



**OPEN SESSION**

**MINUTES OF THE REGULAR OPEN MEETING OF THE  
THIRD LAGUNA HILLS MUTUAL BOARD OF  
DIRECTORS A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION**

**Tuesday, February 21, 2023 - 9:30 a.m.  
Laguna Woods Village Community Center  
Board Room/Virtual Meeting  
24351 El Toro Road  
Laguna Woods, California**

**Directors Present:** Mark Laws, Jim Cook, Cris Prince, Jules Zalon, Ralph Engdahl, Donna Rane-Szostak, Andrew Ginocchio, Nathaniel Ira Lewis, Moon Yun, Cush Bhada, S.K. Park

**Directors Absent:** None

**Staff Present:** Siobhan Foster-CEO, Makayla Schwietert, Paul Nguyen, Robert Carroll, Bart Mejia, Carlos Rojas, Randall Damron, Abraham Ballesteros, Jay Allen, Eric Nunez, Eileen Paulin, Steve Hormuth, Manuel Gomez, Blessilda Wright, Alison Giglio

**Others Present:** VMS – Rosemarie diLorenzo, Mary Seto, Wei-Ming Tao, Debbie Allen  
GRF – Yvonne Horton  
United – Lenny Ross

**1. Call meeting to order / Establish Quorum – President Laws, Chair**

President Laws called the meeting to order at 9:30 a.m. and established that a quorum was present.

**2. Pledge of Allegiance**

Director Bhada led the Pledge of Allegiance.

**3. Approval of Agenda**

President Laws asked for a motion to approve the agenda.

Director Rane-Szostak made a motion to approve the agenda. Director Bhada seconded.

President Laws requested that item 11.c.5 be removed from the agenda.

Hearing no further changes or objections, the amended agenda was approved by consent.

#### **4. Approval of Minutes**

- a. January 17, 2023 – Regular Board Meeting**
- b. February 3, 2023 – Agenda Prep Meeting**
- c. February 3, 2023 – Special Open Meeting**

Director Lewis made a motion to approve the minutes of January 17, 2023 – Regular Board Meeting. Director Bhada seconded.

Hearing no changes or objections, the January 17, 2023 – Regular Board Meeting minutes were approved by consent.

Director Prince made a motion to approve the minutes of February 3, 2023 – Agenda Prep Meeting. Director Bhada seconded.

Hearing no changes or objections, the February 3, 2023 – Agenda Prep Meeting minutes were approved by consent.

Director Bhada made a motion to approve the minutes of February 3, 2023 – Special Open Meeting. Director Zalon seconded.

Hearing no changes or objections, the February 3, 2023 – Special Open Meeting minutes were approved by consent.

#### **5. Report of the Chair - None**

#### **6. Update from the VMS Board – Director Seto**

VMS Director Seto provided an update from the last VMS Board Meeting with the following information:

- Strategic Planning Session 01-25-2023
- Client Services Meetings – Key Focus Areas
- Recreation and Special Events
- Reporting on Key Performance Indicators
- Upcoming Activities

VMS Director Seto answered questions from the Board.

#### **7. Open Forum (Three Minutes per Speaker)**

- A member commented on The Foundation of Laguna Woods Village
- A member commented on Earth Day Celebration scheduled for April 20, 2023 at Clubhouse 1 from 1:00 pm to 4:00 pm
- A member commented on the effects of insurance on Real Estate loans, and moving GRF's investments in bond funds to Treasury Bills
- Multiple members commented on landscape and the infestation of grubs
- A member commented on a commonsense approach to Compliance

## 8. Responses to Open Forum Speakers

- Director Lewis commented on the grubs infestation and landscape
- Director Rane-Szostak commented on the GRF's investments
- Director Bhada thanked Chris Collins and The Foundation of Laguna Woods
- Director Zalon commented on the Compliance process
- President Laws commented that he will be working with the board on the Earth Day Celebration
- President Laws discussed the Compliance process

## 9. Department Update: Recreation & Special Events – Alison Giglio

Alison Giglio, Director of Recreation & Special Events, provided a presentation discussing the following topics:

- Mission Statement
- Key Objectives
- Strengthen Foundation
- Priority: Additional Operating Hours
- Priority: Promote Consistency
- Priority: Encourage Creativity
- Upcoming Events
- Tony Orlando live at the PAC

## 10. CEO Report

CEO Siobhan Foster reported on:

- Susan McInerney, Social Services
- Services Provided
- Jan 2022 – Dec 2022 Social Service Data Report
- Foundation of Laguna Woods Village
- Council on Aging – Southern California
- UCI Division of Geriatric Medicine & Gerontology
- Monthly Fall Prevention Classes
- Contact Information

CEO Foster answered questions from the Board.

## 11. Consent Calendar - *All matters listed under the Consent Calendar were recommended for action by committees and were enacted by the Board by one motion. Items removed from the Consent Calendar by members of the Board were moved for further discussion and action by the Board.*

President Laws asked for a motion to approve the Consent Calendar as presented.

Director Lewis made a motion to approve the Consent Calendar. Director Rane-Szostak seconded the motion.

Hearing no changes or objections, the motion to approve the amended Consent Calendar was approved by consent.

- a. Consistent with its statutory obligations the Board members individually reviewed Third Laguna Hills Mutual preliminary financials for the month of December 2022, and by this vote ratify that such review be confirmed in this month's Board Member Open Session Meeting minutes per Civil Code §5501.
- b. **Recommendation from the Finance Committee**
  1. Approve a Resolution for Recording a Lien against Member ID # 932-200-23

**RESOLUTION 03-23-08**

**Recording of a Lien**

**WHEREAS**, Member ID 932-200-23; is currently delinquent to Third Laguna Hills Mutual with regard to the monthly assessment; and

**WHEREAS**, a Notice of Delinquent Assessment (Lien) will be filed upon adoption of this resolution following at least a majority vote of the Board (with no delegation of such action by the Board), acting in an open meeting, and for which the Board's vote is recorded in the minutes;

**NOW THEREFORE BE IT RESOLVED**, February 21, 2023, that the Board of Directors hereby approves the recording of a Lien for Member ID 932-200-23; 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.

