

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 March 18, 2021

The Board of Directors of Laguna Woods Mutual No. Fifty, a California non-profit mutual benefit corporation, met at 10:00 a.m. on Thursday, March 18, 2021 at 24055 Paseo Del Lago West, Laguna Woods, California.

Directors Present: Ryna Rothberg-Chair, John Carter, Inesa Nord-Leth, Margaret Bennett and Al Amado (arrived at 10:11a.m.)

Directors Absent: None.

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

Others Present: Dave and Ellen Lopez

CALL TO ORDER

Director Rothberg called the meeting to order at 10:04 a.m. and established that a quorum was present.

APPROVAL OF AGENDA

By unanimous consent, the Board moved to amend the agenda and add to New Business two different Approval of Liens.

SECRETARY REPORT

Without objection, the Board approved the minutes of:

- February 18, 2021 General Session Meeting Minutes

CHAIR REMARKS

Ms. Rothberg informed the revision of the GRF Bylaws.

MANAGEMENT REPORT

Ms. Armstrong gave the management reports for February 2021, including: The Resale Report, the Leasing Report, and the Dining Services Reports (including budget figures/variances).

TREASURER'S REPORT

Director Amado presented financial figures for January 2021, including dining services being under-budget, and a loss of \$26,000 mainly because of the high number of vacancies.

Director Bennett moved to postpone the approval of the January 2021 Financial Reports until the last Thursday of the month. Director Carter seconded the motion. By a vote of 5-0-0, the motion passed.

HOMEOWNER FORUM

Resident Kay McNamara, unit 254, requested the Board adds a camera to the 2nd Floor and all entrance/exit doors on the first floor.

Resident Lily Falk, unit 711, requested more activities, like Bingo twice a week, and that the Board consider reopening the Bridge Rooms.

Resident Shelva Lenzkes, unit 401, praised the new look of Lounge 1 and asked the Board to consider using that white color in the Lobby as well.

The Board addressed the following comments:

Ms. Armstrong informed Ms. McNamara that the Board and Management are aware of the situation and are working with Legal Counsel on this matter.

Director Amado moved the reopening of the Key Club and Bridge Rooms for up to 25 people each. Director Nord-Leth seconded the motion. Discussion ensued. By a vote of 5-0-0, the motion passed.

COMMITTEE REPORTS

Board of Directors gave an update on their committees.

UNFINISHED BUSINESS

EV Charging Station

Steve Leonard informed the Board of the grants available for charging stations. He recommended the Board take advantage of these grants and set them up in the lower lot by Tower 2. Director Amado tabled this item until presentation is available and a report of the costs from Brenden is received. Director Carter seconded the motion. Discussion ensued. By a vote of 5-0-0, the motion passed.

Emergency Preparedness Proposal

David Lopez from Ellen Lopez and Associates presented a proposal for staff training including training on fire alarms, evacuations, and floor captains. Director Carter moved to approve the proposal in the amount of \$7,200 under GL 7005 Consulting. Director Nord-Leth seconded the motion. Discussion ensued. By a vote of 4-0-1, the motion passed.

Elimination of Garbage Disposals in Units

Director Nord-Leth read the following resolution:

Resolution M50-21-05

Elimination of Garbage Disposals in Units

WHEREAS Maintenance is requesting the discontinuance of any new disposals being installed in the Towers.

WHEREAS this does not include disposals that are in service already, only after these disposals have reached their end of life and will then be denied for replacement.

NOW THEREFORE BE IT RESOLVED from this date forward, March 18, 2021, no disposals will be allowed to be installed and existing disposal will be removed when no longer functioning and may not be replaced.

Director Carter moved to amend the resolution. Director Amado seconded the motion. By a vote of 5-0-0 the amendment was passed. By unanimous consent the amended resolution passed.

Reopening Plan Discussion – Dining Services

Mr. Miller proposed that the Board consider moving to Phase 3 of the Dining Reopening Plan beginning June 2nd. This includes limited indoor dining. Director Carter moved to move to Phase 3 by June 2nd or sooner. Director Amado seconded the motion. Discussion ensued. By a vote of 5-0-0, the motion passed.

Reopening Plan Discussion – Activities

Ms. Rodriguez is proposing that the Board uniformly resumes Level 4 Activities when Dining Services resumes indoor dining in the dining rooms. Level 4 Activities refer to Regular Towers Activities including some social distancing and masks. Director Carter moved to move to Level 4 Activities when Dining Services reopens. Director Amado seconded the motion. By a vote of 5-0-0, the motion passed.

NEW BUSINESS

Waive \$600 in Petty Cash

Director Amado moved to waive \$600 in Petty Cash. Director Carter seconded the motion. By a vote of 5-0-0, the motion passed.

Transfer of Operating Funds to Reserve Account

Director Amado moved to transfer \$62,637.90 from the Operating Account to the Reserve Account. Director Carter seconded the motion. Discussion ensued. By a vote of 5-0-0, the motion passed.

Write off for Account 118032624

Director Nord-Leth read the following resolution:

Resolution M50-21-06

Write-Off for Account 118032624

RESOLVED, March 18, 2021, that the Board of Directors of this Corporation hereby authorizes the bad debt write-off of settled account 118032624 to be recorded against the allowance for doubtful accounts in GL 5010, in the amount of \$14,587.68; 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 Nord-Leth moved the resolution. Director Carter seconded the motion. Discussion ensued. By a vote of 5-0-0, the motion passed.

