



OPEN MEETING

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

Thursday, May 20, 2021 – 1:30 p.m.
VIRTUAL MEETING

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

MEMBERS PRESENT: Chair - Elsie Addington, Sue Margolis, Reza Bastani, and Diane Casey

MEMBERS ABSENT: None

ADVISORS PRESENT: Dick Rader, Juanita Skillman, Bevan Strom and Mary Stone

ADVISORS ABSENT: None

STAFF PRESENT: Francis Gomez, Pamela Bashline and Blessilda Wright

CALL TO ORDER

Chair Addington called the meeting to order at 1:30 p.m.

ACKNOWLEDGEMENT OF PRESS

The media was not present.

APPROVAL OF THE AGENDA

President Margolis made a motion to approve the agenda as amended by adding Discuss and Consider Assembly Bill 3182 (AB3182).

Without objection the motion carried.

APPROVAL OF MEETING REPORTS

President Margolis made a motion to approve the meeting report from the April 15, 2021 meeting.

Without objection the motion carried.

CHAIR'S REMARKS

Chair Addington welcomed back Pamela Bashline, Community Services Manager; expressed her excitement of the work that staff and the Committee have been doing in accomplishing the goals for 2021. Chair Addington also stated that sales are going well and staff is working hard to clear the backlog. Chair Addington discussed that the Financial Qualifications Policy will be fine tuned to align with changes to AB3182 requirements.

MEMBER COMMENTS ON NON-AGENDA ITEMS

Advisor Stone made a comment that there has been discussion about the Supplemental Property Taxes. The issue is caused due to buyers being unaware of the additional property tax costs. Advisor Stone suggested that to avoid the issue the Board may implements at Supplemental Property Tax deposit to cover the additional tax cost. The Committee discussed the matter further.

Without objection the Committee tabled the matter.

RESPONSE TO MEMBER COMMENTS ON NON-AGENDA ITEMS

President Margolis responded that United is looking into having the property tax bill sent directly to the owners by the county.

Chair Addington requested an update regarding Mr. Alhadeff of manor 2045-O Via Mariposa East comment about the Lost Instrument Bond to replace a Membership Certificate. President Margolis responded that staff is responding to Mr. Alhadeff about the matter.

REPORTS

Review Financial Requirements for Members

Ms. Bashline presented the Financial Requirements for Members. The Committee members made comments and asked questions.

No further action was taken.

Subletting Conditionally Permitted

Ms. Bashline presented the Subletting Conditionally Permitted. The Committee members made comments and asked questions.

President Margolis made a motion to make the following amendments:

1. Change the word in the hearing of Section 7 of the Occupancy Agreement to be "Conditionally Permitted"
2. Bold "without prior written consent"
3. Change "shall" to "may"

Director Bastani seconded the motion.

Without objection, the motion carried.

ITEMS FOR DISCUSSION AND CONSIDERATION

Goals for 2021:

The Committee discussed the Project Log included in the agenda packet that outlines the Goals for 2021. The Committee members made comments and asked questions.

No further action was taken.

Assembly Bill 3182

President Margolis discussed that the governing documents need to align with AB3182. The Committee members made comments and asked questions.

President Margolis made a motion to direct United's Legal Counsel to review United's governing documents and recommend changes to align with AB3182 and hold changes until September 2021 for further action.

By a vote of 2-1-0, the motion passed (Director Bastani opposed).

Committee Member Comments

Advisor Skillman stated it was a good meeting.

Advisor Stone stated it was nice to have Ms. Bashline back.

Advisor Rader commented on the Social Media Policy that Third Laguna Hills Mutual adopted.

Future Agenda Items

- Director SOP
- Tighten Subleasing Requirements
- One Page Explanation of Resident Procedure
- Leasing (Use power point from Cash presentation)

Date of Next Meeting

The next meeting is scheduled for Thursday, June 17, 2021 at 1:30 p.m. via virtual meeting.

Adjournment

With no further business before the Committee, the Chair adjournment the meeting at 4:21 p.m.

Elsie Addington

[Elsie Addington \(Jun 7, 2021 13:18 PDT\)](#)

Elsie Addington, Chair

Governing Documents Review Committee






Minutes 05-20-2021

Final Audit Report

2021-06-07

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