MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF UNITED LAGUNA HILLS MUTUAL A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION

November 10, 2009

The Regular Meeting of the Board of Directors of United Laguna Hills Mutual, a California Non-Profit Mutual Benefit Corporation, met on Tuesday November 10, 2009, at 9:30 A.M. at 24351 El Toro Road, Laguna Woods, California.

Directors Present: Lloyd Foster, Bevan Strom, Marty Rubin, Maxine McIntosh, Paul Vogel, John Dalis, Gail McNulty, Arlene Miller Marv Rosenhaft, Mike Curtis, Linda Wilson

Directors Absent: None

Others Present: Jerry Storage, Patty Kurzet, Janet Price (11:12 A.M. - 11:32 A.M.), *Executive Session*: Jerry Storage, Cris Robinson, Patty Kurzet, Luis Rosas

CALL TO ORDER

Lloyd Foster, President of the Corporation, chaired and opened the meeting, and stated that it was a Regular Meeting held pursuant to notice duly given. A quorum was established and the meeting was called to order at 9:30 A.M.

PLEDGE OF ALLEGIANCE

Director John Dalis led the Pledge of Allegiance to the Flag.

ACKNOWLEDGEMENT OF PRESS

Ms. Clair Webb from the Laguna Woods Globe, and the Channel 6 Camera Crew, by way of remote cameras, were acknowledged as present.

APPROVAL OF AGENDA

Without objection, the Board approved the agenda as written.

Without objection, the Board agreed to limit the total time for Member Comments to 30 minutes, and if further time is necessary, the Board would consider allotting additional time.

MEMBER COMMENTS

- Margaret Pearlman (342-D) commented on additional lighting in the community and encouraged residents and board members to attend the next "Let There Be Light" meeting
- Robert Hoffelder (559-D) commented on communicating with the residents regarding Board matters by way of the internet
- Collette Siegman (607-A) commented on the timeline for identifying additional lighting in the community
- Mechelina De Munck (556-B) commented on the Mutual's chargeable services policy
- Connie Grundke (2214-B) commented on allowing non-residents to be members of clubs and allowing entrance into the community and controlling GRF
- Ralph Belitz (124-R) commented on club membership

- Pamela Grundke (2214-B) commented on security matters at the San Sebastian
- Tony Dauer (96-C) commented on security matters at the San Sebastian
- Paula Page (4008-2E) announced an award given to the Disaster Task Force from the Red Cross and thanked all the volunteers for their services
- Jerry Sheinblum (3488-C) announced the topic to be discussed at the next CCA townhall meeting

RESPONSE TO MEMBER COMMENTS

- President Foster briefly responded to Members' comments and concerns
- Director McIntosh commented on manor resales
- Director Rosenhaft commented on Security responding to a resident's plumbing emergency and addressed the comments regarding additional lighting
- Director Curtis congratulated the Disaster Task Force on its award and commented on the San Sebastian complex and lighting

APPROVAL OF MINUTES

The Board reviewed the Minutes of the Regular Board Meeting of October 13, 2009, and approved them without objection.

CHAIR'S REMARKS

President Foster announced the date for the Annual Meeting of the Members and when the Ballots will be counted; announced that the Mutual has received additional recycling bins from the City; commented on water conservation and increasing water costs; and thanked the residents, staff and the Board for supporting him during his service as Board President.

NEW BUSINESS

The Board discussed establishing a Joint Long Range Planning Committee.

By way of consensus, the Board directed Staff to augment the 2002 Long Range Planning report, create a draft charter and bring it back to the Board for approval; the Board would then consider establishing a committee.

The Board discussed creating a Governing Documents Ad Hoc Committee to update the Mutual's governing documents and establishing a charter.

Director Curtis recommended that guidance and direction should come from HKC and not PCM.

By way of consensus, the Board directed Staff to draft a report, create a charter and bring it back to the Board for approval, and the Board would then consider establishing a committee.

The Board discussed appointing new members to the GRF Bylaw Ad Hoc Committee. Without objection, the Board agreed to wait until the new Board is established.

OLD BUSINESS

The Board entertained the motion postponed from the prior month approving revisions to Mutual Alteration Standard 19–Modesty Paneling, Balcony, and the Secretary of the Corporation, Director Linda Wilson, re-read the resolution.

