

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

August 20, 2009

The Board of Directors of Laguna Woods Mutual Fifty, a California non-profit mutual benefit corporation, met at 2:00 P.M. on Thursday, August 20, 2009 at 24055 Paseo del Lago West, Laguna Woods, California.

Directors Present: Dick Gray, Chair; Richard Wurzel; Keith Wallace; and Herb Harris

Directors Absent: Ruth Mervis

Others Present: Judie Zoerhof, Patty Kurzet

1. Call to Order

Dick Gray, 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 Harris led the membership in the Pledge of Allegiance to the Flag.

3. Approval of the Minutes

Without objection, the minutes of the Regular Meeting of July 16, 2009 were approved as submitted.

4. President's Comments

No comments were made.

5. Old Business

a. Approval of Revision to Food Rebate Credit Resolution

Without objection, the Board agreed to postpone the following resolution approving the revisions to the food rebate credit to the September Meeting:

RESOLUTION M50-09-

WHEREAS, Resolution M50-02-02 dated January 17, 2002 provides, as a part of the budget system to allow a \$2.85 per day food credit from the first day of the month subsequent to the vacancy when:

1. The manor is unoccupied;
2. The manor must be for sale or for lease; and
3. The manor is not the permanent address of the owner(s); and

WHEREAS, there is confusion regarding the facts and timing on claims for the Food Credit,

WHEREAS, vacant manors are defined as those manors vacant beginning the first of the following month that a manor becomes unoccupied and is for sale or for lease and is not the permanent address of the owner(s) and until the manor is sold and closes escrow or a lease is signed; and

WHEREAS, families and successor Trustees request the right to dine without a guest meal ticket purchase and still apply for the Food Credit;

NOW THEREFORE BE IT RESOLVED, September 17, 2009, the Board of Directors of this Corporation on behalf of the Corporation hereby approves the following policy criteria that must all be met in order to qualify for a Food Credit from the first day of the month subsequent to vacancy;

1. The manor is unoccupied;
2. The manor must be for sale or for lease;
3. The manor is not the permanent address of the owner(s);
4. Each eligible Member is responsible for applying for the food credit, and for providing proof that he or she meets each of the identified criterion;
5. Each eligible Member must provide application for the food credit by submitting all necessary information to support entitlement to the credit as well as the amount requested to the Towers Administration Office;
6. Non Resident owners who desire to dine at the Towers must sign a waiver attesting to the fact that they will not request the food rebate if they are planning to dine at the Towers;
7. No membership delinquent with regard to the monthly assessment is eligible for the Raw Food Rebate until and after the delinquency is brought current;
8. Reimbursement of the Raw Food Rebate will commence when the manor is leased or sold and closes escrow;

RESOLVED FURTHER, that Resolution M50-09-27 adopted April 16, 2009 is hereby superseded and cancelled; and

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

6. New Business

a. Approve Roller Blinds for Windows in Crystal Dining Room

Without objection, the Board agreed to table for a year a resolution authorizing a supplemental appropriation in the amount of \$1,000 from the Facilities Renovation Fund for the installation of roller blinds for two windows in the Crystal Dining Room:

RESOLUTION M50-09-

WHEREAS, in the summer during the weeks before June 21, the angle of the sun and its northern exposure cause one table in the Crystal Dining Room to be in direct sunlight;

NOW THEREFORE BE IT RESOLVED, August 20, 2009 the Board of Directors of this Corporation hereby authorizes a supplemental appropriation in the amount of \$1,000 from the Facilities Renovation Fund for roller blinds for two windows in the Crystal Dining Room; and

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

b. **Approve Purchase of Controller and Software Programming for the Energy Management System**

Director Harris moved to approve a proposed resolution authorizing a supplemental appropriation to purchase a controller and software programming for the Energy Management System for the chillers. Director Wurzel seconded the motion and Ms. Zoerhof provided a brief summary on the need for the purchase.

Members Herb Parker (308) commented on the resolution.

By a vote of 3-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION M50-09-57

WHEREAS, the existing Energy Management System (EMS) controller and software programming were obsolete and no longer supported by the manufacturer and the ability to make temperature setting modifications had failed; and

WHEREAS, any fault in internal programming due to a power failure, power surge, or other interruption may have caused a complete chiller plant failure;

NOW THEREFORE BE IT RESOLVED, August 20, 2009 the Board of Directors of this Corporation hereby authorizes a supplemental appropriation in the amount of \$17,000 from the Replacement Reserves Fund for a controller and software programming for the Energy Management System for the chillers; and

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

c. **Approve Installation of New Fire System Water Pump**

Director Harris moved to approve a proposed resolution authorizing a supplemental appropriation to install a new fire system water pump. Director Wurzel seconded the motion and Ms. Zoerhof provided a brief summary of the need for the new pump.