2. Approve a Resolution for Recording a Lien against Member ID # 931-512-04

**RESOLUTION 03-23-09**

**Recording of a Lien**

**WHEREAS**, Member ID 931-512-04; is currently delinquent to Third Laguna Hills Mutual with regard to the monthly assessment; and

**WHEREAS**, a Notice of Delinquent Assessment (Lien) will be filed upon adoption of this resolution following at least a majority vote of the Board (with no delegation of such action by the Board), acting in an open meeting, and for which the Board's vote is recorded in the minutes;

**NOW THEREFORE BE IT RESOLVED**, February 21, 2023, that the Board of Directors hereby approves the recording of a Lien for Member ID 931-512-04; 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.

3. Approve a Resolution for Recording a Lien against Member ID # 932-810-24

**RESOLUTION 03-23-10**

**Recording of a Lien**

**WHEREAS**, Member ID 932-810-24; is currently delinquent to Third Laguna Hills Mutual with regard to the monthly assessment; and

**WHEREAS**, a Notice of Delinquent Assessment (Lien) will be filed upon adoption of this resolution following at least a majority vote of the Board (with no delegation of such action by the Board), acting in an open meeting, and for which the Board's vote is recorded in the minutes;

**NOW THEREFORE BE IT RESOLVED**, February 21, 2023, that the Board of Directors hereby approves the recording of a Lien for Member ID 932-810-24; 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.

4. Approve a Resolution for Recording a Lien against Member ID # 934-500-20

**RESOLUTION 03-23-11**

**Recording of a Lien**

**WHEREAS**, Member ID 934-500-20; is currently delinquent to Third Laguna Hills Mutual with regard to the monthly assessment; and

**WHEREAS**, a Notice of Delinquent Assessment (Lien) will be filed upon adoption of this resolution following at least a majority vote of the Board (with no delegation of such action by the Board), acting in an open meeting, and for which the Board's vote is recorded in the minutes;

**NOW THEREFORE BE IT RESOLVED**, February 21, 2023, that the Board of Directors hereby approves the recording of a Lien for Member ID 934-500-20; 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.

5. Approve a Resolution for Recording a Lien against Member ID # 932-810-18

**RESOLUTION 03-23-12**

**Recording of a Lien**

**WHEREAS**, Member ID 932-810-18; is currently delinquent to Third Laguna Hills Mutual with regard to the monthly assessment; and

**WHEREAS**, a Notice of Delinquent Assessment (Lien) will be filed upon adoption of this resolution following at least a majority vote of the Board (with no delegation of such action by the Board), acting in an open meeting, and for which the Board's vote is recorded in the minutes;

**NOW THEREFORE BE IT RESOLVED**, February 21, 2023, that the Board of Directors hereby approves the recording of a Lien for Member ID 932-810-18; 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.

**c. Recommendation from the Landscape Committee**

1. Deny Request for Removal of One Silk Oak Tree located at 3347-B Bahia Blanca East

**RESOLUTION 03-23-13**

**Deny the Request  
for Removal of One Silk Oak Tree  
3347-B Bahia Blanca East**

**WHEREAS**, February 16, 2021, that the Board of Directors adopted Resolution 03-21-10 Tree Maintenance Policy which states:

“...Unless there is a purposeful reason, trees should not be removed merely because they are messy, or because of residents’ personal preferences concerning shape, color, size, or fragrance. Trees shall not be removed to preserve, enhance or create a view.

- Trees shall not be removed to preserve, enhance or create a view.
- Trees which are damaging or will damage a structure, pose a hazard, diseased, in failing health or interfering with neighboring trees, will be considered for removal.
- Removal requests will be reviewed by a staff arborist and, if necessary, referred to the Committee...”

**WHEREAS**, on January 13, 2023, the Landscape Committee reviewed a request from the Member at 3347-B to remove one Silk Oak tree. The Member cited the reasons as litter/debris, and lack of sunlight; and

**WHEREAS**, staff inspected the condition of the tree and determined that it was in good condition with a well-balanced canopy; and

**WHEREAS**, the Committee determined that the tree does not meet the guidelines set forth in Resolution 03-21-10 and recommends denying the request for the removal of one Silk Oak tree located at 3347-B Bahia Blanca East;

**NOW THEREFORE BE IT RESOLVED**, February 21, 2023, the Board of Directors denies the request for the removal of one Silk Oak tree located at 3347-B; and

**RESOLVED FURTHER**, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out this resolution.

2. Deny the Request for Removal of One Aleppo Pine Tree located at 5267 Avenida Del Sol

### **RESOLUTION 03-23-14**

#### **Deny the Request for Removal of One Aleppo Pine Tree 5267 Avenida Del Sol**

**WHEREAS**, February 16, 2021, that the Board of Directors adopted Resolution 03-21-10 Tree Maintenance Policy which states:

“...Unless there is a purposeful reason, trees should not be removed merely because they are messy, or because of residents’ personal preferences concerning shape, color, size, or fragrance. Trees shall not be removed to preserve, enhance or create a view.

- Trees shall not be removed to preserve, enhance or create a view.
- Trees which are damaging or will damage a structure, pose a hazard, diseased, in failing health or interfering with neighboring trees, will be considered for removal.
- Removal requests will be reviewed by a staff arborist and, if necessary, referred to the Committee...”

**WHEREAS**, on January 13, 2023, the Landscape Committee reviewed a request from the Member at 5267 to remove one Aleppo Pine tree. The Member cited the reasons as the tree is leaning towards the unit, and it has exposed roots which would cause damage and personal injury if failure occurred; and

**WHEREAS**, staff inspected the condition of the tree and determined that it was in good condition with a well-balanced canopy; and

**WHEREAS**, the Committee determined that the tree does not meet the guidelines set forth in Resolution 03-21-10 and recommends denying the request for the removal of one Aleppo Pine tree located at 5267 Avenida Del Sol;

**NOW THEREFORE BE IT RESOLVED**, February 21, 2023, the Board of Directors denies the request for the removal of one Aleppo Pine tree located at 5267; and

**RESOLVED FURTHER**, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out this resolution.

3. Approve the Request for Removal of One Liquid Amber Tree, and Deny the Removal of One Magnolia Tree located at 5388-C Paseo Del Lago West

### **RESOLUTION 03-23-15**

#### **Approve the Request for Removal of One Liquid Amber Tree and Deny the Request for Removal of one Magnolia Tree 5388-C Paseo Del Lago West**

**WHEREAS**, February 16, 2021, that the Board of Directors adopted Resolution 03-21-10 Tree Maintenance Policy which states:

“...Unless there is a purposeful reason, trees should not be removed merely because they are messy, or because of residents’ personal preferences concerning shape, color, size, or fragrance. Trees shall not be removed to preserve, enhance or create a view.