The motion to approve the resolution is on the floor.

Director Curtis made a motion to strike the requirement in section 2.5 that "the vinyl lattice must be white in color." The motion failed due to the lack of a second.

Members Barbara Copley (410-D) and Rhoda Lindner (2013-C) commented on the proposed changes.

Without objection, the Board agreed to add the word "of" in section 2.4 before the word "metal."

The Board agreed that the change was not substantial enough to go through an additional 30 day notification and accordingly, Director Wilson moved to postpone the following resolution to the December meeting to satisfy the original 30-day notification requirement:

RESOLUTION 01-09

WHEREAS, the Board of Directors of this Corporation adopted Resolution U-96-62 on May 14, 1996, which approved the United Laguna Hills Mutual Alteration Standards; and

WHEREAS, the Architectural, Maintenance & Planning Committee has recommended that the Board of Directors further amend the United Laguna Hills Mutual Alteration Standards with suggested changes;

NOW THEREFORE BE IT RESOLVED, December 8, 2009, that the Board of Directors of this Corporation hereby approves the revisions of United Mutual Alteration Standard Section 19 – Modesty Paneling, Balcony, as attached to the official minutes of this meeting; and

RESOLVED FURTHER, that Resolution U-96-62, adopted May 14, 1996 is hereby amended; 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 Rubin seconded the motion and the motion carried unanimously.

November 10, 2009

GENERAL MANAGER'S REPORT

In Mr. Johns' absence, Mr. Jerry Storage gave a Power Point presentation on the November 29, 2009 roll-out of the Plan-A-Ride demand response bus program, and commented on water conservation and the need to decrease indoor water consumption.

Ms. Janet Price entered the meeting at 11:12 A.M.

CONSENT CALENDAR

Without objection, the Consent Calendar was approved as written, and the following actions were taken:

Architectural, Maintenance and Planning Committee:

RESOLUTION 01-09-260

RESOLVED, November 10, 2009, that the request of Mr. Safa Movassaghi of 215-B Avenida Majorca to move and re-install a satellite dish on the roof of his manor according to Mutual Standards is hereby approved; and

RESOLVED FURTHER, that all costs for installation, repair, and maintenance associated with the subject alteration are the responsibility of the Mutual Member(s) at 215-B; and

RESOLVED FURTHER, that the required Mutual permit that was obtained through the Permits and Inspections Office located in the Laguna Woods Village Community Center must be revised to reflect the installation of the satellite dish on the roof; and

RESOLVED FURTHER, that the satellite dish cabling must be painted to match the paint color on the wall and fascia to which it is attached.

RESOLUTION 01-09-261

RESOLVED, November 10, 2009, that the request of Mrs. Catherine McGrath of 231-B Avenida Majorca to convert the entry double doors to a single door at her manor is hereby approved; and

RESOLVED FURTHER, that all future costs and maintenance associated with the subject alteration are the responsibility of the Mutual Member(s) at 231-B; and

RESOLVED FURTHER, that all required Mutual and City of Laguna Woods permits must be obtained and the appropriate City of Laguna Woods building permit number must be submitted to the Mutual through the Permits and Inspections Office located in the Laguna Woods Village Community Center.

RESOLUTION 01-09-262

WHEREAS, Mr. Bernard Lee of 505-B Avenida Sevilla disputes the service charge of \$10.00 and the labor charge of \$15.83 for the inspection he requested for his kitchen lights, and requests that the Board reverses the total charges of \$25.83; and

NOW THEREFORE BE IT RESOLVED, November 10, 2009, that the Board of Directors of this Corporation hereby denies Mr. Lee's request to reverse the \$25.83 charge and affirms the Mutual's Chargeable Services Policy; 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.

RESOLUTION 01-09-263

RESOLVED, November 10, 2009, that the request of Mr. David Behrmann, former owner of 544-F Via Estrada, to retain the non-standard painted entry, patio and atrium concrete slabs is hereby approved; and

RESOLVED FURTHER, that all costs for repair and maintenance associated with the subject alteration are the responsibility of the Mutual Member(s) at 544-F; and

RESOLVED FURTHER, that a required Mutual permit must be obtained through the Permits and Inspections Office located in the Laguna Woods Village Community Center.

