

# Letters (Conc.)

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ment of Leisure World. Is this a breach of contract (Regulatory Agreement)?

Laguna Woods Village has NO governing documents listed with the State of California or Orange County. The Articles of Incorporation for each of the mutual corporations states they are to manage, operate, and maintain housing projects at Rossmoor Leisure World, Laguna Hills, California, NOT, Laguna Woods Village.

All of the governing documents are for Leisure World Laguna Woods. To change these documents you must get the VOTE of 67% of the recorded home owners, as per Leisure World governing documents. This has not occurred and the Boards and PCM have a fiduciary duty to enforce the governing documents. What governing documents have the Boards and PCM been enforcing since June 2005 when the name change occurred?

The bank account and the coupon book for the maintenance fee is for Laguna Woods Village, yet, NO documents listed with the State or County show there is a Laguna Woods Village. Where is Laguna Woods Village Listed?

Corkey & Noni Eley

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**Concerns!**

**M**y Concerns are; Some of the Board members forget they are residents. They make resolutions against residents for

asking questions and change bylaws to suit their own needs & PCM's. Many times at meetings a Director is sarcastic or may call a resident a name and gets away with it, but if a resident responds they try to arrest the resident with our own security just to intimidate them.

If residents bring up Payroll, Credit Cards, Incentive Plans, etc., they get labeled as a dissident. When the fact is, many residents are finally just trying to get involved because for over 30 years our Management Co. has had a free hand of control without really being checked on. Like it or not, it is past time for residents to ask questions and get answers. If we can't get control of our budget we will be priced right out of our own community with just salaries, bonuses and benefits that are paid to our Management Company Contract. We need to renegotiate the Management Co. Contract and do more cost cutting with it.

Residents should be able to vote for our GRF Board and recall if necessary. Also we residents need more say on issues as our Boards have been ignoring their fiduciary duty and passing resolutions that only benefit the Managing Company & not the residents. We, the Residents, are the employees and owners here. It is a good idea to have separate bank accounts for the mutuals. We would have better control and see where our monthly assessments are really going.

Delsie Zuzak