

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, January 19, 2023

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, January 19, 2023, at 24055 Paseo Del Lago West, Laguna Woods, California.

Directors Present: Sue Stephens - Chair, Pete Sanborn, Glenn Miller, Frank Stern, Margret Bennett

Directors Absent: N/A

Staff Present: Lisa Armstrong, Michael Turner, Renee Pedroza, Maury Rios, Freddy Rodriguez, Yvonne Castro, German Cuenca, Tom Kenyon

Others Present: None.

CALL TO ORDER

Director Stephens called the meeting to order at 10:08 a.m. and established that a quorum was present.

APPROVAL OF AGENDA

Director Stephens requested to add October 2022 to section 8, add section 10f to the agenda. By unanimous consent the Board approved the revised agenda.

HOMEOWNER FORUM

The following topics were discussed in the Open Forum:

- Elevators
- Request Email Signup in the weekly memo

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

CHAIR REMARKS

Director Stephens gave a special recognition to Bruce Harding for the outstanding job coordinating the Floor Captains during the elevator outage.

MANAGEMENT REPORT

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

SECRETARY REPORT

A motion was made by Glenn Miller and seconded by Margret Bennett to approve the December 15, 2023; minutes as amended. Motion carries unanimously.

TREASURER'S REPORT

The Board reviewed the unaudited October 2022, and November 2022 financials during the Financial Committee meeting.

COMMITTEE REPORTS

The Board reviewed the following meeting reports:

- Activities Committee
- Marketing Committee
- Orientation Committee
- Dining Services Committee
- Landscape Committee
- Ad Hoc Committee
- Maintenance Committee and Energy Efficiency Task Force

RESOLUTIONS

A motion was made by Glenn Miller and seconded by Frank Stern to approve the following resolution:

Resolution M50-23-03
Write-Off for Account 118032657

RESOLVED, January 19, 2023, that the Board of Directors of this Corporation hereby authorizes write-off for account **118032657** to be recorded against the allowance for doubtful accounts in Operating GL 5010, in the amount of \$99,931.05; 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.

Motion carried unanimously

A motion was made by Glenn Miller and seconded by Frank Stern to approve the following resolution:

Resolution M50-23-04
Write-Off for Account 118032877

RESOLVED, January 19, 2023, that the Board of Directors of this Corporation hereby authorizes write-off for account **118032877** to be recorded against the allowance for doubtful accounts in Operating GL 5010, Bad Debt in the amount of \$95,931.04; 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

Motion carries unanimously

A motion was made by Glenn Miller and seconded by Margret Bennett to approve the following resolution:

Resolution M50-23-05
Write-Off for Account 118032620

RESOLVED, January 19, 2023, that the Board of Directors of this Corporation hereby authorizes write-off for account **118032620** to be recorded against the allowance for doubtful accounts in Operating GL 5010, Bad Debt in the amount of \$44,255.67; 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

Motion carries unanimously

A motion was made by Glenn Miller and seconded by Frank Stern to approve the following resolution:

Resolution M50-23-06
Write-Off for Account 118032903

RESOLVED, January 19, 2023, that the Board of Directors of this Corporation hereby authorizes write-off for account **118032903** to be recorded against the allowance for doubtful accounts in Operating GL 5010, Bad Debt in the amount of \$2,282.82; 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.

Motion carries unanimously

A motion was made by Glenn Miller and seconded by Margret Bennett to approve the following resolution:

Resolution M50-23-07
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; and

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; and

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 on 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.

Motion carries unanimously.

A motion was made Glenn Miller and seconded by Peter Sanborn to approve the posting of the following resolution for a 28 day review:

RESOLUTION M50-23-XX

Mutual Fifty Committee Appointments

RESOLVED, January 19, 2023, the Board of Directors of this Corporation is hereby authorized on behalf of the Corporation to establish and appoint Board Liaisons to the following Laguna Woods Mutual No. Fifty committees:

Activities Committee:

Frank Stern

Finance Committee:

Margaret Bennett

Media and Communications Committee:

Margaret Bennett

Orientation Committee:

Peter Sanborn

Dining Services Committee:

Glenn Miller

Landscape Committee:

Glenn Miller

Building Maintenance Committee:

Sue Stephens

Audit Ad-Hoc Committee:

Margaret Bennett

Document Review Ad-Hoc Committee:

Peter Sanborn

NOW THEREFORE, BE IT RESOLVED, that Resolution M50-21-21 dated August 19, 2021 is hereby superseded and canceled; 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.

This resolution will go out for a required 28-day comment period per the Davis-Sterling Act. These rules are to be effective February 16, 2023.

Motion carries unanimously

OLD BUSINESS

None

NEW BUSINESS

None

FUTURE AGENDA ITEMS

Vehicles and traffic enforcement

DIRECTOR COMMENTS

The Board directed Management to add Budget Workshops.

Director Frank Stern stated that the Board is moving in the right direction on several large projects. There are several projects that need to be looked at in the financial meetings

ADJOURNMENT

The Meeting was adjourned at 11:26 am to closed session.



Glenn Miller, Secretary