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

# July 12, 2011

The Regular Meeting of the Board of Directors of United Laguna Hills Mutual, a California Non-Profit Mutual Benefit Corporation, was held on Tuesday, July 12, 2011 at 9:30 A.M. at 24351 El Toro Road, Laguna Woods, California.

Directors Present: Gail McNulty, Arlene Miller, Harold Allen, John Dalis, Ron

Beldner, Barbara Copley, Heather Gerson, Libby Marks, Cynthia

Chyba, Roger Turner, Catherine Brians

Directors Absent: None

Others Present: Jerry Storage, Patty Kurzet

Executive Session: Jerry Storage, Cris Robinson, Patty Kurzet,

Sandy Meyer, Sandra Gottlieb of Swedelson & Gottlieb

#### **CALL TO ORDER**

Gail McNulty, 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 Copley led the Pledge of Allegiance to the Flag.

### **ACKNOWLEDGEMENT OF PRESS**

Ms. Lois Rothschild, a freelance reporter, 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.

Mr. Jim Shaffer, member of the Nominating Committee, reported on the Committee's efforts to recruit qualified candidates to run the 2011 Director Election, and encouraged members to pick up an application and run for the Board.

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**

- Mary Stone (356-C) commented on carport blind sides and a member's responsibility for distribution of guest passes.
- Maxine McIntosh (68-C) commented on Property Services and an issue with one of the laundry rooms in cds 37.

## **RESPONSE TO MEMBER COMMENTS**

No comments were made.

#### **APPROVAL OF MINUTES**

The Board reviewed and approved without objection the minutes of the Regular meeting of June 14, 2011.

#### **CHAIR'S REMARKS**

President McNulty commented on the beautiful aspects of the Community, the current budget process, the Management Agreement, the expense of out-sourcing, and recited quotes.

#### **NEW BUSINESS**

The Secretary of the Corporation, Director Barbara Copley, read a proposed resolution approving the ballot package for the 2011 Election of Directors. Director Copley moved to approve the resolution. Director Gerson seconded the motion.

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

## **RESOLUTION 01-11-117**

**RESOLVED**, July 12, 2011, that the ballot package for the 2011 Election of Directors of this Corporation, as prepared by the managing agent, is hereby approved; and

**RESOLVED FURTHER**, that the Board hereby approves three (3) random ballot rotations to be determined by Martin and Chapman, the approved Inspectors of Election; 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 the resolution.

The Secretary of the Corporation read the proposed revisions to the GRF Committee Appointments. Director Copley moved to approve the resolution. Director Gerson seconded the motion.

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

# **RESOLUTION 01-11-118**

**RESOLVED**, July 12, 2011, 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**

Ron Beldner Roger Turner

# **Business Planning**

Heather Gerson Gail McNulty

# **Bus Services**

Arlene Miller Ron Beldner

# **Community Activities**

Libby Marks Ron Beldner

## Finance

Heather Gerson John Dalis

# **Government & Public Relations**

Libby Marks Catherine Brians

## **Village Greens Ad Hoc Committee**

Barbara Copley Cynthia Chyba

## **Landscape Committee**

Roger Turner Harold Allen (United) Heather Gerson Cynthia Chyba (United)

## **Land Use Ad Hoc Committee**

Barbara Copley Roger Turner

# **Maintenance & Construction**

Harold Allen Barbara Copley

## **Recreation Master Planning Sub-Committee**

Libby Marks Roger Turner

## Security

Libby Marks

Catherine Brians

**RESOLVED FURTHER**, that Resolution 01-10-270, adopted December 14, 2010 is hereby superseded and canceled.

Director Copley made a motion to disband the Executive Disciplinary Committee, effective after the scheduled July meeting, and rescind Resolution 01-10-95 which fixes the time and date to hold the monthly Executive Committee meeting. Director Gerson seconded the motion and discussion ensued.

Without objection, the motion carried.

