

Open Meeting

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

March 20, 2008

The Board of Directors of Laguna Woods Mutual Fifty, a California non-profit mutual benefit corporation, met at 2:00 P.M. on Thursday, March 20, 2008 at 24055 Paseo del Lago West, Laguna Woods, California.

Directors Present: Ruth Mervis, Chair; Richard Wurzel; Keith Wallace (2:06 P.M.); Janet Schwartz; and Dick Gray

Directors Absent: None

Others Present: Judie Zoerhof, Milt Johns, Patty Fox

1. Call to Order:

Ruth Mervis, Chair, 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 Wurzel led the membership in the Pledge of Allegiance to the Flag.

3. Approval of the Minutes:

The minutes of the Regular meeting of February 21, 2008 were approved as submitted.

4. President's Comments

President Mervis commented on the condition of the real estate market and that many units are up for sale; reported that the Guest Suite had a 40% occupancy rate, and reminded members to contact the reception desk to make reservations.

5. Old Business

No old business came before the Board.

Director Wallace entered the meeting at 2:06 P.M.

6. New Business

a. Approve Supplemental Appropriation for Kitchen Hood Fire Suppression System

Director Wallace read a proposed resolution approving a supplemental appropriation to bring the kitchen hood fire suppression system up to code. Director Wallace made a motion to approve the resolution. Director Gray seconded the motion and discussion ensued.

Members Morris Kliegman (1010), Clara Zimmerman (358), and Lee Gitter (610) commented on the motion.

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

RESOLUTION M50-08-13

WHEREAS, a state-licensed inspector of fire suppression systems found, during a recent inspection of the Towers' kitchen, that the current dry chemical fire suppression system installed in the kitchen is non-compliant with Underwriters Laboratories Standard 300 (UL 300), and must be replaced;

NOW THEREFORE BE IT RESOLVED, March 20, 2008 that the Board of Directors hereby authorizes a supplemental appropriation in the amount of \$6,800 from the Replacement Fund to replace the Towers' kitchen hood fire suppression system; 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.

b. Approve Installation of Cameras in Tunnels

Director Wallace read a proposed resolution approving the installation of cameras in the tunnels and a switch and monitor at the Reception Desk. Director Wallace made a motion to approve the resolution. Director Gray seconded the motion and discussion ensued.

Members Dorothy Rochelle (101) and Edith Gray (1211) commented on the motion.

By a vote of 3-1-0 (Director Wurzel opposed) the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION M50-08-14

WHEREAS, after the installation of proximity card readers on 12 exterior doors, alarming two doors, obtaining a dedicated computer and software for the Access Control System, there is a balance remaining of \$11,673 in the Access Control appropriation; and

WHEREAS, tunnel access is "blind" access to the building and sending the elevator to the tunnel for someone who does not have a key requires Staff assistance;

NOW THEREFORE BE IT RESOLVED, March 20, 2008 that the Board of Directors hereby approves \$6,500 from funds already appropriated for an Access Control System to install call switches at the Reception Desk to send the elevator to the tunnel; and for two cameras and a monitor for

the Reception Desk Staff to visually approve who is gaining entrance through the tunnel without a Key Card; 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.

c. Approve to Conduct Open House

Director Wallace read a proposed resolution approving conducting an Open House at the Towers for Laguna Woods Village residents. Director Wallace made a motion to approve the resolution. Director Schwartz seconded the motion.

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

RESOLUTION M50-08-15

WHEREAS, the current local Real Estate market is extremely depressed; and

WHEREAS, the Towers has undergone extensive decorating to the interior common area and many community residents have not seen the interior of the Towers;

NOW THEREFORE BE IT RESOLVED, March 20, 2008 that the Board of Directors hereby approves to hold a Community Open House for realtors and potential buyers; 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.

d. Approve Installation of Walk-in Therapy Bathtub in Unit 101

Director Wallace read a proposed resolution approving the installation of a walk-in therapy bathtub in Unit 101. Director Wallace made a motion to approve the resolution. Director Gray seconded the motion and discussion ensued.

