



**OPEN MEETING**

REGULAR MEETING OF THE UNITED LAGUNA WOODS MUTUAL  
GOVERNING DOCUMENTS REVIEW COMMITTEE

Thursday, May 30, 2023 – 1:30 p.m.  
BOARD ROOM/ VIRTUAL MEETING

Laguna Woods Village Community Center  
24351 El Toro Road, Laguna Woods, CA 92637

**MEMBERS PRESENT:** Maggie Blackwell – Chair, Diane Casey and Sue Quam

**MEMBERS ABSENT:** None

**ADVISORS PRESENT:** Dick Rader

**ADVISORS ABSENT:** Mary Stone and Juanita Skillman

**STAFF PRESENT:** Blessilda Wright, Ruby Rojas, Pamela Bashline and Patty Kurzet

**CALL TO ORDER**

Maggie Blackwell, Chair, called the meeting to order at 1:34 p.m.

**APPROVAL OF THE AGENDA**

Chair Blackwell made a motion to approve the agenda.

Without objection, the agenda was approved with changes.

**WORKSHOP ITEMS FOR DISCUSSION**

**Sublease/ Room Rental Policy**

Ms. Pamela Bashline, Community Services Manager, presented the Sublease Room Rental Policy for discussion. The Committee members made comments and asked questions. After much discussion, the committee acquiesced to staff request and approval of attorney to formulation of a single policy.

The Committee elected to table the matter and consult with legal counsel regarding the changes suggested below:

**II. Definitions**

- Definition T- change to read “Room renter/Lodger does not have exclusive possession of the room; or shareholder may enter the room rental space”

**VI. Terms and Conditions**

**G. Alterations, Repairs and Maintenance**

- #1- Add 'from United' after approval in first-sentence
- #2- Second-paragraph, first sentence: add or rent after abatement, remove rent payable by Sublessee/ Renter hereunder or to any rebate of rent to Sublessee/ Renter and add to any before damages.

**I. Rights and Remedies**

- #1 Remove: As a material part of the consideration to be rendered to Member under a Sublease/ Room Rental
- #2 & #3 Review to combine or reword
- #7 Add the word United before provisions

**J. Enforcement**

- First-paragraph, last-line- make guest plural in last line.
- #3- Change the first mention of guest to plural.

**K. Eviction**

- #1- Replace Sublease/ Rental Policy with Sublease/ Rental Agreement
- Reference Civil Code: 1946.5 to define a Renter as lodger- "lodger" is defined as a person contracting with a homeowner for a room within a dwelling unit that is personally occupied by the homeowner."
- Reference Civil Code: 1946 to stipulate "the homeowner must give the lodger a written termination notice. Typically, the homeowner must provide notice that is at least as long as the days between rent payments, not exceeding 30 days."
- Include Shareholder and Renter information sheet for United Member's reference in resale package.
- Include language to reiterate that the Room renter does not have exclusive possession of the room.

**N. Time is Essence; Waiver**

- Add of the after is in title of section.

**Sublease/ Room Rental Application**

- Include PO. BOX address and Leasing office location as other options for potential residents to submit application in first-section.
- Redact second-column to be clear enough to provide Sublessee/ Renter #1 ID No.
- Second page- replace Print with Sign in Sublessee/ Renter #1 and #2.
- Add clause stating that a room renter does not have exclusive possession of room.

**Policy for Committee Meeting Rules**

Ms. Blessilda Wright, Compliance Supervisor, provided an overview of the matter. The Committee members made comments and asked questions. The Committee elected to table the matter.

Without objection, the motion passed.

**Date of Next Meeting**

The next meeting is scheduled for Thursday, June 15, 2023 at 1:30 p.m. in the Board Room.

**Adjournment**

With no further business before the Committee, Chair Blackwell adjourned the meeting at 3:33 p.m.

*MABlackwell*  
MABlackwell (Jun 9, 2023 17:01 PDT)

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Maggie Blackwell, Chair