The Secretary of the Corporation read the following proposed resolution adopting a policy which allows the Board to impose additional daily monetary penalty fines against members for ongoing violations:

## **RESOLUTION 01-11**

WHEREAS, United Mutual's legal counsel has advised that in order to speed up the Member Disciplinary process, after a noticed hearing before the Board, for an ongoing violation, which affords the member the opportunity to be heard and present a defense to the allegations, the Board has the right and/or authority to levy an ongoing monetary penalty consistent with United Mutual's Monetary Fee Schedule against a violating Member for an ongoing violation of the same event, on a daily basis, without having to re-notice a member disciplinary hearing for each day the same event violation occurs; and

**WHEREAS**, the Board intends to implement a rule that permits the Board to impose additional subsequent fines on a Member after the first noticed initial hearing before the Board as referenced above, if the same event conduct continues on a daily, weekly or monthly basis, without the need for an additional disciplinary hearing;

**NOW THEREFORE BE IT RESOLVED**, September 13, 2011, that the Board of Directors of this Corporation hereby adopts a policy which allows the Board to impose additional daily monetary penalty fines, consistent with United Mutual's Monetary Fee Schedule, on a Member for the same ongoing violation of the same event of United Mutual's rules and regulations without the need to hold an additional member disciplinary hearing after the first noticed hearing, as referenced above, has been held; 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 Copley moved to approve the resolution. Director Gerson seconded the motion.

Member Paul Vogel (2185-O) commented on the resolution.

Without objection, the Board postponed the motion to the August meeting to conform to the 30-day notification requirements.

### **OLD BUSINESS**

No old business came before the Board.

## **GENERAL MANAGER'S REPORT**

Mr. Storage commented on the construction progress of the new Golf Building and a new parking area under construction at Gate 16; provided a status update on the City Centre Park and the City's configuration of Santa Maria to add a golf cart path; updated the membership on other ongoing GRF projects within the Community and at the Clubhouses; and announced the success of the Annual Guest Pass and Non-Resident Member Pass Program and the Annual Vehicle Decal Replacement Program.

### **CONSENT CALENDAR**

Without objection the Consent Calendar was approved as written.

## **Maintenance and Construction Committee Recommendations:**

# **RESOLUTION 01-11-119**

**RESOLVED**, July 12, 2011, that the request of Ms. Jean Rindone of 21-B Avenida Castilla to construct openings in her patio walls and to a install wrought iron fence and gate at her manor is hereby approved; and

**RESOLVED FURTHER**, that all future costs and maintenance associated with the subject alterations are the responsibility of the Mutual member(s) at 21-B; 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; and

**RESOLVED FURTHER**, that the east-facing patio wall may not be totally removed, but must have an opening and wrought iron railing similar to the 8'-0" X 5'-0" opening in the north-facing wall; and

**RESOLVED FURTHER**, that the finished openings must match the existing finish on the patio wall. Wood finish trim or brick veneer will not be allowed; and

**RESOLVED FURTHER**, that any landscape, irrigation, and drainage modifications associated with the alteration are to be completed by the Landscape Division at the expense of the Mutual Members(s) at 21-B; and

**RESOLVED FURTHER**, that the wrought iron fence must be installed as per United Alteration Standard Section 16 - Fences, Wrought Iron, and the wrought iron gate installed as per Section 17 - Patio Gates and Courtyard Doors; 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 01-11-120**

**RESOLVED**, July 12, 2011, that the request of Mr. John Yub Choy of 315-A Avenida Castilla to install a washer/dryer in the patio storage closet and to create openings in patio walls at his manor is hereby approved; and

**RESOLVED FURTHER**, that all future costs and maintenance associated with the subject alterations are the responsibility of the Mutual member(s) at 315-A; and

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

**RESOLVED FURTHER**, that the finished openings must match the existing finish on the patio wall. Wood finish trim or brick veneer will not be allowed; and

**RESOLVED FURTHER**, that the washer/dryer must be installed as per United Mutual Alteration Standard Section 29 - Washer and Dryer Installations; 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 01-11-121**

**RESOLVED**, July 12, 2011, that the request of Mr. John Ryan of 473-A Calle Cadiz to install a reduced-sized Bedroom One window at his 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 at 473-A; and

**RESOLVED FURTHER**, that all required Mutual and City of Laguna Woods permits must be obtained and the appropriate City of Laguna Woods permit numbers must be submitted to the Mutual through the Permits and Inspections Office located in the Laguna Woods Village Community Center; 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 01-11-122**

**RESOLVED**, July 12, 2011, that the request of Ms. Melissa Banibashar, Power of Attorney for 478-O Calle Cadiz, to retain an HVAC unit on a wall-mounted rack on the balcony of the manor is hereby approved; and