- Trees shall not be removed to preserve, enhance or create a view.
- Trees which are damaging or will damage a structure, pose a hazard, diseased, in failing health or interfering with neighboring trees, will be considered for removal.
- Removal requests will be reviewed by a staff arborist and, if necessary, referred to the Committee...”

**WHEREAS**, on January 14, 2023, the Landscape Committee reviewed a request from the Member at 5388-C to remove one Liquid Amber tree and one Magnolia tree. The reasons cited for the removal of the Liquid Amber tree are that it drops balls on the roof that make noise, and it sheds leaves. The reasons cited for the removal of the Magnolia tree are that it drops leaves, is an unsightly mess, ruins the turf, and attracts roaches; and

**WHEREAS**, staff inspected the condition of the trees and determined that both were in good condition, however, the Liquid Amber tree possesses codominant leaders which could lead to a weak attachment; and

**WHEREAS**, the Committee determined that the tree Liquid Amber tree meets the guidelines set forth in Resolution 03-21-10 and recommends approving the request for the removal of one Liquid Amber tree located at 5388-C Paseo Del Lago West;

**WHEREAS**, the Committee determined that the Magnolia tree does not meet the guidelines set forth in Resolution 03-21-10 and recommends denying the request for the removal of one Magnolia tree located at 5388-C;

**NOW THEREFORE BE IT RESOLVED**, February 21, 2023, the Board of Directors approves the request for the removal of one Liquid Amber tree and denies the request for removal of one Magnolia tree located at 5388-C; and

**RESOLVED FURTHER**, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out this resolution.



4. Deny the Request for the Removal of One Flaxleaf Paperback tree and approve the Removal of Two Volunteer Pepper Trees, both located at 5064 Avenida Del Sol

### **RESOLUTION 03-23-16**

#### **Deny the Request for Removal of One Flaxleaf Paperback Tree and Approve the Removal of Two Volunteer California Pepper Trees 5064 Avenida Del Sol**

**WHEREAS**, February 16, 2021, that the Board of Directors adopted Resolution 03-21-10 Tree Maintenance Policy which states:

“...Unless there is a purposeful reason, trees should not be removed merely because they are messy, or because of residents’ personal preferences concerning shape, color, size, or fragrance. Trees shall not be removed to preserve, enhance or create a view.

- Trees shall not be removed to preserve, enhance or create a view.
- Trees which are damaging or will damage a structure, pose a hazard, diseased, in failing health or interfering with neighboring trees, will be considered for removal.
- Removal requests will be reviewed by a staff arborist and, if necessary, referred to the Committee...”

**WHEREAS**, on February 2, 2023, the Landscape Committee reviewed a request from the Member at 5064 to remove one Flaxleaf Paperback tree. The Member cited the reasons as fire mitigation and the removal of a tree since it is a volunteer; and

**WHEREAS**, staff inspected the condition of the tree and determined that it was in good condition with a well-balanced canopy, however, Staff discovered there were two volunteer California Pepper trees in the same location that would eventually interfere with the Flaxleaf Paperback tree if they remained; and

**WHEREAS**, the Committee determined that the Flaxleaf Paperback tree does not meet the guidelines set forth in Resolution 03-21-10 and recommends denying the request for the removal of one Flaxleaf Paperback tree located at 5064 Avenida Del Sol;

**WHEREAS**, the Committee determined that the two volunteer California Pepper trees meet the guidelines set forth in Resolution 03-21-10 and recommends approving the removal of two California Pepper trees located at 5064 Avenida Del Sol;

**NOW THEREFORE BE IT RESOLVED**, February 21, 2023, the Board of Directors denies the request for the removal of one Flaxleaf Paperback tree and approves the removal of two volunteer California Pepper trees located at 5064; and

**RESOLVED FURTHER**, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out this resolution.

- THIS ITEM WAS REMOVED DURING THE APPROVAL OF THE AGENDA**  
5. Deny the Request for Retainment of Five Citrus Trees located at 5194 Duenas

**RESOLUTION 03-23-XX**

**Deny the Request  
for Retainment of Five Citrus Trees  
5194 Duenas**

**WHEREAS**, January 1, 2020, that the Board of Directors adopted Resolution 03-19-94 Fruit Trees and Vegetables Policy which states:

“...fruit trees and vegetable gardens are a known attractant and food source for wildlife and rodents...” and “...hereby prohibits the planting of any fruit trees in Common Area...”, additionally “...existing fruit trees in Common Area are to be removed in the resale process...”

**WHEREAS**, on February 2, 2023, the Landscape Committee reviewed a request from the Member at 5194 to retain five Citrus Trees; and

**WHEREAS**, During the resale inspection dated October 17, 2022, five citrus trees were located adjacent to the residence, and the member was aware of the fruit tree policy prior to moving in, as it is noted on the cover page of the resale report; and

**WHEREAS**, Subsequent to the member moving in to the unit, additional citrus trees have been planted; and

**WHEREAS**, the Committee determined that no previous exceptions to Resolution 03-19-94 have been made for any members previously and recommends the removal of all Citrus Trees located at 5194 Duenas at no cost to the member;

**NOW THEREFORE BE IT RESOLVED**, February 21, 2023, the Board of Directors denies the request for the retainment of five Citrus Trees located at 5194; and

**RESOLVED FURTHER**, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out this resolution.

**d. Recommendation from the Architectural Controls and Standards Committee**

1. Approve the Request for a Variance to Allow for sliding glass door to extend to the edge of the rear patio in exclusive use common area and to add pavers to a 12'x12' area adjacent to the rear patio common area located at Manor 3184-C Alta Vista

**RESOLUTION 03-23-17**

**Variance Request**

**WHEREAS**, Ms. Roberta K. Welsh of 3184-C Alta Vista, a Las Flores style manor, requests approval of a revision to Resolution 03-22-129 and associated variance to allow for the sliding glass door to extend to the edge of the rear patio in exclusive

use common area and to add pavers to a 12'x12' area adjacent to the rear patio in common area; and

**WHEREAS**, a Neighborhood Awareness Notice was sent to Members of affected units notifying them that an application to make an alteration to a neighboring unit had been made and that comments or objections could be made in writing to the Manor Alterations office by February 20, 2023; and

**WHEREAS**, the Manor Alterations office reviewed the variance as one of similar in scope to previously approved variances and recommends approval of the revision to Resolution 03-22-129 and associated variance to allow for the sliding glass door to extend to the edge of the rear patio and to add pavers to a 12'x12' area adjacent to the rear patio in common area;

**NOW THEREFORE BE IT RESOLVED**, on February 21, 2023, the Third Laguna Hills Mutual board hereby approves the request for a revision to Resolution 03-22-129 for the sliding glass door to extend to the edge of the rear patio and 12'x12' paver patio on common area; and

**RESOLVED FURTHER**, all costs for maintenance, repair, renovation, replacement or removal of the improvement, present and future, are the responsibility of the Property's Member at 3184-C Alta Vista and all future Mutual Members at 3184-C Alta Vista; 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.

