

OPEN MEETING



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

**Tuesday, October 18, 2022
Laguna Woods Village Community Center 24351 El Toro Road
Board Room/Virtual Meeting**

UPDATE TO THE AGENDA

The attached document has received an update due to a scrivener's error recognized after the agenda packet was printed. Please refer this attached agenda item only, and disregard the one included in the agenda packet.

- 12a. Entertain a Motion to Approve the Revised Architectural Standard No. 10 - Exterior Doors (September initial notification – 28-day notification for member review and comments to comply with Civil Code §4360 has been satisfied)**

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Third Laguna Hills Mutual
Architectural Controls and Standards Committee
August 22, 2022

ENDORSEMENT (to board)

Revised Architectural Standard No. 10 – Exterior Doors

Baltazar Mejia, Maintenance & Construction Assistant Director, presented the staff report and answered questions from the committee.

A motion was made and carried unanimously to recommend the board approve the revised Architectural Standard No. 10 – Exterior Doors.

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STAFF REPORT

DATE: October 18, 2022
FOR: Board of Directors
SUBJECT: Revised Architectural Standard No. 10 – Exterior Doors

RECOMMENDATION

Adopt a Resolution approving revisions to Architectural Standard No. 10 – Exterior Doors.

BACKGROUND

Architectural Standard No. 10 dictates the permitted type and color for doors. The Standard was originally adopted in 1989 and has been revised a number of times with the last revision in March 2018 with Resolution No. 03-18-40 (Attachment 1). A copy of the current Standard is included as Attachment 2.

On August 22, 2022, the Architectural Controls and Standards Committee (ACSC) reviewed the proposed revisions to Standard No. 10 and unanimously recommended that the Board approve the revised Standard.

DISCUSSION

The number of manor remodels has increased in the last few years and with it is the implementation of more modern concepts in space utilization and modernization. Associated with this and newly adopted exterior colors for the various buildings in the Mutual, the number of requests for new colors for front doors has increased. However, Standard No. 10 – Exterior Doors, as currently written, only allows colors that match current colors of the building or trim, or be white.

The ACSC has considered the requests for additional exterior door colors and recommends approving the following updated list of colors for Standard No. 10 – Exterior Doors:

1. White.
2. Natural or stained (oak, maple, walnut, cherry, etc.) wood finish.
3. The current color of the building or trim.
4. Black.
5. Any of the new door colors approved, or reasonably similar, but not yet painted (Attachment 3).
6. Commonly used colors as per door manufacturer.

7. Colors approved via the variance process.

A redlined copy of Resolution No. 03-18-40 is attached for reference as Attachment 4. The proposed Resolution 03-22-XX (Attachment 5) if enacted by the board would serve to update the existing Architectural Standard No. 10 – Exterior Doors (Attachment 6).

FINANCIAL ANALYSIS

A small decrease in maintenance cost to the Mutual will be realized, as these alterations would become the responsibility of the manor owner.

Prepared By: Baltazar Mejia, Maintenance & Construction Assistant Director

Reviewed By: Robbi Doncost, Manor Alterations Manager

ATTACHMENT(S)

Attachment 1 – Current Resolution 03-18-40
Attachment 2 – Current Standard No. 10 – Exterior Doors
Attachment 3 – Color Board
Attachment 4 – Redlined Revised Resolution 03-22-XX
Attachment 5 – Revised Resolution 03-22-XX
Attachment 6 – Revised Standard No. 10 – Exterior Doors

Current Resolution 03-18-40

RESOLUTION 03-18-40

Revise Alteration Standard Section 10 - Doors, Exterior (Swing)

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

WHEREAS, the Architectural Controls and Standards Committee recognizes the need to revise Alteration Standard Section 10 - Doors, Exterior.

NOW THEREFORE BE IT RESOLVED, March 23, 2018, that the Board of Directors of this Corporation hereby adopts revisions and amendments to Alteration Standard Section 10 - Doors, Exterior (Swing);

2.0 TYPES OF DOORS

2.1 All doors shall be of solid core 1-1/2" minimum thickness with exterior grade hardware.

2.2 Dutch doors, split doors and French doors may be allowed provided any and all required permits are obtained through the City of Laguna Woods and the Alterations Division office. All costs of maintenance shall be borne by the Mutual member.

2.3 Glass in entry doors may be allowed provided it follows the standards set for such installation as required by the current California Building Code.

2.4 Door trim shall not exceed 3" in width unless prior approval is obtained from the Alterations Division.

3.0 APPLICATIONS

3.1 Doors shall be of wood, fiberglass or vinyl clad material. Doors shall be the body or trim color of the building, or be white. Doors may have natural or stained wood finish.

3.2 Screen door additions are acceptable.

3.3 Door frames may not be replaced. Exterior doors shall only be allowed in existing openings. For existing openings wider than 36", doors with accompanying sidelights may be used.

