



OPEN MEETING

REGULAR OPEN MEETING OF THE THIRD LAGUNA HILLS MUTUAL PARKING AND GOLF CART SUBCOMMITTEE*

**Wednesday, July 27, 2022 – 1:30 p.m.
24351 El Toro Road, Laguna Woods, California
Board Room and Virtual with Zoom**

Laguna Woods Village owners/residents are welcome to participate in all open committee meetings in person and virtually. To submit comments or questions virtually for committee meetings, please use one of the following options:

1. Join the meeting via Zoom by using this link: <https://us06web.zoom.us/j/83850314423> or by calling 669-900-6833, Webinar ID: 838 5031 4423
2. Via email to meeting@vmsinc.org any time before the meeting is scheduled to begin or during the meeting. Please use the name Third Parking Subcommittee in the subject line of the email. Name and unit number must be included.

NOTICE and AGENDA

This Meeting May be Recorded

1. Call to Order
2. Acknowledgement of the Media
3. Approval of the Agenda
4. Approval of the Meeting Report for May 25, 2022
5. Chair's Remarks
6. Member Comments (Items Not on the Agenda)
7. Department Head Update
8. Unfinished Business
 - a) Update on Parking Concerns in CDS 33 and 344
 - b) Discuss Installation of Level 3 Chargers
 - c) Discuss Defining a Process for Assessing Additional Parking Needs Throughout Third Mutual
 - d) Discuss 2017 Parking Assessment Report
 - e) Discuss Installation of Solar Panels on Carports to be Used by Individuals to Charge Electric Vehicles
9. New Business
 - a) Potential Moratorium on EV Charging Permits

Items for Future Agendas: *All matters listed under Future Agenda Items are items for a future committee meeting. No action will be taken by the committee on these agenda items at this meeting.*

- Potential Revenue from Tesla for Charging Stations

Concluding Business:

10. Subcommittee Member Comments
11. Date of Next Meeting: September 28, 2022
12. Adjournment

*A quorum of the Third Board or more may also be present at the meeting.

Cush Bhada, Chair
Manuel Gomez, Staff Officer
Telephone: 949-268-2380



OPEN MEETING

REPORT OF THE REGULAR OPEN MEETING OF THE THIRD LAGUNA HILLS MUTUAL PARKING AND GOLF CART SUBCOMMITTEE

**Wednesday, May 25, 2022 – 1:30 p.m.
24351 El Toro Road, Laguna Woods, California
Board Room and Virtual with Zoom**

MEMBERS PRESENT: Cush Bhada - Chair, John Frankel, Mark Laws

MEMBERS ABSENT: None

OTHERS PRESENT: Hal Horne - Advisor

STAFF PRESENT: Baltazar Mejia – Maintenance & Construction
Assistant Director (in for Manuel Gomez), Tom
Siviglia – Security Operations Manager, Laurie
Chavarria – Sr. Management Analyst, Sandra
Spencer - Administrative Assistant

1. Call Meeting to Order and Establish a Quorum

The meeting was called to order at 1:30 p.m.

2. Acknowledgement of the Media

The meeting was broadcast on Granicus and Zoom.

3. Approval of the Agenda

Chair Bhada requested that a discussion regarding Parking Concerns in CDS 33 be added as Item 9c. The agenda was approved as amended.

4. Approval of the Meeting Report for March 23, 2022

The meeting report was approved as written.

5. Chair's Remarks

Chair Bhada had no comments.

6. Member Comments (Items Not on the Agenda)

None.

7. Department Head Update

None.

8. Unfinished Business

a) Update on RFP for Electrical Engineering Services in CDS 317

Mr. Mejia informed the committee that electrical engineering services in CDS 317 will not be pursued.

On the issue of EV charging; Mr. Mejia and SCE visited CH1, CH2, and CH5 to investigate potential sites for ten Level 2 charging spaces at GRF facilities. The committee asked questions and Mr. Mejia explained the costs and terms of the partnership.

Discussion ensued on issuing a potential moratorium on charging permits for electric vehicles in carports; how to increase and improve village amenities; pricing for permits; and enforcement.

Staff was directed to present a report at a future committee meeting with pricing for a Level 3 charger and include information about potential incentives or grants that might be available.