**RESOLVED FURTHER**, that all costs and maintenance of the alteration, present and future, are the responsibility of the Mutual member(s) at Manor 478-O, including all costs incurred due to inadequate condensate drainage, including but not limited to dry rot and/or staining, and, should it become necessary for a unit and/or it's duct work to be removed to allow the Mutual access for maintenance purposes, all costs of removal and replacement will be the Member's responsibility. It is intended that the Member(s) will be given proper and timely notice for any needed removal(s). However, this may not always be possible due to the nature of the required maintenance; and

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

**RESOLVED FURTHER**, that the opening for the through-the-wall unit that was removed must be properly filled in and stucco and paint applied to match existing; and

**RESOLVED FURTHER**, that the Member shall be noticed for a Hearing due to the rules violation; and

**RESOLVED FURTHER**, that the components that run from the condensing unit over the side of the balcony shall be contained in a single square metal chaseway painted to match the color of the building; and

**RESOLVED FURTHER**, that the condensing unit must be hidden from view with an appropriate cover or panels as determined by staff; 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 01-11-123**

**RESOLVED**, July 12, 2011, that the request of Mr. William McFadden of 498-C Avenida Sevilla to create a patio wall opening at his manor is hereby approved; and

**RESOLVED FURTHER**, that all future costs and maintenance associated with the subject alterations are the responsibility of the Mutual member(s) at 498-C; 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; and

**RESOLVED FURTHER**, that the finished openings must match the existing finish on the patio wall. Wood finish trim or brick veneer will not be allowed; 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 01-11-124**

**RESOLVED**, July 12, 2011, that the request of Mr. and Mrs. Frederic Schwartz of 510-B Avenida Sevilla to perform patio modifications at their 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 Manor 510-B; and

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

**RESOLVED FURTHER**, that the Mutual Member(s) at 510-B must maintain the reservoir of the Living Wall in a condition to prevent mosquito proliferation; and

**RESOLVED FURTHER**, that trenching along the patio wall for groundcover shall not be allowed; and

**RESOLVED FURTHER**, that the Board has, from time to time, received complaints of noise transference due to alterations of neighboring manors. For example, alterations to walls that allow noise to travel differently, alterations to plumbing that cause water noises within the shared walls, alterations to floor coverings, etc. The Board should advise the member that should the Board receive such a complaint concerning an alteration, the requesting member may be subject to member disciplinary proceedings and could be required to take additional noise mitigating measures, up to and including removing the alteration and restoring to original; 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 01-11-125**

**RESOLVED**, July 12, 2011, that the request of Mrs. Mildred Van Peter of 601-C Avenida Sevilla to retain a white vinyl gate at her manor is hereby approved; and

**RESOLVED FURTHER**, that all costs and maintenance for the alteration, present and future, are the responsibility of the Mutual Member(s) at Manor 601-C; and

**RESOLVED FURTHER**, that a required Mutual permit for the white vinyl gate must be obtained through the Permits and Inspections Office located in Laguna Woods Village Community Center; and

**RESOLVED FURTHER**, that the Member shall be noticed for a Hearing due to the rules violation; 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.

# **Landscape Committee Recommendations:**

852-A	Denial of appeal request for two tree removals
705-A	Approval of request for tree removal at the Mutual's expense
789-Q	Approval of request for screen view of carports at the Mutual member's
	expense
953-P	Approval of request for four (4) tree removals at the Mutual's expense
2029-A	Approval of request for tree removal at the Mutual's expense

# **Finance Committee Recommendations**:

### **RESOLUTION 01-11-126**

**WHEREAS**, Member ID 947-366-58 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**, July 12, 2011, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-366-58; 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 01-11-127**

**WHEREAS**, Member ID 947-367-31 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**, July 12, 2011, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-367-31; 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.

### **RESOLUTION 01-11-128**

**WHEREAS**, Member ID 947-423-39 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**, July 12, 2011, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-423-39; 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 01-11-129**

**WHEREAS**, Member ID 947-424-04 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**, July 12, 2011, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-424-04; 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 01-11-130**

**WHEREAS**, Member ID 947-429-50 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**, July 12, 2011, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-429-50; 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 01-11-131**

**WHEREAS**, Member ID 947-434-22 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**, July 12, 2011, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-434-22; 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 01-11-132**

**WHEREAS**, Member ID 947-452-17 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**, July 12, 2011, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-452-17; 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 01-11-133**

**WHEREAS**, Member ID 947-454-70 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**, July 12, 2011, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-454-70; 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 Heather Gerson gave the Treasurer's and the Finance Committee Reports.

