETARY REPORT

Without objection, the Board approved the minutes of:

- November 17, 2020 General Session Meeting Minutes
- November 24, 2020 General Session Meeting Minutes
- December 1, 2020 General Session Meeting Minutes
- December 8, 2020 General Session Meeting Minutes

MANAGEMENT REPORT

She also gave the management reports for December 2020, including: The Resale Report, the Leasing Report, and the Dining Services Reports (including budget figures/variances).

TREASURER'S REPORT

Director Amado reported presented financial figures Y.T.D. including the lose showing due to bad debt write-off and the loss of rental.

No motion was made to approve financials.

UNFINISHED BUSINESS

Mutual 50 Committees

By unanimous consent the Board moved to assign the following members to Mutual 50 committees:

Activities Committee

Inesa Nord-Leth

Orientation Committee

Ryna Rothberg

Maintenance Committee

Margaret Bennet

Dining Committee

John Carter

Marketing Committee

Ryna Rothberg

Landscape Committee

John Carter

By unanimous consent the Board moved to have each Board member select committee members and meet to establish a chair member and meeting date. The deadline is Wednesday January 28th for committees to be formed.

GRF Committee Appointment

By unanimous consent the Board moved to assign the following members to GRF committees:

Business Planning

Al Amado

Finance

Al Amado

Community Activities

Ryna Rothberg

Maintenance & Construction

John Carter

Media & Communications

Ryna Rothberg

Mobility & Vehicles

Margaret Bennett

Security and Community Access

Margaret Bennett

Performing Arts Center (PAC) Renovation Ad Hoc Committee

Inesa Nord-Leth

Disaster Task Force

John Carter

Village Energy Task Force

Ryna Rothberg

Laguna Woods Village Traffic Hearings

Board Members by Rotation

Reopening Plan Discussion – Dining Services

Mr. Miller proposed to move to Phase 2 (meal take out and Room Service) by March 1, 2021. Director Carter moved to approve Phase 2 by March 1, 2021. Director Amado seconded the motion. Discussion ensued. By a vote of 4-0-1, the motion passed.

Reopening Plan Discussion – Activities

Ms. Rodriguez is seeking Board feedback on current activities level and when they would like to see staff planning additional activities. Director Carter moved to move to Level 3 which includes limited indoor and outdoor activities by March 1, 2021 with indoor seating for up to 30 residents. Director Amado seconded the motion. Discussion ensued. By a vote of 5-0-0, the motion passed.

Back of Tower 2 Water Intrusion Investigation

Mr. Presley presented to the Board the geotechnical report of the findings of the water intrusion in the back of Tower 2. His report included several suggestions, including some inhouse items: sealing cracks, common joints and other separations in the patio decking; testing and clearing of area drain inlets and area drain piping; identifying leaking irrigation line or sprinkler heads; remove any drip system on potted plants in decking area; complete elimination of irrigation in affected area. Mr. Presley will begin implementing some of these items as time permits.

Common Area Remodel Update

Ms. Armstrong gave the Board an update on the common area remodel.

Director Nord-Leth moved to reject the additional color lighting in Lounge 1. Director Bennett seconded the motion. Discussion ensued. By a vote of 5-0-0, the motion passed.

NEW BUSINESS

GRF Emergency Radio Equipment

GRF has reached out to staff regarding the authorization the installation of the emergency radio repeater on the Towers roof top. Director Amado moved to approve the installation of the emergency radio repeater. Director Nord-Leth seconded the motion. Discussion ensued. By a vote of 5-0-0, the motion passed.

Vaccine Clinic Update

Ms. Armstrong updated the Board with how smooth the clinic ran and that residents will be notified when the next clinic will be hosted.

Charging Station Update

Mr. Presley informed the Board that he is working with Steven Leonard and that he should have a report by next month.

LBW Insurance Proposals

LBW provided 3 additional proposals for Accident Medial, Workers Compensation, and Cyber Liability Insurance. John Carter moved to postpone Board action until more information is taken

Board of Directors Officers

Director Amado read the proposed resolution:

LAGUNA WOODS MUTUAL NO. FIFTY RESOLUTION 50-21-03

RESOLVED, January 21, 2021, that the following persons have been elected to the Board of Directors ("Board") of the Laguna Woods Mutual No. Fifty ("Mutual"), and serve in the following capacities/roles:

Ryna Rothberg	President
John Carter	Vice President
Al Amado	Treasurer
Inesa North-Leth	Secretary
Margaret Bennett	Member at Large

RESOLVED FURTHER, that the following persons are hereby appointed as agents of the Mutual for purposes of signing agreements, financial instruments, and other documents, with the authority of the Board:

Lisa Armstrong	General Manager
Ariana Rodriguez	Assistant General Manager

RESOLVED FURTHER, that Resolution M50-20-01, adopted January 16, 2020 is hereby superseded and canceled.

Director Amado moved to approve the resolution. Director Bennett seconded the motion. By a vote of 5-0-0, the motion passed.

Reserve Projects Calendar

The Board of Directors reviewed the 2021 Reserve Project Calendar.