Staff was further directed to prepare a Rough Order of Magnitude for solar panel installation on carports to be used as individual EV charging stations.

b) Additional Golf Cart Parking at 3299 Via Carrizo/CDS 326

Mr. Mejia introduced the topic via a PowerPoint presentation summarizing that adding 4 uncovered car parking spots would cost approximately \$40,000. Discussion among the committee ensued resulting in the decision not to pursue additional parking in CDS 326.

c) Striping for GV Parking Garages

Mr. Mejia and Mr. Siviglia informed the committee that Garden Villa Parking Garages are restriped on an as-needed basis. Discussion ensued about potentially adding this service to the building paint schedule, and whether or not there should be numbers painted on the ground. Ultimately, the committee decided to leave the topic to the GVA Association to address, should that association wish to pursue the matter.

The committee directed staff to remove the item from future agendas.

d) Consideration of Sublease Agreements Between Manor Owners

Mr. Mejia and Mr. Siviglia introduced the topic and potential complications of managing and tracking parking space sublease agreements. Mr. Siviglia answered questions from the committee regarding potential scenarios; whether or not a parking spot is recorded on the property deed; if and why cars are cited; and discussion ensued. Ultimately, the practice is discouraged.

The committee directed staff to remove the item from future agendas.

9. New Business

a) Discuss Defining a Process for Assessing Additional Parking Needs Throughout Third Mutual

The committee discussed various potential methods for assessing additional parking needs and directed staff to add item to the next agenda under Unfinished Business.

b) Discuss Parking Concerns in CDS 344

Tom Siviglia assured the committee that Security and Compliance are both aware of the parking concerns in CDS 344. The committee discussed the policies for courtesy notices, citations, and towing.

Staff was directed to update the committee at the next meeting.

c) Discuss Parking Concerns in CDS 33

A member communicated directly with the Chair their request to have curbs painted red in CDS 33 due to difficulty exiting the parking area, traffic bottlenecks, and an excessive number of cars parked on the street.

Security and Maintenance and Construction staff was directed to investigate the cul-de-sac, and if a safety issue is determined, issue a work order to paint the curbs red. The committee asked that a status update be provided at the next committee meeting.

Items for Future Agendas: *All matters listed under Future Agenda Items are items for a future committee meeting. No action will be taken by the committee on these agenda items at this meeting.*

- Potential Revenue from Tesla for Charging Stations
- Update on CDS 33 Red Curb Request

- Update on CDS 344 Parking Concerns

Concluding Business:

10. Subcommittee Member Comments

None.

11. Date of Next Meeting: July 27, 2022

12. Adjournment

The meeting was adjourned at 3:18 p.m.



Cush Bhada, Chair

Cush Bhada, Chair
Manuel Gomez, Staff Officer
Telephone: 949-268-2380

JANUARY 2017

LAGUNA WOODS VILLAGE THIRD MUTUAL PARKING ASSESSMENT PRESENTATION

FEEDBACK & DIRECTION



At the September 12, 2016 meeting we received valuable feedback and clear direction from the Maintenance & Construction Committee (MNC) to focus our efforts on **increasing the parking supply** in Third Mutual. Based on this input we have:

- Developed a **complete** map-based **inventory** of all existing parking, including carports, garages, guest spaces, on-street parking as well as Clubhouses 4, 5 and 6.
- Performed a focused review of parking conditions, constraints and opportunities to increase supply for all Cul-de-Sacs (CDS) within Third Mutual.
- Identified several **parking priorities** that can substantially improve the available parking supply.



PARKING PRIORITIES



3

To improve the parking supply for Third Mutual, we recommend the following parking priorities:

1. **Reset the red curb** no parking restrictions.
2. Eliminate all **guest parking** restrictions.
3. **Slurry** seal concrete sidewalk areas.
4. Reduce the vehicle **decal limits** for new residents.
5. **Physical improvements** (replace landscape areas with additional parking)



1. RED CURB RESET



4

Recover existing no parking areas by **resetting** all on-street parking restrictions based on the following considerations:

- Consolidate bus **bench** and fire hydrant red curb
- Limit parking within **20** feet of street intersections
- Retain all existing no parking **fire lanes**
- Restrict parking within **15** feet of fire hydrants (CVC 22514)
- Eliminate red curb parking restrictions for **mailbox** locations
- Parking should not be **arbitrarily** eliminated.