## 12. Unfinished Business

- a. **Entertain a Motion to Approve the Revision to Architectural Standard 4: Air Conditioning Units/Heat Pumps (January initial notification – Revised February – 28-day notification for member review and comments to comply with Civil Code §4360)**

Director Prince read the following resolution:

### **RESOLUTION 03-23-XX**

#### **STANDARD 4: AIR CONDITIONING UNITS/HEAT PUMPS**

**WHEREAS**, the Architectural Controls and Standards Committee recognizes the need to amend Standards and create new Standards as necessary; and

**WHEREAS**, the Architectural Controls and Standards Committee recognizes the need to revise Standard 4: Air Conditioning Units/Heat Pumps;

**NOW THEREFORE BE IT RESOLVED**, March 21, 2023, that the Board of Directors of this Corporation hereby adopts Standard 4: Air Conditioning Units/Heat Pumps as attached to the official meeting minutes; and

**RESOLVED FURTHER**, that Resolution 03-19-71 adopted July 16, 2019, is hereby superseded in its entirety and no longer in effect; and

**RESOLVED FURTHER**; that the officers and agents of this Corporation are hereby authorized, on behalf of the Corporation, to carry out this resolution as written.

Director Lewis made a motion to approve the Resolution for discussion purposes and to postpone the final vote for 28-days per Civil Code §4360. Director Bhada seconded the motion.

There being no objections, the motion was approved unanimously.

**b. Entertain a Motion to Approve the Revision to Architectural Standard 31: Washer and Dryer Installations (January initial notification – Revised February - 28-day notification for member review and comments to comply with Civil Code §4360)**

Director Prince read the following resolution:

**RESOLUTION 03-23-XX**

**Standard 31: Washer and Dryer Installations**

**WHEREAS**, the Architectural Controls and Standards Committee recognizes the need to amend Standards and create new Standards as necessary; and,

**WHEREAS**, the Architectural Controls and Standards Committee recognizes the need to revise Alteration Standard 31: Washer and Dryer Installations; and

**WHEREAS**, Resolution M3-98-65 ceased the acceptance of variance requests for installations of washers and dryers in three-story buildings and, by inference, “grandfathered” previous permitted installations of washers and dryers;

**NOW THEREFORE BE IT RESOLVED**, March 21, 2023, that the Board of Directors of this Corporation hereby adopts Standard 31: Washer and Dryer Installations as attached to the official meeting minutes; and

**RESOLVED FURTHER**, that Resolution M3-98-65 adopted December 15, 1998, and 03-18-156 adopted November 29, 2018, is hereby superseded in its entirety and no longer in effect; and

**RESOLVED FURTHER**, all washer and dryers installed in three story buildings with a Mutual Consent prior to February 21, 2023 continue to be “grandfathered;” and

**RESOLVED FURTHER**; that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out this resolution as written.

Director Prince made a motion to approve the Resolution for discussion purposes and to postpone the final vote for 28-days per Civil Code §4360. Director Zalon seconded the motion.

Director Prince withdrew her motion.

- Multiple members made comments on this matter

Discussion ensued among the Board.

Director Rane-Szostak made a motion to table this matter until after the Garden Villa Association Meeting on March 1, 2023 where this item will be brought up for discussion. Director Cook seconded.

Hearing no changes or objections, the motion was called to a vote and passed unanimously.

- c. **Entertain a Motion to Approve the Revision to the Care and Maintenance of Patios, Balconies, Breezeways, and Walkways Policy (January initial notification – 28-day notification for member review and comments to comply with Civil Code §4360 has been satisfied)**

Director Prince read the following resolution:

**RESOLUTION 03-23-18**

**Care & Maintenance of Patios, Balconies, Breezeways & Walkways**

**WHEREAS**, the Resident Policy and Compliance Committee has recognized the need to amend the Care & Maintenance of Patios, Balconies, Breezeways & Walkways to clarify guidelines for management and care of “common areas or “limited common areas”;

**NOW THEREFORE BE IT RESOLVED**, February 21, 2023, that the Board of Directors of this Corporation hereby adopts the Care & Maintenance of Patios, Balconies, Breezeways & Walkways, as attached to the official minutes of this meeting; and

**RESOLVE FURTHER**, that Resolution 03-16-117, adopted on November 18, 2016, is hereby superseded and cancelled; and

**RESOLVE 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 Prince made a motion to approve Resolution 03-23-18. Director Laws seconded.

Discussion ensued among the Board.

The motion was called to a vote and passed 8-3. Directors Bhada, Yoon, and Zalon opposed.

### 13. New Business

- a. **Entertain a Motion to the Amendment to the Pet Policy (February initial notification – 28-day notification for member review and comments to comply with Civil Code §4360)**

#### **RESOLUTION 03-23-XX**

#### **THIRD LAGUNA HILLS MUTUAL PET POLICY**

**RESOLVED**, that pursuant to the Bylaws, Article 2, Section 2.2.3, Third Laguna Hills Mutual (Third Mutual), has the power to adopt rules and regulations to carry out the purposes of this Corporation through its Board of Directors (Board) with regard to its Members.

**RESOLVED FURTHER**, on this day the Board hereby amends Third Mutual's Pet Policy (Policy) to include, but is not limited to the following:

#### **I. Purpose**

The purpose of this Policy is to set out the rules and regulations for the treatment and handling of pets within Third Mutual in accordance with the requirements of Third Mutual's including Bylaws, Amended and Restated Covenants, Conditions and Restrictions, and other governing documents (Governing Documents) and local, state and federal law.