3.4 Any required irrigation or landscaping modifications resulting from the door (or required landing) installation must be performed by the Agent's Landscaping Division, at the Mutual member's expense.

3.5 Exterior doors shall only be allowed in existing openings. For existing openings wider than 36", doors with accompanying sidelights may be used.

3.6 Existing header height must remain unchanged; and

RESOLVED FURTHER, Resolution 03-02-22, adopted March 18, 2003, 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 as written.



SECTION 10 DOORS, EXTERIOR (SWING)

JANUARY 1989

REVISED AUGUST 2002, RESOLUTION M3-02-38

REVISED MARCH 2003, RESOLUTION 03-02-22

GENERAL REQUIREMENTS REVISED APRIL 2011, RESOLUTION 03-11-49

GENERAL REQUIREMENTS REVISED JANUARY 2018, RESOLUTION 03-18-12

REVISED MARCH 2018, RESOLUTION 03-18-40

1.0 GENERAL REQUIREMENTS

See Standard Section 1: General Requirements

2.0 TYPES OF DOORS

- 2.1** All doors shall be of solid core 1-1/2" minimum thickness with exterior grade hardware.
- 2.2** Dutch doors, split doors and French doors may be allowed provided any and all required permits are obtained through the City of Laguna Woods and the Permits and Inspections office. All costs of maintenance shall be borne by the Mutual member.
- 2.3** Glass in entry doors may be allowed provided it follows the standards set for such installation as required by the current California Building Code.
- 2.4** Door trim shall not exceed 3" in width unless prior approval is obtained from the Alterations Department

3.0 APPLICATIONS

- 3.1** All doors shall be of wood, fiberglass, or vinyl clad materials. Doors shall be the body or trim color of the building, or be white. Doors may have natural or stained wood finish.
- 3.2** Screen door additions are acceptable.
- 3.3** Door frames may not be replaced. Exterior doors shall only be allowed in existing openings. For existing openings wider than 36", doors with accompanying sidelights may be used.

- 3.4** Any required irrigation or landscaping modifications resulting from the door (or required landing) installation must be performed by the Agent's Landscaping Division, at the Mutual member's expense.
- 3.5** Exterior doors shall only be allowed in existing openings. For existing openings wider than 36", doors with accompanying sidelights may be used.
- 3.6** Existing header height must remain unchanged.

Color Board



THIRD LAGUNA HILLS
— MUTUAL —

Exterior Paint Color Options

Option 1	Option 2	Option 3	Option 4	Option 5
				
Trim: Southern Breeze Body: Delicate White Accent: Dusty Trail Entry Door: Red Clay	Trim: Delicate White Body: Fog Accent: Solstice Entry Door: Celestial Blue	Trim: Purity Body: Smoky Slate Accent: Dusty Trail Entry Door: Autumn Gray	Trim: Fog Body: Gray Stone Accent: Army Entry Door: Deep Emerald	Trim: Moth Gray Body: Stonehenge Greige Accent: Summer Wheat Entry Door: Poppy Pods

Option 6	Option 7	Option 8	Option 9	Option 10
				
Trim: Summer Wheat Body: Edelweiss Accent: Oyster Shell Entry Door: Glazed Granite	Trim: Blank Canvas Body: Toasted Almond Accent: Dusty Trail Entry Door: Apple-A-Day	Trim: Delicate White Body: Stony Creek Accent: Toasted Almond Entry Door: Meander	Trim: Golden Egg Body: Adobe White Accent: Applesauce Cake Entry Door: Baked Bean	Trim: Willow Springs Body: Winter Feather Accent: Moth Gray Entry Door: Silent Night

Exterior Color Options 1-10:
Represents single story and two story buildings

Entry & Garage Doors:
Default entry door color is listed in each color option.
Member may choose accent color as an alternative OR off-white color, Delicate White.

Exterior Wrought Iron:
All wrought iron to be painted black.



Delicate White

Exterior Color Options 7-10:
Represents three story buildings

Three Story Building Wrought Iron:
Member may choose from the following colors: body color, trim color, OR black

The colors shown represent the actual paint color as accurately as possible. Color Rendering: October 2018

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Redlined Revised Resolution 03-22-XX**RESOLUTION 03-18-40 03-22-XX****Revise Alteration Standard Section 10 - Doors, Exterior (Swing)**

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

WHEREAS, the Architectural Controls and Standards Committee recognizes the need to revise Alteration Standard Section 10 - Doors, Exterior.

NOW THEREFORE BE IT RESOLVED, ~~March 23, 2018~~ [DATE], that the Board of Directors of this Corporation hereby adopts revisions and amendments to Alteration Standard Section 10 - Doors, Exterior (Swing);

2.0 TYPES OF DOORS

2.1 All doors shall be of solid core 1-1/2" minimum thickness with exterior grade hardware. ~~Metal doors and other composite materials are also allowed provided that they meet current California Building Code requirements for entry doors.~~

2.2 Dutch doors, split doors, ~~double doors~~ and French doors may be allowed provided any and all required permits are obtained through the City of Laguna Woods and the Alterations Division office. ~~All costs of maintenance shall be borne by the Mutual member.~~

2.3 Glass in entry doors ~~and other modern designs~~ may be allowed provided it follows the standards set for such installation as required by the current California Building Code.