The red curb reset is a simple low-cost solution that can be accomplished with paint.

1. RED CURB RESET – BUS BENCH



5

268 Potential On-Street Parking Spaces Recovered



Existing



Proposed



URBAN
CROSSROADS

6

1,424



Existing (CDS 380)



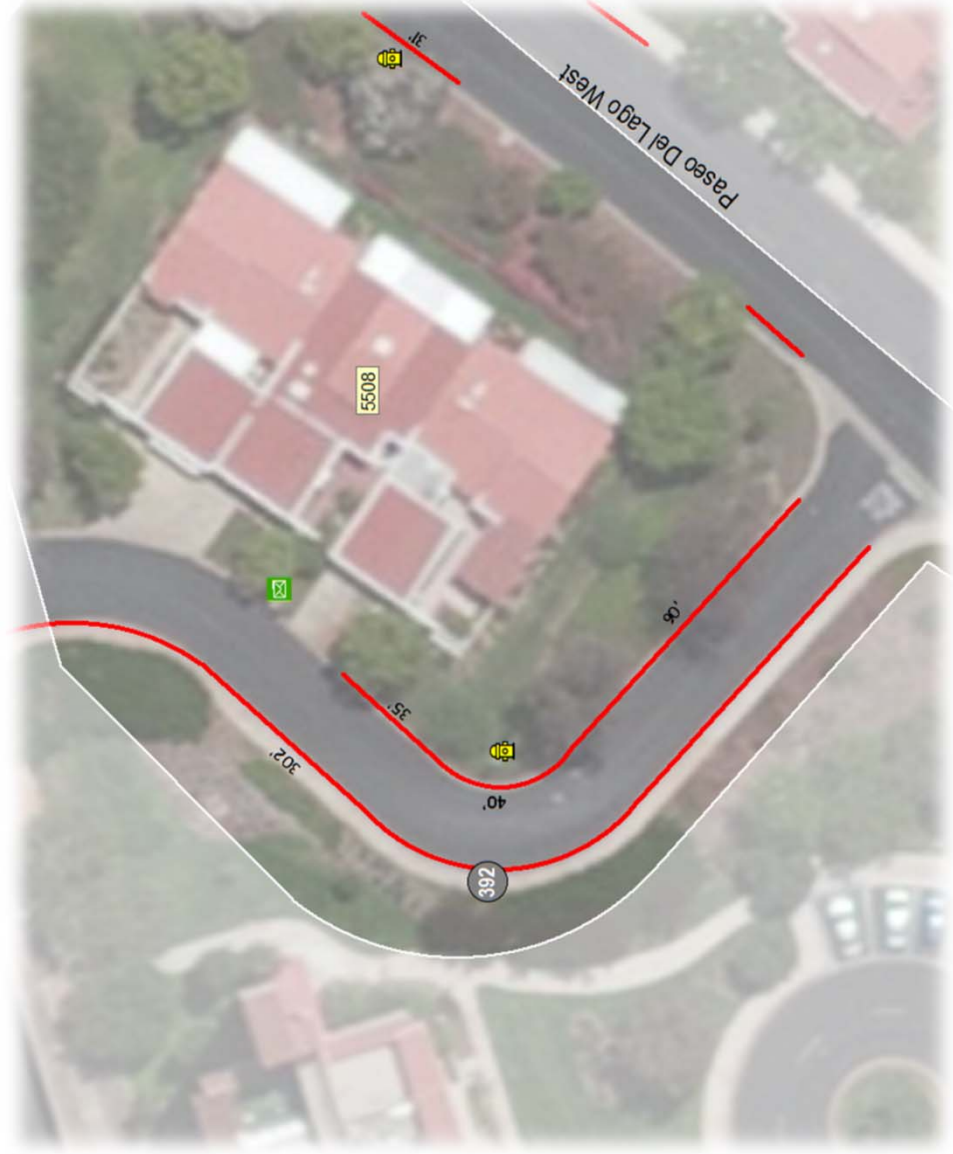
Proposed (CDS 380)

1. RED CURB RESET — FIRE LANES



7

Retain Existing Fire Lanes — **0** Spaces Recovered



Agenda Item #8(d)
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(CDS 392)
Near The Towers at
Laguna Woods Village

