

**REGULAR MEETING**

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

**Thursday March 17, 2022**

The Board of Directors of Laguna Woods Mutual No. Fifty, a California non-profit mutual benefit corporation, met at 2:00 p.m. on Thursday, March 17, 2022, at 24055 Paseo Del Lago West, Laguna Woods, California.

**Directors Present:** Ryna Rothberg-Chair, John Carter, Sue Stephens, Margaret Bennett, and Al Amado

**Directors Absent:** None.

**Staff Present:** Lisa Armstrong, Mauricio Rios, Ed Presley, Luis Ramos, Taylor Fox, Johnny Ramos and German Cuenca

**Others Present:** None

**CALL TO ORDER**

Director Rothberg called the meeting to order at 2:00 p.m. and established that a quorum was present.

**APPROVAL OF AGENDA**

Director Amado moved to remove item "Permission to Host Democratic Club and Voting Center." Director Carter seconded the motion. By unanimous consent the item was removed. By unanimous consent the Board approved the amended agenda.

**SECRETARY REPORT**

Director Stephens moved to approve the February 17, 2022, Open Session Meeting Minutes. Director Bennett seconded the motion. By unanimous consent the motion passed.

**CHAIR REMARKS**

Director Rothberg reported on the following items:

- Dinner Reservation System, noting that the last reservation time is 5:45 p.m. and Seating is "as available" after that time.
- Holiday Brunches that are usually held in lieu of dinner are limited to Towers Residents and their Guests, but "advertised" Buffets will be open to Village Residents, their Guests, and Towers Residents who pay.
- Reminded residents that an "Open Forum" regarding the Village bus system will be held on Friday at Clubhouse 5.

## **MANAGEMENT REPORT**

Ms. Armstrong gave the Management reports for February 2022, including: The Resale Report, The Leasing Report, The Staff Full-Time Equivalent Report, and the Dining Services Reports.

## **TREASURER'S REPORT**

Director Amado reported on the January 2022 Financial Statements (including budget amounts and variances).

Director Amado moved to accept the January 2022 Financial Statement. Director Carter seconded the motion. Discussion ensued. Director Bennett moved to approve the motion under the condition that it is notated in the Meeting Report that "the Assessment Receivables are grossly overstated and mostly uncollectable and will be written off as bad debt when directed to do so by Mutual Fifty's CPA." By unanimous consent the Board accepted the January 2022 Financial Statements.

## 2022 Reserve Projects Log

The Board reviewed the 2022 Reserve Projects Log.

## **HOMEOWNER FORUM**

The following homeowners participated in the resident forum:

- Annette Ross #311 spoke regarding the Seder Dinner
- Marion Levine #304 spoke regarding chairs in the lobby
- Pearl Schneider #858 also spoke about the Seder Dinner
- Frank Stern #1406 also spoke about the Seder Dinner

No Board action was taken.

## **COMMITTEE REPORTS**

The Board reviewed the following committee reports:

- Activities Committee
- Dining Services Committee
- Landscape Committee
- Sales Task Force

## **OLD BUSINESS**

### Approve Common Area Reservation Form

Ms. Fox explained the purpose of the form to the membership and Board. Director Carter further clarified. Director Stephens moved to table this item. Director Carter seconded the motion. By unanimous consent this item was tabled.

Activities Committee Recommendation – Seder Dinner

Director Carter moved to release the Towers from sponsoring the Seder Dinner in light of the fact that Frank Stern and others will be hosting it as a Private Event at no cost to the Towers. Director Stephens seconded the motion. By unanimous consent the motion passed.

**NEW BUSINESS**

Approve Committee Appointments

**RESOLUTION M50-22-13**  
**Mutual Fifty Committee Appointments**

**RESOLVED**, March 17, 2022, the Board of Directors of this Corporation is hereby authorized on behalf of the Corporation to establish and appoint members to the following Laguna Woods Mutual No. Fifty committees:

**Activities Committee:**

Ryna Rothberg, Board Liaison  
Idell Holburt  
Maureen Mamula  
Marion Levine  
Pauline Shusko  
Jane Zwicker  
Taylor Fox, Staff