2.4 Door trim shall ~~not exceed 3"~~ ~~not exceed approximately 3.5"~~ in width unless prior approval is obtained from the Alterations Division.

2.5 ~~All costs of maintenance shall be borne by the Mutual member.~~

3.0 APPLICATIONS

3.1 Doors shall be of wood, fiberglass, ~~metal~~, vinyl clad material ~~or other composite materials. Doors shall be: the body or trim color of the building, or be white. Doors may have natural or stained wood finish.~~

1. ~~White.~~
2. ~~Natural or stained (oak, maple, walnut, cherry, etc.) wood finish.~~
3. ~~The current color of the building or trim.~~
4. ~~Black.~~

5. Any of the new door colors approved, or reasonably similar, but not yet painted.
6. Commonly used door colors as per the door manufacturer.
7. Colors approved via the variance process.

3.2 Screen door additions are acceptable.

3.3 Door frames may not be replaced if pre-hung doors are being used as replacements. ~~Exterior doors shall only be allowed in existing openings. For existing openings wider than 36", doors with accompanying sidelights may be used.~~

3.4 Any required irrigation or landscaping modifications resulting from the door (or required landing) installation must be performed by the Agent's Landscaping Division, at the Mutual member's expense.

3.5 Exterior doors shall only be allowed in existing openings. For existing openings wider than 36", doors with accompanying sidelights may be used.

3.6 Existing header height must remain unchanged; and

RESOLVED FURTHER, Resolution 03-02-22, adopted March 18, 2003, 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 as written.

SEPTEMBER INITIAL NOTIFICATION: Should the Board endorse the proposed revisions, Staff recommends that a motion be made and seconded to accept the resolution and allow discussion to ensure that the resolution reads to the satisfaction of the Board. Staff then recommends that a Board Member postpones the resolution to the next available Board Meeting no less than 28-days from the postponement to comply with Civil Code §4360.



RESOLUTION 03-22-XX

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2.2 Dutch doors, split doors, double doors and French doors may be allowed provided any and all required permits are obtained through the City of Laguna Woods and the Alterations Division office.

2.3 Glass in entry doors and other modern designs may be allowed provided it follows the standards set for such installation as required by the current California Building Code.

2.4 Door trim shall not exceed approximately 3.5" in width unless prior approval is obtained from the Alterations Division.

2.5 All costs of maintenance shall be borne by the Mutual member.

3.0 APPLICATIONS

3.1 Doors shall be of wood, fiberglass, metal, or vinyl clad material or other composite materials. Doors shall be:

1. White.
2. Natural or stained (oak, maple, walnut, cherry, etc.) wood finish.
3. The current color of the building or trim.
4. Black.
5. Any of the new colors approved, or reasonably similar, but not yet painted.
6. Commonly used door colors as per the door manufacturer.

7. Colors approved via the variance process.

3.2 Screen door additions are acceptable.

3.3 Door frames may be replaced if pre-hung doors are being used as replacements.

3.4 Any required irrigation or landscaping modifications resulting from the door (or required landing) installation must be performed by the Agent's Landscaping Division, at the Mutual member's expense.

3.5 Exterior doors shall only be allowed in existing openings. For existing openings wider than 36", doors with accompanying sidelights may be used.

3.6 Existing header height must remain unchanged; and

RESOLVED FURTHER, Resolution 03-18-40, adopted March 23, 2018, 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 as written.

SEPTEMBER INITIAL NOTIFICATION:

28-day notification for member review and comments to comply with Civil Code §4360 has been satisfied

Revised Standard No. 10**SECTION 10 DOORS, EXTERIOR (SWING)**

JANUARY 1989

REVISED AUGUST 2002, RESOLUTION M3-02-38

REVISED MARCH 2003, RESOLUTION 03-02-22

GENERAL REQUIREMENTS REVISED APRIL 2011, RESOLUTION 03-11-49

GENERAL REQUIREMENTS REVISED JANUARY 2018, RESOLUTION 03-18-12

REVISED MARCH 2018, RESOLUTION 03-18-40

REVISED SEPTEMBER 2022, RESOLUTION 03-22-XX

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See Standard Section 1: General Requirements

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2.3 Glass in entry doors and other modern designs may be allowed provided it follows the standards set for such installation as required by the current California Building Code.

2.4 Door trim shall not exceed approximately 3.5" in width unless prior approval is obtained from the Alterations Division.

2.5 All costs of maintenance shall be borne by the Mutual member.

3.0 APPLICATIONS

3.1 Doors shall be of wood, fiberglass, metal, or vinyl clad material or other composite materials. Doors shall be:

1. White.
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