1. RED CURB RESET — FIRE HYDRANTS



Retain 30' for Fire Hydrants — 0 Spaces Recovered



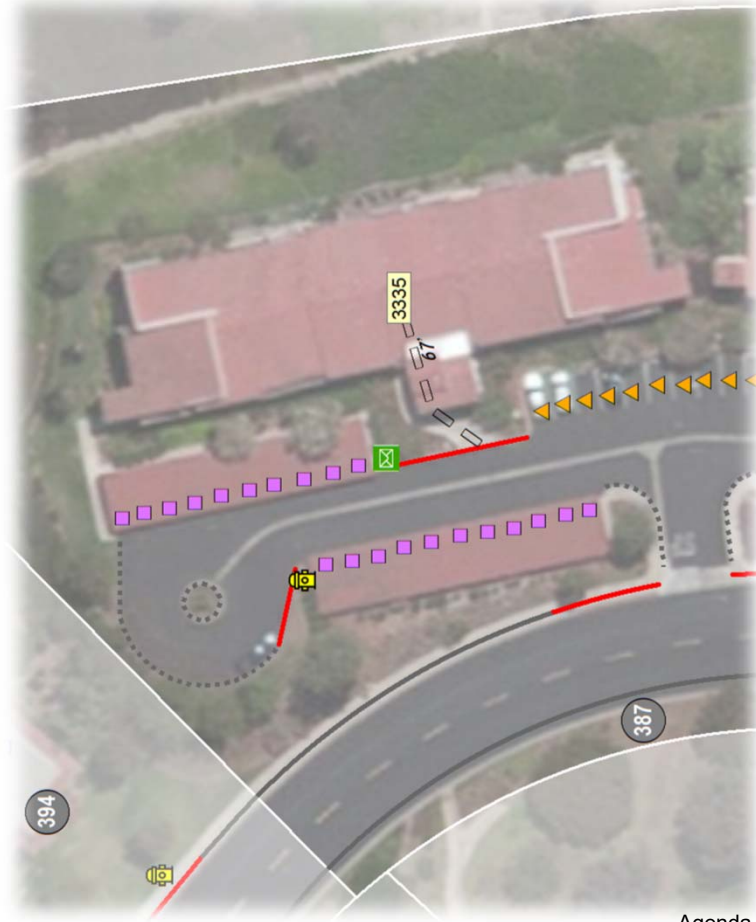
There shall be no parking of any vehicles other than fire department vehicles within 15 feet of either side of a fire hydrant in accordance with CVC 22514(c).

1. RED CURB RESET — MAILBOX



9

10 Potential On-Street Parking Spaces Recovered



Existing (CDS 387)