RESOLUTION 01-09-264

RESOLVED, November 10, 2009, that the request of Mr. Young C. Wang of 621-B Avenida Sevilla to retain a block wall that was installed at his manor is hereby denied; and

RESOLVED FURTHER, that the Board of Directors hereby requires correction of the installation per Mutual Standards or remove the subject wall altogether within 30 days of the Board's decision.

RESOLUTION 01-09-265

RESOLVED, November 10, 2009, that the request of Ms. Norma Brown of 784-B Via Los Altos that the Mutual, at its expense, replace all windows in her manor is hereby denied.

RESOLUTION 01-09-266

RESOLVED, November 10, 2009, that the request of Mrs. Naujean Barrett of 920-N Avenida Majorca to retain mesh screening on the balcony of her manor is hereby denied; and

RESOLVED FURTHER, that the Board hereby requires removal of the mesh screening within 30 days of the Board's decision.

Landscape Committee Recommendation:

118-T Approval of request for tree removal and plant replacements/design change at the Mutual member's expense
226-A Approval of request for planter conversion at the Mutual's expense

Finance Committee Recommendations:

RESOLUTION 01-09-267

WHEREAS, Member ID 947-358-36 is currently delinquent to United Laguna Hills Mutual 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, November 10, 2009, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-358-36; 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.

RESOLUTION 01-09-268

WHEREAS, Member ID 947-392-42 is currently delinquent to United Laguna Hills Mutual 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, November 10, 2009, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-392-42; 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.

RESOLUTION 01-09-269

WHEREAS, Member ID 947-407-53 is currently delinquent to United Laguna Hills Mutual 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, November 10, 2009, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-407-53; 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.

RESOLUTION 01-09-270

WHEREAS, Member ID 947-420-39 is currently delinquent to United Laguna Hills Mutual 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, November 10, 2009, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-420-39; 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.

RESOLUTION 01-09-271

WHEREAS, Member ID 947-441-19 is currently delinquent to United Laguna Hills Mutual 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, November 10, 2009, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-441-19; 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.

COMMITTEE REPORTS and SERVICES

FINANCE REPORT

Director Paul Vogel gave the Treasurer's and the Finance Committee Reports.

The Secretary of the Corporation read a proposed resolution directing its managing agent to provide a notice of delinquency to the guarantor associated with a delinquent membership. Director Wilson moved to approve the resolution. Director John Dalis seconded the motion and discussion ensued.

By a vote of 10-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 01-09-272

WHEREAS, the Board of Directors recognizes that many policies have been implemented by way of practice over the years but not formally documented; and

WHEREAS, the Finance Committee has recommended that the Board of Directors document specific policies;

NOW THEREFORE BE IT RESOLVED, November 10, 2009, that the Board of Directors of this Corporation hereby directs its managing agent to provide a notice of delinquency to the guarantor associated with a delinquent membership at the same time the demand letter is provided to the delinquent member; and

RESOLVED FURTHER, this policy will be incorporated into the 2011and future Collection & Lien Enforcement Policy and Procedures for Assessment Delinquencies document; 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.

Ms. Price left the meeting at 11:32 A.M.

Director Marv Rosenhaft reported from the Architectural, Maintenance and Planning Committee.

The Secretary of the Corporation read a proposed resolution authorizing a supplemental appropriation to install handrails at 2191-Q. Director Wilson moved to approve the resolution and Director Dalis seconded the motion.

By a vote of 9-1-0 (Director Strom opposed), the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 01-09-273

RESOLVED, November 10, 2009, that the request of Mrs. Apolonia Santiago of 2191-Q Via Mariposa East for the Mutual to install an additional handrail at the north entrance of her building is hereby approved at the Mutual's expense; and

RESOLVED FURTHER, that the installation of an additional handrail would require that the existing handrail be replaced, and the Board of Directors hereby authorizes a supplemental appropriation in the amount of \$1,980 to be funded from the Contingency Fund for the installation of both handrails; and

RESOLVED FURTHER, that the Mutual shall bear the costs of all future maintenance and repair of the handrails; 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.

Mrs. Cris Robinson entered the meeting at 11:36 A.M.