#### **II. Definitions**

1. **Member** includes, for purposes of the Policy, Members, Owners, Qualifying Residents, Co-occupants, Tenants, and their Guests.
2. **Ordinance** refers to the Code of Ordinance City of Laguna Woods, California.
3. **Pet** means any domesticated bird, cat, dog, or aquatic animal kept within an aquarium. The Policy shall not prohibit a Member from continuing to keep any pet that the Member currently keeps in the Member's separate interest if the pet otherwise conforms with the previous rules or relating to pets.
4. **Vicious animal** means:
  - a. Any dog, which, twice within a 12-month period, has physically harmed, bitten, attacked, or otherwise caused injury to a person engaged in lawful activity, without provocation; or
  - b. Any dog that when unprovoked inflicts bites or attacks a human being or domestic animal; or

- c. Any dog with a known propensity, tendency, or disposition to attack unprovoked, to cause injury or to otherwise endanger the safety of human beings or domestic animals; or
- d. Any dog which engages in or is found to have been trained to engage in, exhibitions of dog fighting; or
- e. Any dog at large found to attack, menace, chase, display threatening or aggressive behavior or otherwise threaten or endanger the safety of any domestic animal or person.

### **III. Responsibilities**

#### **1. Number of Pets Permitted.**

- a. A maximum combination of three cats and dogs, no more than two of which can be dogs, are permitted in any dwelling unit within Third Mutual.
- b. Animals being fostered as a part of a not-for-profit organization/agency program shall not be included for the purpose of determining the number of animals in a dwelling unit. The foster program shall be registered with the City of Laguna Woods and an individual animal in the dwelling unit shall be fostered for a period of no more than six months. In no event shall the total number of Pets fostered and Pets owned exceed the number of Pets permitted in Section III.1.a above.
- c. If pets are brought in before the adoption of this Policy, the pets are automatically grandfathered and can remain.

#### **2. Vaccination and License.**

- a. Dogs four months of age or older shall be currently vaccinated for rabies and licensed in accordance with the regulations of the County of Orange and the City of Laguna Woods. Such dogs shall have attached to its collar current numbered metal tag as evidence of its license. (Ordinance § 5.04.010 and 5.04.030, as may be amended.).
- b. Cats over four months of age may be registered **at the owner's discretion** with the City of Laguna Woods in the same manner in which dogs are registered, and for the same fee. Cats must have a current rabies vaccination valid for the entire one-year registration period.

#### **3. Care and Control.**

- a. No Member owning or having charge of any dog shall permit the same to run at large within any real property owned or managed by Third Mutual, except as otherwise provided in these rules and regulations, unless such dog is restrained by a substantial leash not to exceed six

(6) feet in length and is in the charge of a Member competent to restrain such dog. Retractable leashes exceeding six (6) feet are not permitted in Third Mutual.

- b. Any animal found running at large within any real property owned or managed by Third Mutual may be reported to Laguna Beach Animal Services at (949) 497-0701 for such action as deemed appropriate according to law.
- c. No Member owning or having charge of any dog shall permit the same to enter or remain within any real property owned or managed by Third Mutual contrary to the provisions of any sign posted conspicuously thereon by Third Mutual, provided that appropriate exception, as in the case of guide dogs for blind persons, may be noted upon any such sign.
- d. No Member owning or having charge, care or custody of any animal shall permit such animal to damage or destroy public property or the property of any person other than that of the owner of such animal.
- e. Any Member or person having charge, custody or control of any dog shall immediately remove and dispose of its waste in a sanitary manner, by depositing in a trash receptacle any feces deposited by such animal upon Third Mutual property.

**4. Noise.**

No Member shall keep, maintain, or permit within any dwelling unit under his control, or within any other real property owned or managed by Third Mutual, any Pet which by any persistent sound or cry shall disturb the peace and comfort of the inhabitants of the neighborhood or interfere with any person in the reasonable and comfortable enjoyment of life or property.

**5. Vicious Animal.**

Whenever a Member owning or having charge, care, control, custody, or possession of any dog has knowledge that the dog has bitten a person, the Member shall report the facts of the incident to Laguna Beach Animal Services at (949) 497-0701 for such action as deemed appropriate according to law.

**6. Violation of Pet Policy.**

Third Mutual is authorized to take disciplinary action against any Member who may be found in violation of the Policy, or whose unit or Residents, tenants, or guests are found to be in violation of the Policy. When a complaint is lodged regarding the occurrence of a violation, the Board has a duty to investigate and impose, if appropriate, discipline as set forth in the Governing Documents. Discipline shall be imposed, if at all, after a duly noticed disciplinary hearing in accordance with the requirements of statute and the Governing Documents.



**RESOLVED FURTHER**, that Resolution M3-76-509 adopted February 27, 1976, and Resolution M3- 71-50 adopted July 23, 1971 are hereby superseded and cancelled.

**RESOLVED FURTHER**, that the officers and agenda of this Corporation are hereby authorized, on behalf of the Corporation, to take such action as they deem appropriate to carry out the purposes of this resolution as written.

Director Rane-Szostak made a motion to approve the Resolution for discussion purposes and to postpone the final vote for 28-days per Civil Code §4360. Director Prince seconded the motion.

Director Lewis made a recommendation to section 2.b. and added the language “At the owner’s discretion” after may be registered.

There being no further changes or objections, the motion was called to a vote and passed 10-0-1. Director Zalon abstained.

**b. Entertain a Motion to Consider the Appeal for Mailbox Replacement Request at Buildings 3434-3438 and Provide Direction to Staff**

Maintenance and Construction Director, Manuel Gomez, discussed the Appeal for Mailbox Replacement Requests, and answered questions from the Board.

Further discussion ensued among the Board.

Director Yun made a motion to table the Appeal for Mailbox Replacement Request at buildings 3434-3438 and send it back to the committee for more investigation. Director Bhada seconded.

There being no objections, the motion was called to a vote and passed unanimously.

**c. Entertain A Motion to Approve Cancelling the Scheduled Gate 11 Shepherd’s Crook Installation for 2023**

Manuel Gomez discussed the cancelling of the scheduled gate 11 Shepherd’s Crook installation for 2023 and answered questions from the Board.

Further discussion ensued among the Board.