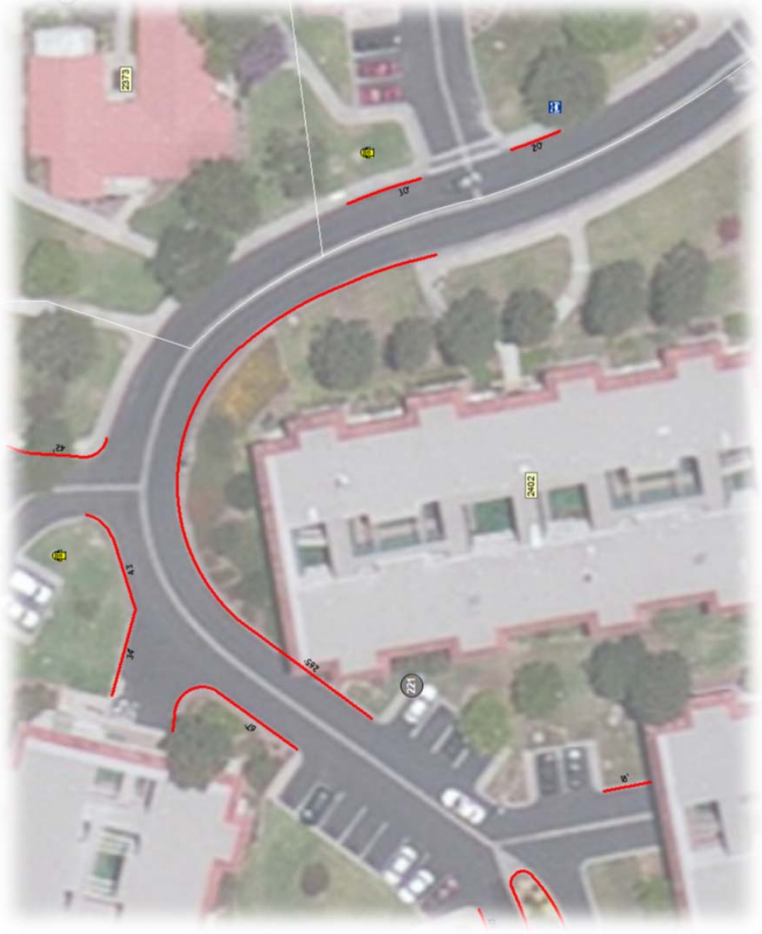
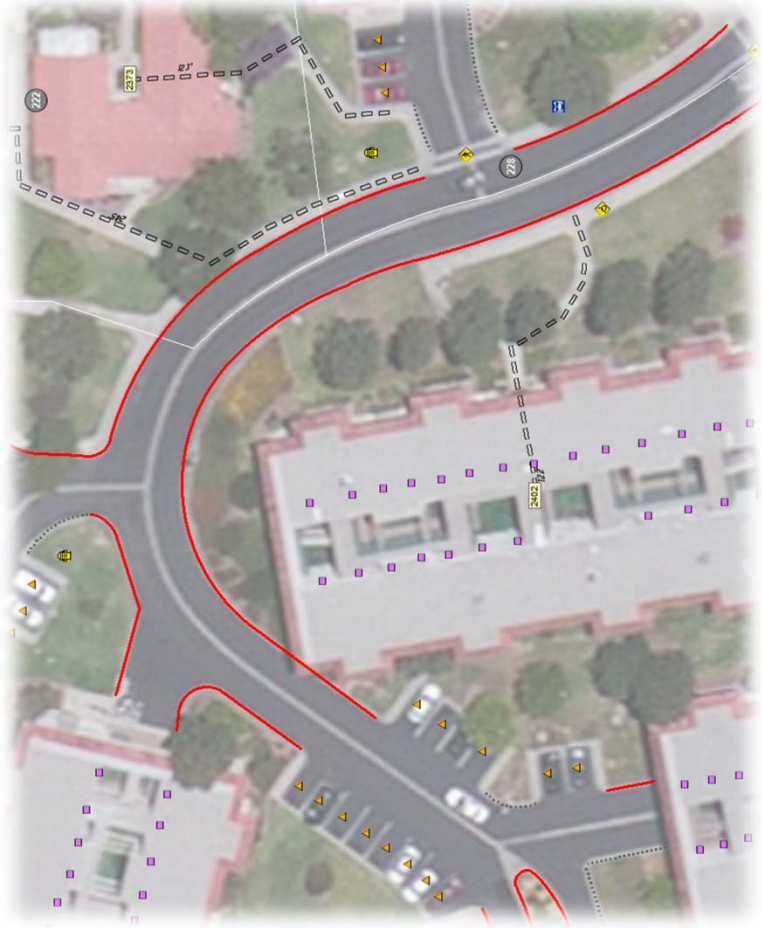
Proposed (CDS 387)

1. RED CURB RESET — OTHER



10

Parking should not be **arbitrarily** eliminated. Restricted parking should be considered only when it is found, based on an engineering study, that a safety problem will be corrected. Parking restrictions **shall** not be allowed for aesthetic, inconvenience, nuisance elimination or security reasons.



2. ELIMINATE GUEST PARKING



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Eliminate all **guest** parking restrictions. Allocating parking spaces for the exclusive use by one group limits the effective use of this resource. At some locations residents are unable to utilize parking spaces near their manor that are currently restricted for guest parking.

Eliminating guest parking is only possible with a reduction in the number of decals issued to each manor and through the implementation and enforcement of the gate access system.

