

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

June 17, 2010

A Special Meeting of the United Laguna Hills Mutual Board of Directors, a California non-profit mutual benefit corporation, was held on Thursday, June 17, 2010, 10:30 A.M., at 24351 El Toro Road, Laguna Woods, California.

Directors Present: Gail McNulty, Marty Rubin, Arlene Miller, Ron Beldner, Barbara Copley, Paul Vogel, Heather Gerson, Libby Marks, Harold Allen, Cynthia Chyba

Directors Absent: Linda Wilson

Staff Present: Jerry Storage, Patty Kurzet, Cris Robinson

**CALL TO ORDER**

Gail McNulty, President of the Corporation, called the meeting to order at 10:30 A.M., and established a quorum and stated the purpose of the meeting was to approve revisions to the Committee Appointments for the Mutual and GRF.

President McNulty acknowledged the number of residents present.

Without objection, the Board agreed to a 15 minute time limit for Member Comments.

- Delsie Zuzak (674-A) commented on the Board's fiduciary duty to join the lawsuit with Third Mutual and to get rid of PCM.
- Israel Gorin (828-Q) commented on the Boards' self-managing the Community.
- Pamela Grundke (2214-B) suggested that the Board join Third Mutual in its lawsuit against PCM and return the money back to the residents, stated that the Board should perform its fiduciary duty to support the best interest in the Community, and invited the Board members to attend the next Resident's Voice meeting to hear a presentation on audits.
- Jewell Andersen (535-A) indicated that PCM has performed excellent service over the years and joining the lawsuit would be extremely costly and would tear down the reputation of the Community.
- Mary Stone (356-C) stated that the lawsuit is a civil lawsuit, and not a criminal lawsuit, provided a background of Third Mutual's research that led up to the filed action, and recommended that United Mutual research and investigate the matter and join Third Mutual in the lawsuit.
- Bob Zuzak (674-A) commented on transparency between the Board and PCM.

Director Gerson made a motion to approve the committee appointments. Director Miller seconded the motion and discussion ensued.

Director Beldner asked President McNulty to read the letter from President McNulty addressing the reasons for his removal as Chair of the Maintenance and Construction Committee.

President McNulty read the letter.

Director Beldner was given the opportunity to respond to the letter and addressed a number of outstanding maintenance issues. He stated that he has not insulted any employees and has not commented on the need to remove PCM as managing agent. He expressed his displeasure with certain aspects of PCM's performance and stated that he has attempted to bring maintenance issues with his recommended changes to management's attention, but no work has been done. He indicated that the reason President McNulty is removing him as Chair of the M&C Committee is because he questioned PCM's performance.

Director Copley spoke on behalf and in favor of Director Beldner's service as the M&C Chair.

Member Delsie Zuzak (674-A) commented on respecting other Board members; Member Maxine McIntosh (68-C) commented on Director Beldner's dedication to improve the Community and the need to ask hard questions; and Member Dottie Fredericks (776-Q) commented on her current maintenance issue and lack of resolve and the need to keep Director Beldner in the leadership position so that he can ask the hard questions.

Director Marks made a motion to segregate the approval of the M&C appointments from the original motion. Director Copley seconded the motion and the motion carried by a vote of 6-3-0 (Directors Copley, Beldner, Allen, Marks, Chyba and Rubin voted in favor).

Director Marks made a motion to approve the appointments to the Maintenance and Construction Committee. Director Rubin seconded the motion and the motion carried by a vote of 5-4-1 (Directors Gerson, Miller, Rubin and Allen voted in favor; Directors Marks, Chyba, Beldner and Vogel voted against; Director Chyba abstained; and President McNulty voted in favor to break the tie).

Without objection, the Board removed Libby Marks from the Standards Sub-Committee.