Director Lewis made a motion to approve the cancelling of the scheduled gate 11 shepherd’s crook installation for 2023. Director Yun seconded.

- A member commented on the item

There being no changes or objections, the motion was called to a vote and passed 9-2. Directors Engdahl and Zalon opposed.

## d. Update Committee Appointments

### RESOLUTION 03-23-19

#### Third Mutual Committee Appointments

**RESOLVED**, February 21, 2023, that the following persons are hereby appointed to serve on the committees and services of this Corporation.

**RESOLVED FURTHER**, that each committee chair may appoint additional members and advisors with interim approval by the President subject to the approval of the Board of Directors:

#### Finance Committee (meets every-other month)

Donna Rane-Szostak, Chair

Mark Laws

Ralph Engdahl

Cris Prince

Cush Bhada

Jim Cook

Ira Lewis

Jules Zalon

Moon Yun

Andy Ginocchio

SK Park

Non-Voting Advisors: Wei-Ming Tao

#### Architectural Standards and Control Committee (meets monthly)

James Cook, Chair

Cush Bhada

Ralph Engdahl

Nathaniel Ira Lewis

Cris Prince

Andy Ginocchio, Alternate

Non-Voting Advisors: Mike Butler, Mike Plean, Lisa Mills

#### Landscape Committee (meets monthly)

Nathaniel Ira Lewis, Chair

Mark Laws

Jules Zalon

Ralph Engdahl

Donna Rane-Szostak

Cush Bhada, Alternate

Non-Voting Advisors: Cindy Baker

#### Maintenance and Construction Committee (meets every-other month)

Ralph Engdahl, Chair

James Cook

~~Cush Bhada~~

Mark Laws

Moon Yun

SK Park

~~Cris Prince, Alternate~~

Andy Ginocchio, Alternate

Non-voting Advisors: ~~David Bienek~~, Judith Troutman, ~~Peter Henschel~~

**Executive Hearing Committee (meets monthly)**

Mark Laws, Chair

Ralph Engdahl

Cris Prince

~~Donna Rane-Szostak, Alternate~~

~~Jim Cook, Alternate~~

~~Jules Zalon, Alternate~~

**Resident Policy and Compliance Committee (meets monthly)**

Mark Laws, Chair

Cush Bhada

Jules Zalon

Cris Prince

Nathaniel Ira Lewis

Andy Ginocchio, Alternate

Non-Voting Advisors: Stuart Hack, Theresa Keegan

**Water Conservation Committee (meets quarterly)**

Donna Rane-Szostak, Chair

Cush Bhada

Jules Zalon

Nathaniel Ira Lewis

Non-Voting Advisor: Lee Goldstein

**Garden Villa Recreation Room Subcommittee (meets thrice yearly)**

Mark Laws, Chair

Donna Rane-Szostak

~~Nathaniel Ira Lewis~~

~~SK Park~~

Voting Advisors: Stuart Hack, Sharon Molineri

Non-Voting Advisors: Lynn Jarrett

**RESOLVED FURTHER**, that Resolution 03-23-03, adopted January 17, 2023, 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 this resolution.

## **RESOLUTION 03-23-20**

### **GRF Committee Appointments**

**RESOLVED**, February 21, 2023, that in compliance with Article 7, Section 7.3 of the Golden Rain Foundation Bylaws, the following persons are hereby appointed to serve on the committees of the Golden Rain Foundation:

#### **Community Activities Committee**

Cush Bhada  
Mark Laws  
Jules Zalon, Alternate

#### **GRF Finance Committee**

Donna Rane-Szostak  
Andy Ginocchio  
Mark Laws, Alternate

#### **GRF Landscape Committee**

Jules Zalon  
Nathaniel Ira Lewis  
Andy Ginocchio, Alternate

#### **GRF Maintenance and Construction Committee**

Ralph Engdahl  
Jim Cook  
~~Cush Bhada, Alternate~~  
Andy Ginocchio, Alternate

#### **Clubhouse Renovation Ad Hoc Committee**

Ralph Engdahl  
~~Cush Bhada~~  
Andy Ginocchio  
Moon Yun, Alternate

#### **GRF Media and Communications Committee**

Jim Cook  
Cris Prince  
Moon Yun

#### **Mobility and Vehicles Committee**

Jim Cook, Alternate  
Cush Bhada  
Moon Yun

**Security and Community Access Committee**

~~Cris Prince~~

SK Park

Donna Rane-Szostak, Alternate

**Purchasing Ad Hoc Committee (new)**

Donna Rane-Szostak

~~Mark Laws~~

Andy Ginocchio

Ralph Engdahl, Alternate

**Broadband Ad Hoc Committee**

Cris Prince

Jim Cook

**Disaster Preparedness**

~~Jim Cook~~

SK Park

Moon Yun

Donna Rane-Szostak, Alternate

**Laguna Woods Village Traffic Hearings**

Jules Zalon

SK Park, Alternate

~~Mark Laws, Alternate~~

**IT Technology Advisory Committee (ITAC)**

Mark Laws

**Website Ad Hoc Committee**

Mark Laws

Donna Rane-Szostak

**Compliance Ad Hoc Committee**

Mark Laws

Cris Prince

**RESOLVED FURTHER**, that Resolution 03-23-04, adopted January 17, 2023, 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 this resolution.

Director Bhada made a motion to approve Resolution 03-23-19 and Resolution 03-23-20. Director Yun seconded.

Discussion ensued among the Board.

Hearing no changes or objections, the motion was called to a vote and passed unanimously.

**e. Damage Restoration Process – (Oral Discussion)**

Damage Restoration Manager, Jay Allen, discussed the damage restoration process, and answered questions from the Board.

Further discussion ensued among the Board.