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----- Original message -----

From: "Moss, Lori" <Lori.Moss@vmsinc.org>
Date: 10/14/2016 7:28 PM (GMT-08:00)
To: Joseph Bergeon <jbergeon@comline.com>
Cc: General Manager <GeneralManager@vmsinc.org>, rscott771@sbcglobal.net,
"Laster, Catherine" <Catherine.Laster@vmsinc.org>, "Munoz, Ernesto"
<Ernesto.Munoz@vmsinc.org>
Subject: Re: Parking Study

You sent it to the right people. I am copying our fabulous general services director, Ernesto Munoz, for a response. Have a great weekend.
Sent from my iPhone

On Oct 14, 2016, at 7:26 PM, Joseph Bergeon <jbergeon@comline.com> wrote:

I am not sure I am sending this email to the right department, but I hope you can forward it to the appropriate department if it is not yours.

I am a resident at 5372 Punta Alta, unit 1D. I am working with our building captain in an effort to get resident parking in front of our three story garden villa condos reserved for residents.

I understand there is a parking study going on by an outside consultant and I would like to give my reasons why our condo parking should be reserved for residents, and not for vendors and visitors.

Who would I contact at the parking study consultant's office so I can to send a complete description of my reasons to make these spaces resident parking only?

Joe Bergeon

3. SLURRY SIDEWALKS

Several cul-de-sacs within the community contain concrete areas adjacent to asphalt travel lanes that **appear as sidewalks**. Vehicles routinely straddle this area significantly **restricting the street width**, limiting access for trash trucks, shuttle buses and carpools.

- 7.3.3 – No vehicle may be driven or parked with any portion of it on a sidewalk
- 7.3.5 – Vehicles...must be parked with the passenger side wheels alongside the curb or sidewalk.



3. SLURRY SIDEWALKS

The sidewalk areas do not contain any **curbs** separating the alley from the sidewalk.

In addition, the sidewalk is **non-contiguous** and effectively acts as an extension of the alley.



3. SLURRY SIDEWALKS



14

The board may consider a **pilot project** to slurry seal the concrete sidewalk areas as shown.



Agenda Item #8(d)
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354 Potential On-Street Parking Spaces Recovered



URBAN
CROSSROADS

- 1 Bedroom Manor – 2 vehicle decals
- 2 Bedroom Manor – **3** vehicle decals
- 3 Bedroom Manor – **3** vehicle decals
- Any Manor – **2** golf cart decals

GOLDEN RAIN FOUNDATION OF LAGUNA WOODS
VEHICLE, TRAFFIC, AND PARKING RULES

May 6, 2014
Resolution 90-14.21

PREFACE

See Section 2 - Definitions, for words appearing in ALL CAPITAL LETTERS.)
in order to promote safety, all drivers, pedestrians, and vehicles must follow the same rules of the road as are expected on public streets, unless otherwise specified in herein.
Enforcement is the responsibility of the Laguna Woods Village Security Division, unless otherwise designated by law. All persons must stop when directed or signaled by a member of the Security Division.
Security Division shall provide all terms of clarification as requested, such as CUP identification card, driver's license, vehicle registration, game pass, etc.

- RESIDENTS are encouraged to park along a valuable and limited resource.
- RESIDENTS are encouraged to limit the number of vehicles left in the Community.
- RESIDENTS are encouraged to use the ASSIGNED PARKING of their own Community.
- RESIDENTS are encouraged to use the ASSIGNED PARKING of their own ASSIGNED PARKING space.
- The use of another person's ASSIGNED PARKING space without the vehicle owner's consent may result in a Notice of Violation, fine, and tow away at the vehicle owner's expense.
- A NON-RESIDENT may use an ASSIGNED PARKING space exclusively with the permission of the RESIDENT.
- A NON-RESIDENT may use a MAJOR trash or MENAGERIE animal leashing space exclusively with the permission of the RESIDENT.
- The MEMBER in whose subject MAJOR is occupied by a RESIDENT, is responsible for any violations committed by their ASSIGNED PARKING.
- The MEMBER is responsible for any violations committed by their ASSIGNED PARKING.
- The MEMBER is responsible for any violations committed by their delegate, trustee, reader or proxy.

