

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, May 19, 2022

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, May 19, 2022, at 24055 Paseo Del Lago West, Laguna Woods, California.

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

Directors Absent: None.

Staff Present: Lisa Armstrong, Ariana Rodriguez, Travis Mooney, Renee Pedroza, Taylor Fox, Freddy Rodriguez, Mauricio Rios and German Cuenca

Others Present: None

CALL TO ORDER

Director Rothberg called the meeting to order at 10:01 a.m. and established that a quorum was present.

APPROVAL OF AGENDA

Director Stephens moved the approval of the agenda. Director Bennett seconded the motion. By unanimous consent the Board approved the agenda.

SECRETARY REPORT

Director Stephens moved to approve the April 21, 2022, Open Session Meeting Minutes. Director Carter seconded the motion. Discussion ensued. By vote of 4-0-0, the motion was approved as amended.

CHAIR REMARKS

Director Rothberg commented on the following items:

- The new Orange County Library by Aldi's and that they are accepting donations
- Code-Red and the importance of their updates
- Thanked resident Elliot Janice and Joyce Morris for their help on the first-floor furniture.

MANAGEMENT REPORT

Ms. Armstrong introduced the Board for the benefit of new Members and acknowledged excellent performance of Employees. She also gave the Management reports for April 2022, including: The Resale Report, The Leasing Report, The Staff Full-Time Equivalent Employees Report, and the Dining Services Reports.

Directors commented on increased labor costs in Dining Services and the outstanding balances on room service charges.

TREASURER'S REPORT

Director Carter reported on the March 2022 Financial Statements (including budget amounts and variances).

Director Carter moved to accept the March 2022 Financial Statement. Director Stephens seconded the motion. Director Bennett moved to amend 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." Director Stephens seconded the amendment. By a vote of 2-0-1 (Director Carter opposed) the amendment passed. By unanimous consent the Board accepted the March 2022 Financial Statements as amended.

2022 Reserve Projects Log

The Board reviewed, and commented on, the 2022 Reserve Projects Log.

HOMEOWNER FORUM

The following homeowners participated in the resident forum:

- Pat Locher, Unit 253, commented on how helpful the code-red information message is.
- Frank Stern, Unit 1406, had questions regarding renewing the Sodexo Contract and allowing residents to speak again on items throughout the meeting.
- Chace Kendro, Unit 1406, questioned cases of Covid-19 in The Village and in the Towers. She also suggested immediate payment be made upon room service.
- Shelva Lenzkes, Unit 401, wanted more information about Board members.
- Loraine Raff, Unit 206, commented on the Salad Bar usage and sanitation.
- Kristen Vance, Unit 951, commented on residents not following the Laundry Room schedule and questioned when the computer center will be fully functional.

The Board responded to resident comments. No Board action was taken.

COMMITTEE REPORTS

The Board reviewed the following committee meeting reports:

- Marketing Committee
- Dining Services Committee

- Landscape Committee
- Maintenance Committee
- Sales Task Force

OLD BUSINESS

Deactivation of Cable Service at a Delinquent Member's Unit

Resolution M50-22-30

Deactivation of Cable Service at a Delinquent Member's Unit

WHEREAS, Laguna Woods Mutual No. 50 desires to strengthen delinquency collection procedures; and

WHEREAS, the Collection and Lien Enforcement Policy And Procedures For Assessment Delinquencies states "If full payment of the delinquent amount is not received by the close of business on the thirtieth (30th) day after the receipt of the Demand Letter, the Mutual may,... undertake to collect the delinquency by: (1) suspending a Member's right to use Mutual or GRF facilities.... or services provided by the Mutual, or both, until the delinquency is paid in full"; and

WHEREAS, the Golden Rain Foundation (GRF) Board previously adopted Resolution 90 15-09 which authorizes GRF, at the request of the Mutual, to take disciplinary or suspension action against a Mutual Member which includes, but is not limited to, the suspension of the Mutual Member's right to use the cable television and internet services,

WHEREAS, on September 5, 2017, the GRF Board adopted Resolution 90-17-91, resolving that the GRF Board of Directors and the Board of Directors for each of the Mutuels, including, Mutual No. 50, each possess the power to take disciplinary action against their respective Mutual Members, including, but not limited to, the suspension of cable television and internet services,

NOW THEREFORE BE IT RESOLVED, May 19, 2022, that the Mutual Board may suspend cable television and internet services provided by the GRF after providing the Mutual member with a duly noticed hearing pursuant to Civil Code Section 5855 and complying with any other requirements as set forth in the Mutual's Collection and Lien Enforcement Policy and Procedures for Assessment Delinquencies,

IT IS HEREBY RESOLVED THAT the Board has adopted this resolution and that it is signed by a member of the Board vested with the authority to do so.

This resolution has satisfied the required 28-day comment period per the Davis-Sterling Common Interest Development Act. These rules are to be effective May 19, 2022.