Without objection, the Board of Directors approved the committee appointments and adopted the following resolution:

**RESOLUTION 01-10-131**

**RESOLVED**, June 17, 2010, that the following persons are hereby appointed to serve the corporation in the following capacities:

**Executive Disciplinary Committee** (to Hold Disciplinary Hearings)  
3 members per rotation

**Finance Committee**  
Paul Vogel, Chair  
Marty Rubin, Vice Chair

Arlene Miller  
*Advisor: Alison Holt*

**Governing Documents Ad Hoc Committee**

Barbara Copley, Chair  
Ron Beldner  
*Advisors: Mary Stone, Bevan Strom*

**Joint GRF Bylaw Committee**

Marty Rubin  
Paul Vogel

**Landscape Committee**

Linda Wilson, Chair  
Heather Gerson  
Harold Allen  
**Cynthia Chyba**  
*Advisors: Mary Kay Tibbetts, Polly Spahr*

**Long Range Planning Task Force**

TBD

**Joint Long Range Planning Committee**

Paul Vogel  
Heather Gerson

**Maintenance and Construction Committee**

**Harold Allen, Chair**  
Ron Beldner  
Barbara Copley  
Heather Gerson  
*Advisor: Lynn Hamm*

**Resident Relations Information Services**

Marty Rubin, Chair  
Arlene Miller  
3<sup>rd</sup> Member on Rotation

**Standards Sub-Committee**

Marty Rubin, Chair  
Gail McNulty  
Arlene Miller  
Ron Beldner  
Barbara Copley  
Libby Marks

**Traffic Hearing**

Linda Wilson, Chair  
Barbara Copley  
Arlene Miller

**New Resident Orientation**

Per Rotation List

**Select Audit**

Paul Vogel  
Arlene Miller

**Laguna Canyon Foundation**

TBD

**RESOLVED FURTHER**, that Resolution 01-10-96, adopted May 11, 2010 is hereby superseded and canceled.

Director Gerson read the proposed changes to the Mutual's GRF committee assignments. Director Gerson moved to approve the resolution and Director Vogel seconded the motion.

By a vote of 9-0-0, the motion carried and the Board of Directors adopted the following resolution:

**RESOLUTION 01-10-132**

**RESOLVED**, June 17, 2010, that, in compliance with Article 7, Section 7.3 of the Golden Rain Foundation Bylaws, adopted May 2006, the following persons are hereby appointed to serve on the committees of the Golden Rain Foundation:

**Broadband Services**

Heather Gerson  
Ron Beldner

**Business Planning**

Paul Vogel, Treasurer  
Marty Rubin, 1st Vice President

**Bus Services**

Libby Marks  
**Cynthia Chyba**

**Community Activities**

Heather Gerson  
Libby Marks

**Land Use Ad Hoc Committee**

Barbara Copley  
Libby Marks

**Finance**

Arlene Miller  
Paul Vogel

**Government & Public Relations**

Barbara Copley  
Linda Wilson

**Golf Building Ad Hoc Committee**

Marty Rubin  
Paul Vogel

**Landscape Committee**

Linda Wilson  
Heather Gerson

**Maintenance & Construction**

Ron Beldner  
Harold Allen

**Master Landscaping Plan Ad Hoc Committee**

Heather Gerson  
Harold Allen

**Recreation Master Planning Sub-Committee**

Heather Gerson  
Libby Marks

**Security**

Linda Wilson  
Ron Beldner

**RESOLVED FURTHER**, that Resolution 01-10-97, adopted May 11, 2010 is hereby superseded and canceled.

The Board recessed at 11:25 A.M. and reconvened into closed session at 11:30 A.M.

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

During its Regular Executive Session meeting of June 8, 2010, the Board reviewed and approved the minutes of the Regular Executive Session meeting of May 11, 2010, minutes of the Special Executive Session meeting of May 20, 2010, and the minutes of the Executive Committee meeting of May 24, 2010. The Board approved the recording of a Notice of Default for Member ID 947-455-41; heard four (4) regular disciplinary hearings and imposed fines

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totaling \$1200 for violations of the Mutual's rules and regulations; and discussed litigation and other member disciplinary matters.

**ADJOURNMENT**

There being no further business to come before the Board of Directors, the special meeting was adjourned at 1:49 P.M.

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Gail McNulty, President