**f. Entertain a Motion to Approve the Third Laguna Hills Mutual Investment Policy (February initial notification – 28-day notification for member review and comments to comply with Civil Code §4360)**

**RESOLUTION 03-23-XX**

**THIRD LAGUNA HILLS MUTUAL INVESTMENT POLICY**

**BE IT RESOLVED**, February 21, 2023, this Corporation, is hereby authorized to invest the assets of the Corporation. All investments on behalf of this Corporation must be made with the underlying principles in the following order of priority: (1) safety, (2) liquidity, where applicable, and (3) yield, and are subject to the following conditions; and

**NON-DISCRETIONARY INVESTMENTS**

**RESOLVED FURTHER**; Assets administered by the corporation’s managing agent (“Managing Agent”) must be invested in a “non- discretionary” account in accordance with the provisions of Civil Code §5380. Authorized investments administered by the Managing Agent are limited to obligations of, or fully guaranteed as to principal by, the United States of America; and

**RESOLVED FURTHER**; No non-discretionary investment may be sold, withdrawn, redeemed or otherwise converted to cash prior to maturity without a demonstrated immediate need for the funds and the consent of any two of the following: the Treasurer, the President or the 1st or 2nd Vice President of this corporation. Furthermore, if there is a request that a non- discretionary investment be sold, withdrawn or otherwise converted to cash prior to maturity where there has been no demonstrated immediate need, approval must be provided by the Board of Directors of this Corporation; and

**DISCRETIONARY INVESTMENTS**

**RESOLVED FURTHER**; in accordance with Civil Code §5515, the Board of this corporation has an obligation to exercise prudent fiscal management in preserving reserve funds (“discretionary investments”). The funds being invested as discretionary investments under this Investment Policy are not required within a reasonable time to pay obligations of the Corporation. The Board will determine the amount to be

managed in this discretionary account; and

**RESOLVED FURTHER;** the Board may authorize either (1) a qualified Investment Advisor, interviewed and selected by the Board, or (2) the Managing Agent to transact purchases and sales of investments for Third Laguna Hills Mutual's discretionary investment account. Such discretion is subject to the underlying conditions as stated below;

1. Assets shall be invested only in authorized investments as provided herein. Authorized investments are limited to:
  - a. Obligations of, or fully guaranteed as to principal by, the United States of America, including;
    - FDIC insured Certificates of Deposit with a maximum maturity value per institution not to exceed current FDIC insured limits; and
    - United States Treasury Bills and Treasury Notes
2. Investments on behalf of this corporation may be made concurrently with investments made on behalf of other corporations at Laguna Woods Village. However, separate investment receipts will be held in the name of this corporation. Any such investments may be held for the account of the corporation in book-entry form;
3. Any authorized investments, as defined in Item 1 above, previously made by said Managing Agent or Investment Manager, are hereby ratified; and

**RESOLVED FURTHER,** that Resolution 03-19-120 adopted on November 19, 2019, is hereby superseded and cancelled.

Director Lewis made a motion to approve the Resolution for discussion purposes and to postpone the final vote for 28-days per Civil Code §4360. Director Rane-Szostak seconded the motion.

There being no objections, the motion was called to a vote and passed unanimously 10-0. Moon Yun was absent for the vote.

**g. Entertain a Motion to Approve the Discretionary Portfolio Reinvestments**

Steve Hormuth, Director of Finances, discussed the Discretionary portfolio reinvestments, and answered questions from the Board.

Further discussion ensued.

Director Rane-Szostak made a motion to approve the discretionary portfolio reinvestments. Director Lewis seconded.

Hearing no changes or objections, the motion was called to a vote and passed unanimously.

Director Rane-Szostak made a motion to take the cash and put it into a short term investment that will be federally guaranteed until The Federal Reserve meets on March 22<sup>nd</sup> and announce what they will do. Director Cook seconded.

Hearing no changes or objections, the motion was called to a vote and passed 10-0-1. President Laws abstained.

#### **14. Third Mutual Committee Reports**

- a. Report of the Finance Committee / Financial Report – Director Rane-Szostak. The committee met on February 7, 2023; next meeting April 4, 2023 at 1:30 p.m. in the Board Room and as a virtual meeting.
  - (1) Treasurer’s Report
  - (2) Third Finance Committee Report
  - (3) Resales/Leasing Reports
  
- b. Report of the Architectural Controls and Standards Committee – Director Cook. The committee met January 23, 2023; next meeting February 27, 2023 at 9:30 a.m. in the Board Room and as a virtual meeting.
  
- c. Report of the Maintenance and Construction Committee – Director Engdahl. The committee met on January 9, 2023; next meeting March 6, 2023 at 1:30 p.m. in the Board Room and as a virtual meeting.
  
- d. Report of the Landscape Committee – Director Lewis. The committee met on February 2, 2023; next meeting March 2, 2023 at 9:30 a.m. in the Board Room and as a virtual meeting.
  
- e. Report of the Water Conservation Committee – Director Rane-Szostak. The committee met on January 26, 2023; next meeting, April 27, 2023 at 2:00 p.m. in the Elm Room.
  
- f. Report of the Resident Policy and Compliance Committee – Director Laws. The committee met on January 24, 2023; next meeting February 28, 2023 at 9:30 a.m. in the Board Room and as a virtual meeting.

#### **15. GRF Committee Highlights**



- a. GRF Finance Committee – Director Rane-Szostak. The committee met on February 15, 2023; next meeting April 19, 2023, at 1:30 p.m. in the Board Room and as a virtual meeting.
- b. Media and Communications Committee – Director Cook. The committee will meet on February 22, 2023.
- c. GRF Maintenance & Construction Committee – Director Engdahl. The committee met on December 14, 2022; next meeting April 12, 2023, at 9:30 a.m. in the Board Room and as a virtual meeting.
  - i. Clubhouse Facilities Removation Ad Hoc Committee – Director Engdahl. This committee met on January 24, 2023; the next meeting is TBA.
- d. Report of the Laguna Woods Village Traffic Hearings – Director Zalon. The hearings were held on February 15, 2023; next meeting March 15, 2023 at 9:00 a.m. as a virtual meeting.
- e. Website Ad Hoc Committee – Director Laws. The committee last met on February 8, 2023; next meeting TBA.
- f. Compliance Ad Hoc Committee – Director Laws. This committee met on February 17, 2023 the next meeting March 8, 2023.
- g. Disaster Preparedness Task Force – Director Cook. The task force met on January 31, 2023; the next meeting is March 28, 2023 at 9:00 a.m. in the Board Room.
- h. Mobility and Vehicles Committee – Director Bhada. This committee met on February 1, 2023; the next meeting is April 5, 2023 at 1:30 p.m. in the Board Room.
- i. GRF Landscape Committee – Director Lewis. This committee met on February 8, 2023; the next meeting is May 10, 2023 at 1:30 p.m. in the Board Room and as a virtual meeting.
- j. Information Technology Advisory Committee – This closed committee last met on January 27, 2023; the next meeting is February 24, 2023.
- k. The following GRF Committees have not met since the last Third Board Meeting of January 17, 2023:
  - i. Community Activities Committee – This committee met on January 13, 2023; the next meeting is March 9, 2023 at 1:30 p.m. in the Board Room and as a virtual meeting.
  - ii. Security and Community Access Committee – This committee last met on October 31, 2022, and the next meeting is February 27, 2023, at 1:30 p.m. in the Board Room and as a virtual meeting.