Mutual Fifty Rules and Regulations

Director Nord-Leth read the following resolution:

Resolution M50-20-XX

Mutual Fifty Rules & Regulations

WHEREAS, on December 1, 2020, the Mutual Fifty Board of Directors adopted

Resolution M50-20-30, outlining rules and regulations of the corporation to be given to escrow and leasing offices for the information of new residents and lessees: and

WHEREAS, with the changes in policies necessitated by COVID-19, these forms needed revision;

NOW THEREFORE BE IT RESOLVED, as of February 18, 2021, the following rules have been approved by the Board of Directors as follows:

1. When a home is purchased in The Towers and the buyer is approved for Membership, he/she becomes a member of Laguna Woods Mutual Fifty, a California non-profit mutual benefit corporation and a resident member in the Golden Rain Foundation of Laguna Woods, also a California non-profit mutual benefit corporation.
2. Laguna Woods Mutual No. Fifty is jointly owned in undivided interest by the 311 owners of the respective units comprising The Towers, which is managed as a condominium project under the direction of its elected resident Board of Directors. The Corporation has retained a managing agent for the purpose of executing its policies and Business Plan.
3. The Golden Rain Foundation holds in trust for all Laguna Woods Village residents all common properties such as golf courses, clubhouses, buses, swimming pools, etc. It is also managed under the direction of its elected resident Board of Directors. Mutual Fifty Directors are elected by the 311 members and Directors of GRF are elected by the corporate members, United Laguna Hills Mutual, Third Laguna Hills Mutual, and Laguna Woods Mutual No. Fifty Board of Directors.
4. The residents of The Towers are provided reception desk services; housekeeping services; common area maintenance service; dining services; and educational and recreational activities. Services beyond what the Board determines to be basic services may be provided as a chargeable service, at an additional cost to the resident.
5. The Towers is not an assisted care facility. The residents must be capable of self-care or financially able to provide for health care attendants.
6. Personalized Motorized Vehicles are permitted within The Towers common area when prescribed by a doctor.
7. Residents are required to dress in acceptable clothing, appropriate to the location and occasion when in the common areas and to conduct themselves in an acceptable manner. There is a dress code in the dining rooms.
8. The monthly assessment for each unit does not include property taxes for the unit, telephone, internet and premium cable service, personal property insurance, and maintenance of the living space of the unit.
9. Each unit is provided with housekeeping services - every other week.

10. The monthly assessments include the cost of a daily meal. Additional fees may be charged if the resident purchases more meals than a daily meal.
11. Gratuity to staff is prohibited at The Towers.
12. There have been occasions when residents have been rude to staff, sometimes causing staff members to resign from his/her position. To avoid this, when an incident of rudeness to staff occurs, the Board of Directors may discipline the resident, including fining the resident up to five hundred dollars (\$500.00) depending upon the severity of the incident.
13. Residents are allowed up to two pets in their unit. Residents who wish to keep pets in their unit must make application to the Mutual and obtain approval before the pet may reside. Applications are available in The Towers Administration office. The Board of Directors may discipline any resident who violates this policy. This does not apply to personal assistance animals.
14. When Residents plan to move into The Towers or move out of The Towers, they MUST schedule the move with the Reception Desk at (949) 597-4278.
15. All construction and remodeling planned within a unit MUST be scheduled through the Maintenance shop (949) 434-5614.
16. ~~Each resident may have two visitors at a time.~~
17. ~~Residents must call in their visitors ahead of time to the Reception Desk.~~
18. Visitors must come through the front entrance and record their name, residence they are visiting, time and length of visit and telephone number with staff before entering the building at the reception desk.
19. ~~Visitors will be asked about the possibility of symptoms/exposure.~~
20. ~~Visitors will have their temperatures taken before entering the building; not permitted in the building if temperature is over 99.9 degrees.~~
21. Visitors must sanitize their hands and proceed directly to the unit that they are visiting.
22. Visitors must bring their own masks and must wear them in Common Areas including elevators and hallways.
23. All work being done by outside vendors must abide by Visitor Rules.
24. Personal property may not be left anywhere in the Common Area for any period of time.
25. In-Room Dining Service at no charge.
26. Full-service housecleaning is performed bi-weekly for each resident requesting it.
27. Residents must wear a face mask at all times while the housekeeping staff and maintenance staff is in the Resident's unit and must make all reasonable efforts to maintain distance from the housekeeping staff.
28. ~~A maximum of 3 people in the elevator at a time.~~
29. No group gatherings in common area indoor spaces with the exception of Lortscher Hall and the Lobby.
30. Minimum of six feet of distance is to be kept between residents at all times in both interior and exterior common area spaces.
31. Masks are required to be worn by residents, visitors, invitees, and staff in all common areas.

32. ~~Delivery services are to deliver items to staff outside of the front entrance to the Lobby; Staff is to mark the package with unit number, sort and organize packages and take packages out for delivery, wearing gloves and a mask.~~
33. All staff is to enter the building through the front entrance.
34. ~~Staff temperatures to be taken and recorded twice daily (sent home if above 99.9).~~
35. All caregivers must enter the building through the front entrance anytime they enter or re-enter the building (same as any other visitor).
36. All caregivers must go directly to the residence for which they are employed.
37. Caregivers must not enter the residence of any resident other than their employer.
38. Caregivers must not congregate with other caregivers inside any residence or common area.
39. Towers' General Manager is authorized by the Board to make exceptions to any of the Rules with the permission of the Board President.

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.

This resolution will go out for a required 28-day comment period per the Davis-Sterling Act.

Director Nord-Leth moved to approve the resolution to go for resident comment for a required 28-day period. Director Amado seconded the motion. By a vote of 5-0-0, the motion passed.

ADJOURNMENT

The Meeting was adjourned at 4:31 p.m.



Inesa Nord-Leth, Secretary