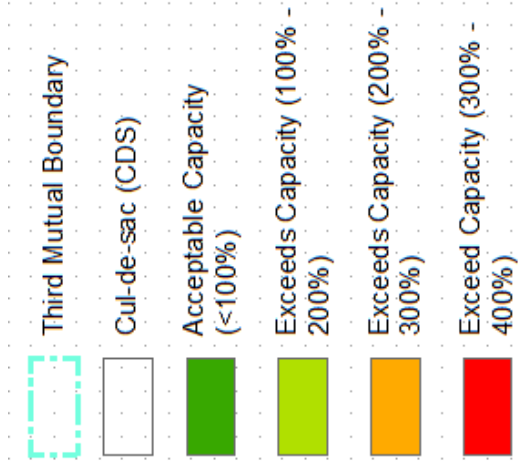
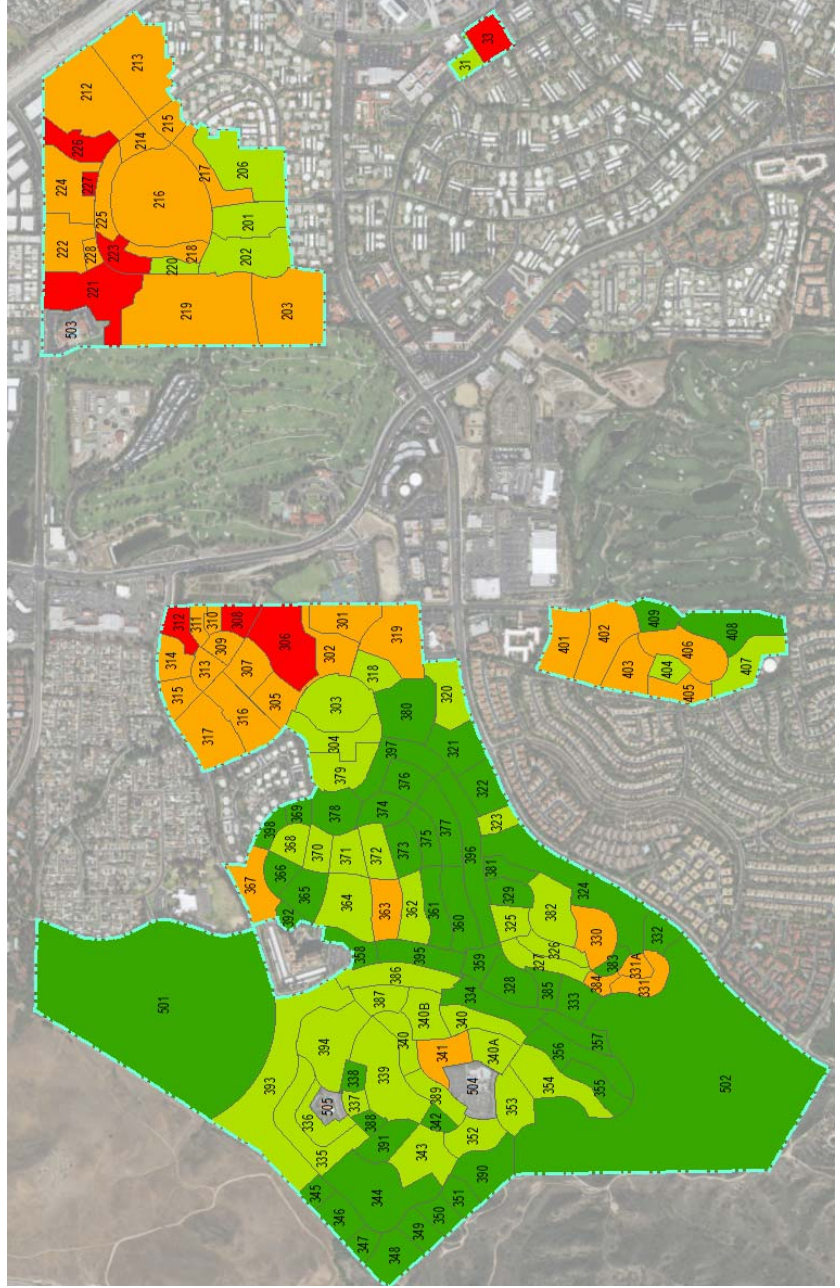
...for additional information.