The Secretary of the Corporation read a proposed resolution authorizing an unbudgeted expenditure to allow for the calculation of washer cycles. This will require separate collection of money from each laundry room during the coin collection cycle. Director Wilson moved to approve the resolution. Director Rosenhaft seconded the motion and discussion ensued.

Members Barbara Copley (410-D) and Rhoda Lindner (2013-C) commented on the motion.

By a vote of 9-1-0 (Director McIntosh opposed), the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 01-09-274

WHEREAS, staff was asked to determine the number of washing machine cycles at each individual laundry room; and one way to achieve this is to count the total coinage collected from each laundry room separately; and

WHEREAS, during the current United Mutual coin collection process, two Security Staff combine washing machine coins collected from multiple laundry rooms into collection bags for totaling; and

WHEREAS, it is estimated that an additional eight hours of Staff time per month would be required to separate the collected coins at each individual laundry room, with an additional \$200 to purchase individual laundry room coin collection bags;

NOW THEREFORE BE IT RESOLVED, November 10, 2009, that the Board of Directors hereby authorizes an unbudgeted operating expenditure in the amount of \$1,450 for the additional staffing and coin collection bags necessary to implement this counting procedure; 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.

The Secretary of the Corporation read a proposed resolution authorizing a supplemental appropriation to complete foundation repair work. Director Wilson moved to approve the resolution. Director Rosenhaft seconded the motion and discussion ensued.

Members Barbara Copley (410-D) commented on the motion.

By a vote of 10-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 01-09-275

WHEREAS, by way of Resolution 01-08-190, United Mutual has allocated funds to begin addressing apparent foundation damage identified in twenty-three buildings; and

WHEREAS, upon return of the construction bids, an additional amount of \$42,500 was found to be necessary to complete the repairs at all of the 23 buildings;

NOW THEREFORE BE IT RESOLVED, November 10, 2009, that the Board of Directors hereby authorizes a supplemental appropriation in the amount of \$42,500 to be funded from the Contingency Fund to complete the foundation repair work; 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.

The Secretary of the Corporation read a proposed resolution approving the request of 231-B Avenida Majorca to perform an atrium enclosure. Director Wilson moved to approve the resolution. Director Dalis seconded the motion and discussion ensued.

Mrs. Robinson spoke to the occupancy changes if atrium enclosure alterations would reduce the number of bedrooms.

Members Barbara Copley (410-D) and Ron Beldner (203-C) addressed the Board on the resolution.

Director McNulty called for the question. By a vote of 8-2-0 (Directors McIntosh and Curtis opposed), the question was called.

By a vote of 7-3-0 (Directors Strom, McIntosh and Curtis opposed), the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 01-09-276

RESOLVED, November 10, 2009, that the request of Mrs. Catherine McGrath of 231-B Avenida Majorca to perform an atrium enclosure at her manor is hereby approved; and

RESOLVED FURTHER, that all future costs and maintenance associated with the subject alteration are the responsibility of the Mutual Member(s) at 231-B; and

RESOLVED FURTHER, that all required Mutual and City of Laguna Woods permits must be obtained and the appropriate City of Laguna Woods building permit number must be submitted to the Mutual through the Permits and Inspections Office located in the Laguna Woods Village Community Center; and

RESOLVED FURTHER, that a roof tie-in form must be completed and submitted to the Permits and Inspections office prior to issuance of a Mutual permit.

Director Curtis made a motion to place an indefinite moratorium on manor atrium enclosures in units where an atrium enclosure alteration would reduce the number of bedrooms. Director Rubin seconded the motion and discussion ensued.

Director Rosenhaft amended the motion to remove "would reduce the number of bedrooms" from the original motion. The amendment failed due to the lack of a second.

Members Barbara Copley (410-D) and Roberta Berk (933-B) commented on the main motion.

By a vote of 10-0-0, the motion carried.

Mrs. Robinson left the meeting at 12:28 P.M.

Director Linda Wilson reported from the Landscape Committee.

Due to time constraints, the Board waived the reading of the resolution allowing the City to place additional recycling bins on Mutual property. Director McIntosh moved to approve the resolution. Director Curtis seconded the motion and discussion ensued.

Member Rhoda Lindner (2013-C) addressed the Board on the resolution.