Director Allen reported from the Maintenance and Construction Committee.

The Secretary of the Corporation read a proposed resolution authorizing a supplemental appropriation to construct CDS 67 interim design improvements. Director Copley moved to approve the resolution. Director Chyba seconded the motion and discussion ensued.

Member Mary Stone (356-C) addressed the Board on the project.

Director Marks left the meeting at 10:19 A.M.

By a vote of 9-0-0 (Director Marks was absent from the meeting), the motion carried and the Board of Directors adopted the following resolution:

## **RESOLUTION 01-11-134**

**WHEREAS**, the United Board retained an engineering consultant and contractor to research, plan, design and construct improvements and/or modifications that will reduce the likelihood of future flooding at cul-de-sac (CDS) 67; and

**WHEREAS**, the engineering consultant has finalized the construction documents for the interim improvements;

**NOW THEREFORE BE IT RESOLVED**, July 12, 2011, that the Board of Directors of this Corporation hereby authorizes a supplemental appropriation in the amount of \$115,600 to be funded from the Contingency Fund to construct the CDS 67 interim design improvements as designed by the engineering consultant including but not limited to:

- Remove the asphalt and sidewalk at the entrance of CDS 67 and replace with a raised section of asphalt.
- Extend the existing wall along CDS 67 driveway entrance.
- Restripe and re-configure the nine parking stalls in front of Buildings 709 and 715.

- Construct new sidewalks and landscaping adjacent to Buildings 709, 714 and 715.
- Install a junction structure and flap gate on the 27-inch pipe to minimize surcharge from the 96-inch storm drain into CDS 67.

**RESOLVED FURTHER**, that such funds shall also include upgrading the landscaping and pavement to the entrance of CDS 67 as designed by the landscape consultant; 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 Marks returned to the meeting at 10:30 A.M.

Director Turner reported from the Landscape Committee.

Director Copley reported from the Governance Ad Hoc Committee.

Director Miller reported from Resident Relations Information Services.

#### **GRF HIGHLIGHTS**

- Director Belder reported on behalf of the Broadband Committee regarding the wi-fi installations.
- Director Turner reported on behalf of the GRF Landscape Committee regarding the Aliso Creek Park entrance renovation.
- Director Copley reported on the recent emergency Village Greens Ad Hoc Committee meeting.

### **DIRECTORS' FORUM**

- Director Beldner encouraged residents to not park on the walkways.
- Director Chyba commented on the parking issue in the Community.
- Director Marks congratulated staff for accomplishing a lot of Mutual projects.
- Director Copley commented on the sticker program for the laundry rooms, and encouraged residents to park in the designated parking areas.
- Director Brians commented on the parking issue.
- Director Dalis commented on the need to upgrade the broadband network by adding more sports channels.
- Director Gerson commented on the things she loves about the Community.
- Director Miller encouraged residents to get out and enjoy the Community facilities.
- Director Allen announced his resignation effective August 10, 2011.
- President McNulty announced that Director Allen's vacancy will be filled at the Board's August 9, 2011 regular meeting, and encouraged residents to attend the next Board meeting and run for the vacancy.

### **MEETING RECESS**

The Regular Open Session Meeting recessed for lunch at 10:58 A.M. and reconvened into the Regular Executive Session at 11:06 A.M.

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

During its Regular Executive Session meeting of June 14, 2011, the Board reviewed and approved, without objection, the minutes of the Regular Executive Session of May 10, 2011 and the Special Executive Session of May 26, 2011. The Board heard one (1) regular disciplinary hearing and imposed fines totaling \$350 for violations of the Mutual's rules and regulations; approved one Notice of Sale (Default) for Member ID 947-392-42; approved delinquent assessment write-offs for 11 units; and discussed litigation, contractual, and other member disciplinary matters.

During its Special Executive Session meeting of June 23, 2011, the Board discussed member disciplinary matters.

During its Executive Disciplinary Committee meeting of June 27, 2011, the Board heard 2 Member Disciplinary hearings.

The Traffic Committee of the Board met in Executive Session on June 15, 2011 to discuss member disciplinary issues.

#### **ADJOURNMENT**

With no further business before the Board of Directors, the meeting was adjourned at 5:15 P.M.

Barbara Copley, Secretary	