

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF
LAGUNA WOODS MUTUAL NO. FIFTY
A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION**

Thursday November 18, 2021

The Board of Directors of Laguna Woods Mutual No. Fifty, a California non-profit mutual benefit corporation, met at 10:00 a.m. on Thursday, November 18, 2021 at 24055 Paseo Del Lago West, Laguna Woods, California.

Directors Present: John Carter, Sue Stephens, Margaret Bennett, Al Amado, and Ryna Rothberg-Chair (arrived at 10:10 AM)

Directors Absent: None.

Staff Present: Ariana Rodriguez, Lisa Armstrong, Renee Pedroza, Ed Presley, Mauricio Rios, Freddy Rodriguez, Johnny Ramos, and German Cuenca

Others Present: None.

CALL TO ORDER

Director Carter called the meeting to order at 10:00 a.m. and established that a quorum was present.

APPROVAL OF AGENDA

By unanimous consent the Board approved the Agenda.

SECRETARY REPORT

By unanimous consent the Board approved the minutes as amended:

- October 13, 2021 Special Open Session Meeting Minutes
- October 21, 2021 Open Session Meeting Minutes
- October 28, 2021 Special Open Session Meeting Minutes

CHAIR REMARKS

Director Rothberg reported on an article from The Globe regarding food waste.

MANAGEMENT REPORT

Ms. Armstrong gave the management reports for October 2021, including: The Resale Report, The Leasing Report, and the Dining Services Report.

TREASURER'S REPORT

Director Amado reported on the September 2021 Financials (including budget amounts and variances).

HOMEOWNER FORUM

Residents commented on the following:

- Tom Christy, unit 1103, commented on the budget including antenna income.
- Loraine Raff, unit 206, commented on the vegetarian food options available.
- Rema Waxman, unit 804, questioned the cleaning of the vents.
- Nettie Sarvas, unit 1357, recommended food complaints should be addressed on comment cards.
- Lily Falk, unit 711, questioned why a cleaning wasn't done before decorating for the holidays.

Ms. Armstrong, staff and the Board addressed resident comments.

COMMITTEE REPORTS

Committee Chairs and/or Board liaisons gave their respective reports:

Activities Committee:

Director Bennet reported updates and upcoming activities. There will be no meeting in December.

Marketing and Social Media Committee:

No report.

Orientation Committee:

No report.

Dining Services Committee:

Director Stephens reported on the Dining Guide and Food Comments.

Landscape Committee:

Director Carter reported Bemus is still working on the last approved Board items.

Maintenance Committee:

No meeting. No report.

NEW BUSINESS

Proposal to Repair and Maintain Mutual Owned Units 309, 608, 753 and 853

Director Amado moved to approve a proposal to repair and maintain unit 309 from Vazerian Enterprises in the amount of \$26,800; a proposal to repair and maintain unit 608 from Vazerian Enterprises in the amount of \$25,800; a proposal to repair and maintain unit 753 from Vazerian Enterprises in the amount of \$26,800; and a proposal to repair and maintain unit 853 from Vazerian Enterprises in the amount of \$25,800. Director Stephens seconded the motion. Discussion ensued. By a vote of 5-0-0, the motion passed.

2022 Budget

Board discussed and reviewed a draft of the 2022 budget.

Approve 2022 Rental Rates:

Director Bennett moved to increase rental lease rates in 2022 for the Association-owned units for both existing leases and new leases by 5%. The rental rates for new leases will be as follows:

<u>Unit Type</u>	<u>Unfurnished Rent</u>	<u>Furnished Rent</u>
A	\$2,650	\$2,750
B	\$2,760	\$2,860
G	\$2,880	\$2,980

Director Carter seconded the motion. Discussion ensued. By a vote of 5-0-0, the motion passed.

Approval to Record a Lien on APN: 932-960-67

Director Stephens read the proposed resolution:

Resolution M50-21-32

Approval to Record a Lien on APN: 932-960-67

WHEREAS, Civil Code section 5673 requires the Board of Directors (“Board”) of Laguna Woods Mutual No. Fifty (“Association”) to authorize, in an open meeting, the recording of liens against the separate interests of owners with delinquent assessments;

WHEREAS, the Owner(s) of, Assessor’s Parcel No. 932-960-67 remain delinquent in the payment of his/her assessments, exclusive of late fees, interest charges, and other collection-related amounts;

WHEREAS, the Board hereby certifies that the following has occurred in compliance with California Civil Code section 5673:

1. The Board of Directors individually voted on this Resolution and did not delegate approval to any third party or agent of the Association.
2. The vote occurred in an open meeting of the Board at which a quorum was present, and thereafter the vote was recorded in the minutes of that meeting of the Board that was open to all members.
3. A majority those Board members present constituting a quorum has voted in favor of recording a lien for delinquent assessments, late fees, collection fees, and attorney’s fees and costs, on the property described above.
4. A copy of this resolution must be attached and made part of the Board’s meeting minutes. And the vote to file a Lien against the property listed above has been recorded in the Board meeting minutes.