Approval to Record a Lien on APN: 932-962-83

Director Nord-Leth read the following resolution:

Resolution M50-21-07

Approval to Record a Lien on APN: 932-962-83

WHEREAS, Civil Code section 5673 requires the Board of Directors ("Board") of Laguna Woods Mutual No. Fifty ("Association") to authorize, in an open meeting, the recording of liens against the separate interests of owners with delinquent assessments;

WHEREAS, the Owner(s) of, Assessor's Parcel No.:932-962-83 remain delinquent in the payment of his/her assessments, exclusive of late fees, interest charges, and other collection-related amounts;

WHEREAS, the Board hereby certifies that the following has occurred in compliance with California Civil Code section 5673:

1. The Board of Directors individually voted on this Resolution and did not delegate approval to any third party or agent of the Association.
2. The vote occurred in an open meeting of the Board at which a quorum was present, and thereafter the vote was recorded in the minutes of that meeting of the Board that was open to all members.
3. A majority of those Board members present constituting a quorum has voted in favor of recording a lien for delinquent assessments, late fees, collection fees, and attorney's fees and costs, on the property described above.
4. A copy of this resolution must be attached and made part of the Board's meeting minutes. And the vote to file a Lien against the property listed above has been recorded in the Board meeting minutes.

IT IS HEREBY RESOLVED THAT; the Board has adopted this Resolution to place a lien on this property for the delinquent amounts and any late fees, interest charges, and other collection-related amounts, and that it is signed by a member of the Board vested with the authority to do so. This Resolution was adopted by the Board at an open meeting.

Director Nord-Leth moved to approve the resolution. Director Carter seconded the motion. By unanimous consent the motion passed.

Approval to Record a Lien on APN: 932-960-76

Director Nord-Leth read the following resolution:

Resolution M50-21-08

Approval to Record a Lien on APN: 932-960-76

WHEREAS, Civil Code section 5673 requires the Board of Directors ("Board") of Laguna Woods Mutual No. Fifty ("Association") to authorize, in an open meeting, the recording of liens against the separate interests of owners with delinquent assessments;

WHEREAS, the Owner(s) of, Assessor's Parcel No.:932-960-76 remain delinquent in the payment of his/her assessments, exclusive of late fees, interest charges, and other collection-related amounts;

WHEREAS, the Board hereby certifies that the following has occurred in compliance with California Civil Code section 5673:

1. The Board of Directors individually voted on this Resolution and did not delegate approval to any third party or agent of the Association.
2. The vote occurred in an open meeting of the Board at which a quorum was present, and thereafter the vote was recorded in the minutes of that meeting of the Board that was open to all members.
3. A majority of those Board members present constituting a quorum has voted in favor of recording a lien for delinquent assessments, late fees, collection fees, and attorney's fees and costs, on the property described above.
4. A copy of this resolution must be attached and made part of the Board's meeting minutes. And the vote to file a Lien against the property listed above has been recorded in the Board meeting minutes.

IT IS HEREBY RESOLVED THAT; the Board has adopted this Resolution to place a lien on this property for the delinquent amounts and any late fees, interest charges, and other collection-related amounts, and that it is signed by a member of the Board vested with the authority to do so. This Resolution was adopted by the Board at an open meeting.

Director Nord-Leth moved to approve the resolution. Director Carter seconded the motion. By unanimous consent the motion passed.

Approval to Record a Lien on APN: 932-960-36

Director Nord-Leth read the following resolution:

Resolution M50-21-09

Approval to Record a Lien on APN: 932-960-36

WHEREAS, Civil Code section 5673 requires the Board of Directors ("Board") of Laguna

Woods Mutual No. Fifty ("Association") to authorize, in an open meeting, the recording of liens against the separate interests of owners with delinquent assessments;

WHEREAS, the Owner(s) of, Assessor's Parcel No.:932-960-36 remain delinquent in the payment of his/her assessments, exclusive of late fees, interest charges, and other collection-related amounts;

WHEREAS, the Board hereby certifies that the following has occurred in compliance with California Civil Code section 5673:

1. The Board of Directors individually voted on this Resolution and did not delegate approval to any third party or agent of the Association.
2. The vote occurred in an open meeting of the Board at which a quorum was present, and thereafter the vote was recorded in the minutes of that meeting of the Board that was open to all members.
3. A majority of those Board members present constituting a quorum has voted in favor of recording a lien for delinquent assessments, late fees, collection fees, and attorney's fees and costs, on the property described above.
4. A copy of this resolution must be attached and made part of the Board's meeting minutes. And the vote to file a Lien against the property listed above has been recorded in the Board meeting minutes.

IT IS HEREBY RESOLVED THAT; the Board has adopted this Resolution to place a lien on this property for the delinquent amounts and any late fees, interest charges, and other collection-related amounts, and that it is signed by a member of the Board vested with the authority to do so. This Resolution was adopted by the Board at an open meeting.

Director Nord-Leth moved to approve the resolution. Director Carter seconded the motion. By unanimous consent the motion passed.

Marketing Committee Recommendation – Brochure Proposal

Director Carter moved to approve Option 1 – South County Magazine in the amount of \$2,704.30 for 500 copies. Director Bennett seconded the motion. Discussion ensued. By a vote of 5-0-0, the motion passed.

Director Amado moved to approve Option 1 – South County Magazine in the amount of \$719.45 for 500 copies. Director Carter seconded the motion. By a vote of 5-0-0, the motion passed.

Holiday Observation Discussion

Director Carter moved to reject any Towers sponsored recognition of additional holidays. Director Amado seconded the motion. By a vote of 5-0-0, the motion passed.


Dining Services – Extra Printing and SWAG Discussion

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The Board opted to continue allowing Dining Services to include special items in home delivery dinners.

ADJOURNMENT

The Meeting was adjourned at 12:01 p.m.



Inesa Nord-Leth, Secretary