**Finance Committee:**

Ryna Rothberg  
John Carter  
Al Amado  
Sue Stephens  
Margaret Bennett  
Lisa Armstrong, Staff  
Ariana Rodriguez, Staff

**Marketing Committee:**

Margaret Bennett, Board Liaison  
Helen Amado  
Judy Laschober  
Jai Ryu  
Kristen Vance  
Taylor Fox, Staff

**Orientation Committee:**

Ryna Rothberg, Board Liaison  
Jan Petereit  
Evelyn Hendrickson

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Jean Gagnon  
Jane Zwicker  
Marion Levine  
Taylor Fox, Staff

**Dining Services Committee:**

John Carter, Board Liaison  
Glenn Miller, Chair  
Anita Martin  
Peter Sanborn  
Rema Waxman  
Shelva Lenzkes  
German Cuenca, Staff  
Johnny Ramos, Staff

**Landscape Committee:**

John Carter, Board Liaison  
Maureen Mamula  
Peter Sanborn  
Muriel Brandess  
John Laws  
Pauline Shusko (tenant) – observer  
Renee Pedroza, Staff

**Maintenance Committee:**

Sue Stephens, Board Liaison  
Peter Sanborn  
Jane Zwicker  
Margaret Bennett  
Al Krauza  
Ed Presley, Staff

**Ad Hoc Document Review Committee:**

Ryna Rothberg  
John Carter  
Al Amado  
Sue Stephens  
Margaret Bennett

**Sales Task Force**

Margaret Bennett, Board Liaison  
Jonathan Wilson, Chair  
Peter Sanborn  
Georgia Travassaros  
Barbara Lipow  
Paula Melanson  
Renee Pedroza, Staff

**Energy Efficiency Task Force:**

Sue Stephens, Board Liaison  
Ray Rabenold  
Thomas Morgan  
Ed Presley, Staff

**RESOLVED FURTHER**, that Resolution M50-19-31, adopted February 20, 2020 is hereby superseded and cancelled; 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.

**Approve Write Off Unit 313**

**Resolution M50-22-15**  
**Write-Off for Account 118032797**

**RESOLVED**, March 17, 2022, that the Board of Directors of this Corporation hereby authorizes write-off to Bad Debt Account Number **118032797** to be recorded against the allowance for doubtful accounts in Operating GL 5010, in the amount of \$49,866.25; 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.

**Golf Cart and Electric Vehicle Charging**

Director Stephens explained the topic. She recommended referring this topic to the Maintenance Committee to develop a recommendation for consideration by the Board.

**Voucher System Discussion**

Director Carter moved to allow 1 voucher for 4 missed meals or 2 for 7 missed meals. Director Rothberg seconded the motion. Discussion ensued. By a vote of 2-3-0 (Directors Rothberg, Amado and Bennett opposed) the motion failed.

**Housekeeping Discussion**

Director Carter moved to table this topic and add it to the special closed meeting. Director Stephens seconded the motion. By unanimous consent the item was tabled.

**FUTURE AGENDA ITEMS**

None.

**DIRECTOR COMMENTS**

Director Stephens would like to discuss more utilization of known Village Activities, working with staff on transportation alternatives and awareness, etc. Would like to address after Ms. Fox returns from her vacation.

**SUMMARY OF BOARD DIRECTIVES**

- Create slides of Agenda packet for audience members
- Check for chairs downstairs
- Post the list of Committee Assignments on the Lobby Bulletin Board

**ADJOURNMENT**

The Meeting was adjourned at 3:42 p.m.



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Sue Stephens, Secretary

**Summary of Previous Closed Session Meeting per Civil Code Section §4935**

*During the March 15, 2022, Executive Session, the Board:*

*Called the Meeting to Order at 10:03 a.m.*

*Approved the Agenda*

*Approved the Following Meeting Minutes:*

*February 3, 2022 Special Executive Session*

*February 15, 2022 Regular Executive Session*

*Discussed and Considered Third Party Contracts/Proposals*

*Discussed and Considered Personnel Matters*

*Discussed and Considered Litigation and Legal Matters, including:*

*Approval, in accordance with California Civil Code Section 5705(c), to initiate foreclosure proceedings against the following account: APN 932-960-67.*

*Adjourned at 1:30 p.m.*