IT IS HEREBY RESOLVED THAT; the Board has adopted this Resolution to place a lien on this property for the delinquent amounts and any late fees, interest charges, and other collection-related amounts, and that it is signed by a member of the Board vested with the authority to do so. This Resolution was adopted by the Board at an open meeting.

Director Stephens moved to approve the resolution. Director Bennett seconded the motion. By a vote of 5-0-0, the motion passed.

Approval to Record a Lien on APN: 932-961-11

Director Stephens read the proposed resolution:

Resolution M50-21-33

Approval to Record a Lien on APN: 932-961-11

WHEREAS, Civil Code section 5673 requires the Board of Directors (“Board”) of Laguna Woods Mutual No. Fifty (“Association”) to authorize, in an open meeting, the recording of liens against the separate interests of owners with delinquent assessments;

WHEREAS, the Owner(s) of, Assessor’s Parcel No. 932-961-11 remain delinquent in the payment of his/her assessments, exclusive of late fees, interest charges, and other collection-related amounts;

WHEREAS, the Board hereby certifies that the following has occurred in compliance with California Civil Code section 5673:

5. The Board of Directors individually voted on this Resolution and did not delegate approval to any third party or agent of the Association.
6. The vote occurred in an open meeting of the Board at which a quorum was present, and thereafter the vote was recorded in the minutes of that meeting of the Board that was open to all members.
7. A majority those Board members present constituting a quorum has voted in favor of recording a lien for delinquent assessments, late fees, collection fees, and attorney's fees and costs, on the property described above.
8. A copy of this resolution must be attached and made part of the Board's meeting minutes. And the vote to file a Lien against the property listed above has been recorded in the Board meeting minutes.

IT IS HEREBY RESOLVED THAT; the Board has adopted this Resolution to place a lien on this property for the delinquent amounts and any late fees, interest charges, and other collection-related amounts, and that it is signed by a member of the Board vested with the authority to do so. This Resolution was adopted by the Board at an open meeting.

Director Stephens moved to approve the resolution. Director Bennett seconded the motion. By a vote of 5-0-0, the motion passed.

Approval to Record a Lien on APN: 932-962-34

Director Stephens read the proposed resolution:

Resolution M50-21-34

Approval to Record a Lien on APN: 932-962-34

WHEREAS, Civil Code section 5673 requires the Board of Directors ("Board") of Laguna Woods Mutual No. Fifty ("Association") to authorize, in an open meeting, the recording of liens against the separate interests of owners with delinquent assessments;

WHEREAS, the Owner(s) of, Assessor's Parcel No. 932-962-34 remain delinquent in the payment of his/her assessments, exclusive of late fees, interest charges, and other collection-related amounts;

WHEREAS, the Board hereby certifies that the following has occurred in compliance with California Civil Code section 5673:

1. The Board of Directors individually voted on this Resolution and did not delegate approval to any third party or agent of the Association.
2. The vote occurred in an open meeting of the Board at which a quorum was present, and thereafter the vote was recorded in the minutes of that meeting of the Board that was open to all members.
3. A majority those Board members present constituting a quorum has voted in favor of recording a lien for delinquent assessments, late fees, collection fees, and attorney's fees and costs, on the property described above.
4. A copy of this resolution must be attached and made part of the Board's meeting minutes. And the vote to file a Lien against the property listed above has been recorded in the Board meeting minutes.

IT IS HEREBY RESOLVED THAT; the Board has adopted this Resolution to place a lien on this property for the delinquent amounts and any late fees, interest charges, and other collection-related amounts, and that it is signed by a member of the Board vested with the authority to do so. This Resolution was adopted by the Board at an open meeting.

Director Stephens moved to approve the resolution. Director Bennett seconded the motion. By a vote of 5-0-0, the motion passed.

FUTURE AGENDA ITEMS

None.

ADJOURNMENT

The Meeting was adjourned at 11:54 a.m.



Sue Stephens, Secretary