Members Herb Parker (308) commented on the resolution.

By a vote of 3-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION M50-09-58

WHEREAS, the main water pump for the Towers fire response system has a pin-hole leak;

NOW THEREFORE BE IT RESOLVED, August 20, 2009 the Board of Directors of this Corporation hereby authorizes a supplemental appropriation in the amount of \$25,000 from the Replacement Reserves Fund for the installation of a new fire system water pump; and

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

d. Approve Flu Shots

Director Wurzel made a motion to approve Maxim Health Care to provide flu shots in the Towers. Director Harris seconded the motion.

Members Justine Ratner (705) and Evelyn Swerdlow (807) commented on the motion.

By a vote of 3-0-0, the motion carried.

e. Approve Recording of Lien for Member ID 932-961-31

Director Wurzel moved to approve a proposed resolution to record a Lien for Member ID 932-961-31. Director Harris seconded the motion.

Members Herb Parker (308) commented on the resolution.

By a vote of 3-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION M50-09-59

WHEREAS, Member ID 932-961-31 is currently delinquent to Laguna Woods Mutual Fifty 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 20, 2009, that the Board of Directors hereby approves the recording of a Lien for Member ID 932-961-31; 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.

7. Discussion Items

President Gray stated that the investigation on the cost of computer internet access throughout the Towers is still ongoing.

President Gray commented on a Director's duty as a Corporate Member to attend GRF committee meetings.

President Gray commented on coin operated washing machines and changing out the washing machines from top to front loading machines. After discussion, the Board agreed to not investigate the cost involving coin operated washing machines, but to have staff continue investigating the cost of the water savings and expense to change out the machines.

President Gray commented on the concept of having a dry cleaning concierge and encouraged residents to provide any comments they have on the issue.

President Gray reported on the status of the installation of the mechanical locks in the building.

Members Ruth Goodman (905), Ms. Pearl Zweibach (861), Evelyn Swerdlow (807), Mollie Hayes (105), and Clara Zimmerman (358) commented on the locking system.

President Gray commented on the status of the window film installation.

President Gray reported on the Safety Class hosted by the Orange County Fire Association on August 19, 2009.

8. Members' Comments

- Shirley Prager (556) commented on the Globe's reporting of housekeeping at the Towers

9. Financial and Budget Report:

Director Wallace reported on the Financial and Budget Report.

Member Herb Parker (308) commented on assessments and delinquencies.

10. Standing Committee Reports:

- a. **Activities Committee:** Lorna Ingram reported on behalf of the Activities Committee.

- b. **Business Planning Committee:** No one reported on behalf of the Business Planning Committee.
- c. **Information and Orientation Committee:** No one reported on behalf of the Information and Orientation Committee.
- d. **Ad Hoc Key Club Planning Committee:** Director Wurzel reported on the newly renovated Key Club.
- e. **Architectural Control Committee:** No one reported on behalf of the Architectural Control Committee.

11. GRF Committees:

- a. **Community Activities Committee:** No report was given.
- b. **Broadband Services Committee:** Director Wallace reported on behalf of the Broadband Service Committee.
- c. **Government and Public Relations Committee:** No report was given.
- d. **Bus Services Committee:** Director Harris reported on behalf of the Bus Services Committee.
- e. **Select Audit Committee:** No report was given.
- f. **Finance:** Director Harris reported on behalf of the Finance Committee.
- g. **Security Committee:** No report was given.

12. Golden Rain Foundation

In the absence of Mr. Milt Johns, Ms. Zoerhof reported on the August 4, 2009 Golden Rain Foundation Board Meeting.

13. Resale and Leasing Reports

In the absence of Mr. Johns, Ms. Zoerhof reported on the year-to-date resale and leasing activity.

14. Administrator's Report

Ms. Judie Zoerhof announced the celebration of the 45th Anniversary of Laguna Woods Village on September 5 in Clubhouse 5. Ms. Zoerhof also commented on a property tax form mailed to the residents promising to reduce property taxes.

Members Jack Hammen (662) commented on the tax assessor's office and Ruth Goodman (905) commented on the form.

Directors' Forum

- Director Wallace commented on the improved sound system.

Recess

The meeting recessed at 3:05 P.M. and reconvened into Executive Session at 3:11 P.M.

Summary of Previous Closed Session Meetings per Civil Code Section §1363.05

During its July 16, 2009 Regular Executive Session Board Meeting, the Board approved the Minutes from the June 18, 2009 Regular Executive Session; approved a payment plan for delinquent assessments; considered setting foreclosure sale dates; authorized one delinquency write-off; approved the recording of a Notice of Default for Member ID 932-960-27; and discussed other delinquency matters.

There being no further business to come before the Board, the meeting was adjourned at 4:13 P.M.

Dick Gray, President