- iii. Purchasing Ad Hoc Committee – This committee last met on April 7, 2022; the next meeting is TBA.

**16. Future Agenda Items--** *All matters listed under Future Agenda Items are Resolutions on 28-day public review or items for a future Board Meeting. No action will be taken by the Board on these agenda items at this meeting. The Board will take action on these items at a future Board Meeting.*

- 12a. Revision to Architectural Standard 4: Air Conditioning Units/Heat Pumps
- 12b. Revision to Architectural Standard 31: Washer and Dryer Installations
- 13a. Approve Amend the Pet Policy
- 13f. Third Laguna Hills Mutual Investment Policy

**17. Directors' Comments**

- Director Yun commented on the Care & Maintenance of Patios, Balconies, Breezeways & Walkways Policy
- Director Ginocchio discussed theft of bicycles and if there was a way to find a solution to the issue at hand
- Director Park commented on member comment times

**18. Recess** - *At this time, the meeting will recess for lunch and reconvene to Executive Session to discuss the following matters per California Civil Code §4935.*

The meeting was recessed into closed session at 1:41 p.m.

**Closed Session Agenda**

*Approval of Agenda  
Approval of the Minutes*

- (a) January 17, 2023—Regular Closed Meeting*
- (b) January 30, 2023—Special Closed Meeting*
- Discuss and Consider Member Matters*
- Discuss Personnel Matters*
- Discuss and Consider Contractual Matters*
- Discuss and Consider Litigation Matters*

**19. Adjournment**

The meeting was adjourned at 5:04 p.m.

DocuSigned by:  
*N. Cris Prince*  
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N. Cris Prince, Secretary of the Board  
Third Mutual Laguna Hills



**THIRD LAGUNA HILLS MUTUAL  
CARE AND MAINTENANCE OF PATIOS,  
BALCONIES, BREEZEWAYS AND WALKWAYS POLICY  
RESOLUTION 03-23-18, Amended February 21, 2023**

**I. Purpose**

The purpose of this Care and Maintenance of Patios, Balconies, Breezeways and Walkways Policy (Policy) is to set out the rules for the management of some of the common areas / limited common areas within Third Laguna Hills Mutual (Third Mutual).

The walkway, breezeway, patio, and balcony areas are “common areas” or “limited common areas” with by-laws and CC&R provisions for their management and care under the direction of the Third Mutual Board of Directors (Board).

Common areas are for the use and enjoyment of all residents and while limited common areas permit exclusive use of the area, it is essential that all residents be aware of the need for the safety, attractiveness, and the prevention of damage to the building by items placed by the residents in or on the common or limited common areas of the Third Mutual’s buildings.

**II. Rules**

The following rules for residents address the safety, attractiveness, and prevention of damage issues. Residents should take whatever corrective action is necessary to manage those items they have placed outside their manor. The Board is authorized to take disciplinary action against a Member found to be in violation of this policy. The Board has the authority to interpret this policy and to impose monetary fines, suspend Member privileges, and/or bring forth legal action. Refer to the Member Disciplinary Process for further information.

1. All plants must be suitably potted with adequately sized saucers to collect excess water and elevated. Pots too large to be moved by the owning member must be on casters so that members or Staff can easily move them, as needed. Care must be used to control the amount of water given to these plants so as not to run over the saucer and collect on the floor surface or fall to a lower level of the building on people, windows, or other objects belonging to neighbors.
2. Plantings, and growing of herbs, tomatoes, vegetables, fruit trees, or any other crops in the patios, balconies, breezeways, and walkways are prohibited, whether in pots or planted in the ground.
3. Items, including plants, statues, furniture, etc., may be placed directly outside a manor’s front door on the floor and shall be limited. Adequate clearance is required to allow for easy walkway access along the area (at least in number and size to allow for a 48-inch clearance as required by law).
4. Potting supplies and gardening equipment such as garden tools, empty pots, dirt, fertilizer, etc., must not be stored on breezeways. They must be kept inside the Manor or their storage area.
5. Plants, etc., must adhere to the “Plants and Limited Common Area Walls Policy”.

Third Laguna Hills Mutual  
Care And Maintenance Of Patios, Balconies, Breezeways And Walkways Policy  
Resolution 03-23-18

6. Nail, screw, or hook must be checked to be sure that they are not rusting and are solidly mounted and cannot cause dry rot.
7. In multi-Story Buildings, hanging plants must have sturdy mounts and cables. There must not be any danger that they may fall and cause injury or damage to the next level. Hanging plants or hanging objects are prohibited in breezeways and walkways. Wind chimes are prohibited.
8. Furniture and items designed for indoor use are not allowed.
9. All plants shall be maintained by the resident in a healthy, well cared for condition, properly watered and pruned. Non-plant items shall be maintained clean and in good repair.
10. Potted plants are not to be placed on railings in common or limited common areas.
11. No items are allowed to be stored under stairways in common areas.
12. Items that constitute a nuisance to one's neighbors should not be placed in common areas or limited common areas. Examples are food, or water, which will attract birds, insects, or other animals. Residents are encouraged to resolve amicably differences or disputes involving such items.
13. A resident's balcony and patio area adjoining a manor is limited common area. This area needs the same care and protection as our walkways and breezeways to prevent dry rot, decay and mold of surfaces. Therefore, only a limited number of potted plants on the balconies of multistory buildings is allowed, without the prior written approval of the Third Mutual Board. No more than 15% of the total floor area of a balcony may be used for potted plants.
14. Landscape crews will not care for a resident's personal items placed in common areas unless arranged through the Resident Services Department as a chargeable service.

Any building, by majority decision, may establish additional rules for its own use, providing the rules are not in conflict with the above guidelines. The Board shall resolve any disputes or misunderstandings relating to common areas and limited common areas. We ask each resident to read these guidelines and take whatever corrective action is necessary for the care and protection of property where plants and items have been placed outside manors.

Resolution 03-16-117 Revised November 18, 2016 is hereby superseded and cancelled.