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

RESOLUTION M50-08-16

WHEREAS, Resident member of Unit 101 has requested authorization to install a Therapy Tub in her manor; and

WHEREAS, the Board has reviewed the request, the drawings, and consulted with outside professionals in the matter of installation of a Therapy Tub;

NOW THEREFORE BE IT RESOLVED, March 20, 2008 the Board of Directors of this Corporation on behalf of the Corporation hereby approves the installation of the requested Therapy Tub contingent upon the resident signing the Risk Management Agreement agreeing to the provisions outlined therein; 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.

e. Approve Walk-In Therapy Bathtub Policy

Director Wallace read the following proposed resolution approving a policy regarding the installation of walk-in therapy tubs:

RESOLUTION M50-08-

WHEREAS, two residents have requested permission from the Board to install Walk-in Therapy Bathtubs; and

WHEREAS, the first Walk-in Therapy Bathtub installation resulted in significant water spilled onto the floor;

NOW THEREFORE BE IT RESOLVED, May 15, 2008 that the Board of Directors hereby approves the policy regarding Walk-in Therapy Bath Tubs stating that said bathtubs shall be considered for installation for the first floor only; and

RESOLVED FURTHER, that such installations shall be contingent upon the resident signing a Risk Management Agreement agreeing to the provisions outlined therein; and

RESOLVED FURTHER, that the Board will not entertain requests for Walk-in Therapy Bathtubs in units above the first floor; 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 Wallace made a motion to approve the resolution. Director Wurzel seconded the motion.

Members Molly Hayes (105), Lee Gitter (610), Clara Zimmerman (358), and Dorothy Rochelle (101) commented on the motion.

Without objection the resolution was tabled to the May Meeting to satisfy the required statutory thirty-day notice requirements.

7. Members' Comments

- Morris Kliegman (1010) commented on the number of delinquencies and units for sale
- Joe Hathaway (901) commented on listing the number of delinquencies and lien amounts on the financial report

8. Financial and Budget Report:

Director Wurzel presented the Treasurer's report.

9. City of Laguna Woods:

Dr. Brenda Ross reported on behalf of the City of Laguna Woods.

10. Standing Committee Reports:

- a. **Activities Committee:** In Lorna Ingram's absence, Edith Gray (1211) reported on behalf of the Activities Committee.
- b. **Business Planning Committee:** No report was given.
- c. **Information and Orientation Committee:** Freda Sullivan reported on behalf of the Information and Orientation Committee.
- d. **Architectural Control Committee:** President Mervis reported on behalf of the Architectural Control Committee

11. GRF Committees:

- a. **Community Activities Committee:** Richard Wurzel reported on behalf of the Community Activities Committee.
- b. **Finance:** No report was given.
- c. **Broadband Services Committee:** Keith Wallace reported on behalf of the Broadband Services Committee.
- d. **Government and Public Relations Committee:** Dick Gray reported on behalf of the Government and Public Relations Committee.
- e. **Bus Services Committee:** Janet Schwartz reported on behalf of the Bus Services Committee.
- f. **Select Audit Committee:** No report was given.

12. Golden Rain Foundation

Mr. Milt Johns reported on the March 4, 2008 Golden Rain Foundation Board Meeting.

13. Administrator's Report

Ms. Judie Zoerhof announced that the Towers offers many activities that the current 50+ housing market is looking for and encouraged the residents to attend the Open House.

14. Discussion Items:

Dick Gray commented on pending legislation relating to condo associations.

Member Vicky Kasselheim (1056) commented on having a website to showcase the Towers.

15. Resale and Leasing Reports

Mr. Johns reported on the year-to-date resale and leasing activity.

16. Directors' Forum

No comments were made under Directors' Forum.

Recess

The meeting recessed at 3:21 P.M. and reconvened into Executive Session at 3:26 P.M.

During its February 21, 2008 Regular Executive Session Board Meeting, the Board reviewed and approved the Minutes from the January 17, 2008 Regular Executive Session.

There being no further business to come before the Board, the meeting was adjourned at 3:53 P.M.

Keith Wallace, Secretary