



**OPEN MEETING**

**REGULAR MEETING OF THIRD LAGUNA HILLS MUTUAL  
ARCHITECTURAL CONTROLS AND STANDARDS COMMITTEE\***

**Monday, February 27, 2023 – 9:30 a.m.  
Laguna Woods Village Board Room/Virtual Meeting  
24351 El Toro Road, Laguna Woods, California**

**REPORT**

**COMMITTEE MEMBERS PRESENT:** Jim Cook – Chair, Ralph Engdahl, Nathaniel Ira Lewis, Cris Prince, Advisors: Michael Butler, Lisa Mills (arrived at 10:00 a.m.), Mike Plean

**COMMITTEE MEMBERS ABSENT:** Cush Bhada (excused), Andy Ginocchio (Alternate-excused)

**STAFF PRESENT:** Bart Mejia – Maintenance & Construction Assistant Director, Mike Horton – Manor Alterations Manager, Abraham Ballesteros – Inspector II, Manor Alterations (arrived at 9:37 a.m. via Zoom), Josh Monroy – Manor Alterations Coordinator

**1. Call Meeting to Order**

Chair Cook called the meeting to order at 9:30 a.m.

**2. Approval of the Agenda**

Hearing no objection, the agenda was approved by consent.

**3. Approval of the Meeting Report for January 23, 2023**

Hearing no objection, the meeting report was approved by consent.

**4. Remarks of the Chair**

Chair Cook advised those present that the Third Architectural Controls and Standards Committee has been moved to the 2<sup>nd</sup> Monday of every Month at 1:30 p.m. in the Board and via Zoom in order to better fit the needs for variance approvals.

**5. Member Comments - (Items Not on the Agenda)**

None.

**6. Response to Member Comments**

None.

**7. Department Head Update**

Mr. Mejia introduced Mike Horton the new Manor Alterations Manager. Mr. Horton provided background on his experience and expertise.

- 8. Consent Calendar:** All matters listed under the Consent Calendar are considered routine and will be enacted by the Committee by one motion. In the event that an item is removed from the Consent Calendar by members of the Committee, such item(s) shall be the subject of further discussion and action by the Committee.

No items on the Consent Calendar for this meeting.

**9. Variance Requests**

None.

**10. Items for Discussion and Consideration**

- a. Revision to Architectural Standard 41: Solar Panels, 1 Story Buildings

Mr. Mejia left the meeting at 9:39 a.m.

Chair Cook advised those present that on March 3<sup>rd</sup> the corporate attorneys will be doing a drive around of the Third Mutual to review restrictions for limited construction on common area, and exclusive use common area.

Mr. Mejia returned to the meeting at 9:43 a.m.

Mr. Mejia introduced the item and answered questions from the Committee. The Committee suggested revisions to Section 2.17 to address the different types of roofs, warranties and complete re-roofing. The Committee suggested that Section 3.7 be omitted as VMS does not

verify discontinued use of solar panels. The Committee suggested that Section 2.9 be revised to read "distances as required by code". The Committee suggested that Section 2.16 be revised to remove the requirement prohibiting leasing. The Committee suggested that a new section be added to address battery locations.

Mr. Mejia informed the Committee that the processing fee for solar panels can be postponed along with Standard 41 or voted on separately.

A motion was made to recommend the Third Board approve the Alteration Application Processing fee for solar panels. Hearing no objection, the motion was approved by consent.

b. Reenact Architectural Standard 41A (Previously 45) Solar Panels, 2 Story Buildings

Postponed till next month.

#### **11. Items for Future Agendas**

- a. Revised Resale Inspection Fee Schedule
- b. Under 32 SF and Under 100 SF Asbestos Abatement To Be Performed As a Chargeable Service
- c. Incentive to Upgrade Pipes in Walls
- d. Revision to Architectural Standard 41: Solar Panels, 1 Story Buildings
- e. Reenact Architectural Standard 41A (Previously 45) Solar Panels, 2 Story Buildings

#### **12. Committee Member Comments**

- Advisor Mills asked for an update on the water heater replacement process.
- Director Ira Lewis provided clarification on 11d. Third Mutual is looking to abandon pipes in concrete slab and looking for a complete re-pipe while bringing it to code.

**13. Date of Next Meeting: March 13, 2023 at 1:30 p.m.**

#### **14. Adjournment**

The meeting was adjourned at 11:10 a.m.

  
James C Cook (Mar 2, 2023 12:21 PST)

Jim Cook, Chair

Jim Cook, Chair  
Baltazar Mejia, Staff Officer  
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