

## 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, June 16, 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, June 16, 2022, at 24055 Paseo Del Lago West, Laguna Woods, California.

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

**Directors Absent:** None

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

**Others Present:** None

#### **CALL TO ORDER**

Director Rothberg 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**

Director Stephens moved to approve the May 19, 2022, Open Session Meeting Minutes. Director Bennett seconded the motion. Discussion ensued. By vote of 5-0-0, the motion was approved as amended.

#### **CHAIR REMARKS**

Director Rothberg commented on the following items:

- Thanked resident Janice Elliot and Joyce Morrice for all their help on the first-floor furniture and flowers.
- Updated the community on the support fund for the new public library.
- Thanked Director Stephens for the City Council report she provides.

### **MANAGEMENT REPORT**

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

Directors commented on increased labor costs in Dining Services and the outstanding balances on room service charges. They also informed residents of a new voucher system for room service deliveries that will be coming soon.

### **TREASURER'S REPORT**

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

Director Amado moved to accept the April 2022 Financial Statement. Director Carter 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 5-0-0, the amendment passed. By a vote of 5-0-0, the Board accepted the amended motion.

### 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:

- Kristen Vance, Unit 851, asked the Board to consider changing the dress code in the California Dining Room.
- Sylvia Kassap, Unit 958, informed everyone of items being stolen from cars and requested the Board consider installing cameras.
- Loraine Raff, Unit 206, questioned about the status of painting the hallways.
- Lili Falk, Unit 711, requested there be a limit of bingo cards each player can have and expressed her concerns on the salad bar sanitation.
- Frank Stern, Unit 1406, questioned the amount of HOA units sold and the expenses, questioned if the assessments not received are deducted the food portion, commented on the Bat issue, and questioned how the electrical panels were going to be paid for.
- Maureen Mamula, Unit 654, expressed her concerns regarding the salad bar and requested the Board to consider plated salads only.

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

### **COMMITTEE REPORTS**

The Board reviewed the following committee meeting reports:

- Activities Committee
- Marketing Committee
- Orientation Committee
- Dining Services Committee
- Landscape Committee
- Maintenance Committee
- Sales Task Force
- Laguna Woods City Council Meeting

## **NEW BUSINESS**

### Common Area Signage Proposal

Director Carter moved to approve new signage in principle and require prior approval of the location and wording. Director Rothberg seconded the motion. Discussion ensued. By a vote of 3-0-2, (Directors Stephens and Bennett abstained) the motion passed.

### Reserve Study Proposal

Director Carter moved to approve the RSI proposal in the amount of \$3,540 (Paper Copy). Director Stephens seconded the motion. Discussion ensued. By a vote of 5-0-0, the motion passed.

### Bocce Ball Court Proposal

Staff introduced the idea of adding a Bocce Ball Court to the community. Proposal declined.

### Approve Write-Off for Account 118032629

#### **Resolution M50-22-37**

#### **Write-Off for Account 118032629**

**RESOLVED**, June 16, 2022, that the Board of Directors of this Corporation hereby authorizes write-off for account **118032629** to be recorded against the allowance for doubtful accounts in Operating GL 5010, in the amount of \$51,273.05; 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. By a vote of 5-0-0, the resolution passed.

### Approve Write-Off for Account 118032814

#### **Resolution M50-22-38**

#### **Write-Off for Account 118032814**

**RESOLVED**, June 16, 2022, that the Board of Directors of this Corporation hereby authorizes write-off for account **118032814** to be recorded against the allowance for doubtful accounts in Operating GL 5010, in the amount of \$46,133.65; 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. By a vote of 5-0-0, the resolution passed.

#### **FUTURE AGENDA ITEMS**

None.

#### **DIRECTOR COMMENTS**

Director Stephens requested Board business cards.

#### **SUMMARY OF BOARD DIRECTIVES**

None.

#### **ADJOURNMENT**

The Meeting was adjourned at 12:00 PM.



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Sue Stephens, Secretary

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

*During the June 14, 2022, Executive Session, the Board:*

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

*Approved the Agenda*

*Approved the Following Meeting Minutes:*

*May 5, 2022, Special Executive Session*

*May 17, 2022, Executive Session*

*May 27, 2022, Special Executive Session*

*Discussed and Considered Third Party Contracts/Proposals*

*Discussed and Considered Legal and Litigation Matters*

*Discussed and Considered Delinquent Matters*

*Adjourned at 12:32 p.m.*