By a vote of 10-0-0, the motion carried and the Board adopted the following resolution:

RESOLUTION 01-09-277

WHEREAS, the City of Laguna Woods has been monitoring its Pilot Source Separation Recycling Program since its inception on March 24, 2009; and

WHEREAS, the Program has collected approximately 126 tons of recyclables over 28 weeks and due to its success, the City's Community Services Committee voted to extend the pilot program to the end of 2009 in order to test the recycle bin locations that pose aesthetic or space challenges; and

WHEREAS, the City is requesting to place an additional 14 recycling bins in 4 cul-de-sacs in United Mutual;

NOW THEREFORE BE IT RESOLVED, November 10, 2009, that the request from the City of Laguna Woods to place an additional 14 recycling bins in 4 cul-de-sacs in United Mutual is hereby approved at the following locations, with an exception at Location 5 in cul-de-sac 13:

Cul-de-sac 13

Location 1 – Bermed walkway by carport across from Buildings 653 and 654 Location 2 – Trash enclosure area adjacent to Laundry Room 105

- Location 3 Outside wall of trash enclosure area adjacent to Laundry Room 104
- Location 4 Walkway between Carports 485 and 486
- Location 5 Adjacent to Carport 484 near air conditioning unit; however, should a berm be necessary to protect the unit, the Mutual is unwilling to bear the construction cost of such berm, and another location should be found

Cul-de-sac 58 – 2 bins

Cul-de-sac 63 – 4 bins

Cul-de-sac 209

- Location 1 Between Carports 2099 and 2100 across from trash enclosure area
- Location 2 Between Carports 2083 and 2084 by trash enclosure area
- Location 3 Between Carports 2087 and 2088 across from trash enclosure area

RESOLVED FURTHER, that Resolution 01-09-252 adopted October 13, 2009 is hereby rescinded; 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 Marty Rubin reported from the Resident Relations Information Services.

Director Maxine McIntosh reported from the Traffic Committee.

GRF HIGHLIGHTS

Due to time constraints, and without objection, the Board dispensed with the GRF highlights.

President Foster reminded the Board about the 3 minute time limitation for each Director during Directors' Forum.

DIRECTORS' FORUM

- Director Strom commented on the Mutual's solar panel standard, commented on using a clothes line to dry clothes, commented on the budget, and United not having CC&Rs
- Director Rosenhaft commented on the success of the "Directors' Coffee Chat" and encouraged residents to attend, and thanked the outgoing Directors for their services on the Board
- Director Vogel commented on establishing a "battle plan"
- Director McIntosh encouraged residents to run for the GRF Board and get involved in GRF issues
- Director Dalis commented on his services and experience on the Board

- Director Curtis commented on holding down the assessments due to the recall process, and commented on his exclusion to participate in closed session meetings and access to records
- Director Wilson wished everyone a Happy Thanksgiving
- Director Rubin commented on moving forward in a positive way and increasing communication with the members and the board members
- Director Miller said good-bye to the outgoing Directors and wished everyone a Happy Thanksgiving
- Director McNulty announced the next "Directors Coffee Chat"

MEETING RECESS

The Regular Open Session Meeting recessed for lunch at 12:52 P.M. and reconvened back into the Regular Executive Session at 1:18 P.M.

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

During its October 13, 2009 Regular Executive Session, the Board reviewed and approved the minutes of the Regular Executive Session Meeting of September 8, 2009, and the minutes of the Special Executive Session Meeting of September 29, 2009. The Board also discussed member disciplinary matters, approved recording Notices of Default for Member ID 947-364-81, Member ID 947-387-68, Member ID 947-400-14, Member ID 947-405-06, Member ID 947-410-45, Member ID 947-422-85, Member ID 947-440-17; and heard four (4) Disciplinary Hearings and imposed fines totaling \$650 for violations of the Mutual's rules and regulations. The Board also discussed contractual, potential litigation, and reviewed the Litigation Status Report.

The Traffic Committee of the Board met in Executive Session on October 21, 2009 to discuss member disciplinary issues.

During its October 26, 2009 Special Executive Session Meeting, the Board discussed member disciplinary matters.

ADJOURNMENT

With no further business before the Board of Directors, the meeting was adjourned at 4:40 P.M.

Linda Wilson, Secretary