Suspension of Food Service for Delinquent Members

Resolution M50-22-31

Suspension of Food Service for Delinquent Members

WHEREAS, Laguna Woods Mutual No. Fifty desires to strengthen delinquency collection procedures; and

WHEREAS, the Collection and Lien Enforcement Policy And Procedures For Assessment Delinquencies states "If full payment of the delinquent amount is not received by the close of business on the thirtieth (30th) day after the receipt of the Demand Letter, the Mutual may,... undertake to collect the delinquency by: (1) suspending a Member's right to use Mutual or GRF facilities.... or services provided by the Mutual, or both, until the delinquency is paid in full"; and

WHEREAS, dining services for Mutual Residents are provided, as a service, by way of a contract between the Mutual and Sodexo, including take-out services, room service delivery, and in-person dining services;

NOW THEREFORE BE IT RESOLVED, May 19, 2022, that the Mutual may suspend food/dining services provided by the Mutual after providing the Mutual Member with a duly noticed hearing pursuant to Civil Code Section 5855 and complying with any other requirements as set forth in the Mutual's Collection and Lien Enforcement Policy and Procedures for Assessment Delinquencies.

IT IS HEREBY RESOLVED THAT the Board has adopted this resolution and that it is signed by a member of the Board vested with the authority to do so.

This resolution has satisfied the required 28-day comment period per the Davis-Sterling Common Interest Development Act. These rules are to be effective May 19, 2022.

NEW BUSINESS

Mutual Fifty Committee Appointments

Resolution M50-22-32

Mutual Fifty Committee Appointments

RESOLVED, May 19, 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, advisor

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
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
Murial Brandess

John Laws
Pauline Shusko – advisor
Renee Pedroza, Staff

Maintenance Committee:

Sue Stephens, Board Liaison

~~Peter Sanborn~~

~~Jane Zwicker~~

~~Margaret Bennett~~

Al Krauza

ADD Maureen McGuire

ADD Roberta Welsh

ADD Ray Rabenold

ADD Thomas Morgan

Ed Presley, Staff

Ad Hoc Document Review Committee:

~~Ryna Rothberg~~

~~John Carter~~

~~Al Amado~~

Sue Stephens

~~Margaret Bennett~~

ADD Chace Kendro

ADD Yo (Linda)

ADD Maxine Quitaquit

ADD Elle Glomb

ADD Inesa Nord-Leth

Ariana Rodriguez, Staff

Sales Task Force

Margaret Bennett, Board Liaison

Jonathan Wilson, Chair

Peter Sandborn

Georgia Travassaro

Barbara Lipow

Paula Milansom

Renee Pedroza, Staff

RESOLVED FURTHER, that Resolution M50-22-13, adopted March 17, 2022, 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.

Director Stephens moved to approve the resolution. Director Carter seconded the motion. Discussion ensued. Director Stephens amended the resolution and added Ray Rabenold and Thomas Morgan to the Maintenance Committee. Director Carter seconded the amendment. By unanimous consent the amendment passed. By unanimous consent the amended resolution passed.

Director Stephens moved that the motion passed at the March 17, 2022 Regular Board Meeting that did not allow any Board Member, other than the "Board Liaison", to serve as a Committee Member is hereby rescinded. Director Bennett seconded the motion. Discussion ensued. By a vote of 4-0-0, the motion passed.

Director Stephens moved that Committee Chairs shall be appointed by the Board and cannot, according to Mutual Fifty's By-Laws, be elected by the Committee on which they serve, and, if a Director who is not a regular member of a committee wishes to attend a committee meeting, that Director shall notify the Board Member who is identified as "Board Liaison" at least one week in advance of the scheduled meeting. And, if more than two Directors indicate that they wish to attend, then the "Board Liaison" shall ensure that an agenda is properly posted, and minutes are recorded in compliance with statute. Director Bennett seconded the motion. Director Carter discussed his desire to table this item until the full Board is in attendance. The motion did not pass due to a tie (Directors Rothberg and Carter opposed).

Record a Lien on APN: 932-962-27

Resolution M50-22-33

Approval to Record a Lien on APN: 932-962-27

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.: 932-962-27 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. Discussion ensued. By a vote of 4-0-0, the resolution passed.

Guest Suite Price Increase

Director Bennett moved to approve the increase in the guest suite price from \$100 + tax (\$110) to \$150 + tax (\$165) per night. Director Bennett seconded the motion. Discussion ensued. By unanimous consent the motion passed.

FUTURE AGENDA ITEMS

None.

DIRECTOR COMMENTS

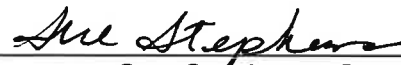
None.

SUMMARY OF BOARD DIRECTIVES

None.

ADJOURNMENT

The Meeting was adjourned at 11:35 am.



Sue Stephens, Secretary

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

During the May 17, 2022, Executive Session, the Board:

Called the Meeting to Order at 10:06 a.m.

Approved the Agenda

Approved the Following Meeting Minutes:

April 7, 2022, Special Executive Session

April 12, 2022, Special Executive Session

April 19, 2022, Executive Session

Discussed and Considered Third Party Contracts/Proposals

Discussed and Considered Delinquent Matters, including:

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Approval, in accordance with California Civil Code Section 5705(c), to initiate foreclosure proceedings against the following accounts: APN 932-962-14 and APN 932-962-79.

Adjourned at 12:47 p.m.