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4. REDUCE VEHICLE DECAL LIMITS



29,861 Permitted Decals (Based on Adopted Policy)
21,394 Total Parking Supply (with Clubhouses)
8,467 Over Allocation (Permitted Decals > Parking Supply)



4. REDUCE VEHICLE DECAL LIMITS



17

Condition	Manor Bedrooms			Auto Decals			Golf Cart Decals			Total Decals			
	One Bedroom Unit	Two Bedroom Units	Three Bedroom Units	Total Manors	One Bedroom Unit	Two Bedroom Units	Three Bedroom Units	One Bedroom Unit	Two Bedroom Units	Three Bedroom Units	Auto Decals	Golf Carts	Autos & Golf Carts
Existing	634	4,271	1,194	6,099	2	3	3	2	2	2	17,663	12,198	29,861
Recommended					2	2	2	1	1	1	12,198	6,099	18,297
Potential Decal Reduction:											5,465	6,099	11,564

To limit the number vehicles within Third Laguna Hills Mutual, we recommend the following modifications to the Resolution 03-14-43

- 1 Bedroom Manor – 2 vehicle decals
- 2 Bedroom Manor – 2 vehicle decals
- 3 Bedroom Manor – 2 vehicle decals
- Any Manor – 1 golf cart decals
- Applies to **new** residents only (limits do **not** apply to existing residents)
- May substitute one vehicle decal for a golf cart

5. PHYSICAL IMPROVEMENTS

Any new development projects to replace and/or construct new parking will **trigger review** by the City of Laguna Woods and OCFA. All construction projects will be required to satisfy current development codes standards for drive-aisle widths, setbacks, turnarounds, etc.

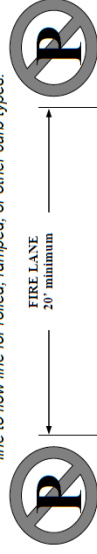
We anticipate these new requirements will substantially increase the project costs and may **negate** the additional **benefits** associated the any project requiring development review.



ATTACHMENT 3

Minimum Road Widths

Measured from top face of curb to top face of curb for standard vertical curbs or flow line to flow line for rolled, ramped, or other curb types.



ROADWAY LESS THAN 28'

Parking prohibited.

Roadway is required to be posted as a fire lane.



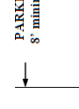
FIRE LANE
20' minimum

PARKING
8' minimum

ROADWAY AT LEAST 28' BUT LESS THAN 36'

Parking permitted on one side only.

Roadway is required to be posted as a fire lane.



FIRE LANE
20' minimum

PARKING
8' minimum

ROADWAY 36' OR WIDER
Parking permitted on both sides

5. PHYSICAL IMPROVEMENTS



19

\$7,000-\$10,000 (Per Parking Stall)

\$5,000-\$7,000 (Per Golf Cart Stall)

Third Laguna Hills Mutual Opinion of Probable Cost Prepared By: Kimley-Horn and Associates, Inc. Date: 1/5/2017 FOR THE CONSTRUCTION OF : Parking Spaces																																																																																																													
Assumptions: 1. The below fees are estimates based on a standard conditions and are expected to vary from location to location. 2. The below fees so not included permitting/plan check fees required for plan review/approval by the City. 3. The below fee do not include any sidewalk or utility upgrades associate with the addition of the stalls.																																																																																																													
ITEM No.	ITEM DESCRIPTION	Unit	Unit Price	Estimated Quantity	Total	Increased Factor	Total																																																																																																						
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WHEREAS, alteration metal garage doors with a white/off-white factory finish color may closely match the Board-approved color scheme for a particular building;

NOW THEREFORE BE IT RESOLVED, April 15, 2014, the Board of Directors hereby adopts a policy for Exempting Alteration Metal Garage Doors on Single-Family Homes with a White/off-white Factory Finish from being painted during the Exterior Paint Program when white/off-white is part of the approved color scheme for that particular building; and

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

Director Troutman read a proposed resolution approving the Resident Vehicle Decal Limit, which was postponed to conform to the 30-day notification requirement. Director Troutman moved to approve the resolution. Director Chang seconded the motion and discussion ensued.

By a vote of 9-1-0 the motion carried and the Board of Directors adopted the following resolution:

Resolution 03-14-43

Resident Vehicle Decal Limit

WHEREAS, the Mutual currently does not limit the number of vehicle decals issued to each member; and

WHEREAS, the Mutual has determined that restricting the number of vehicles registered per manor would result in a more efficient utilization of the limited number of available parking areas within the Mutual;

NOW THEREFORE BE IT RESOLVED, April 15, 2014, the Board of Directors of this Corporation hereby approves a Resident Vehicle Decal Limit based on the number of original bedrooms in each manor; and

RESOLVED FURTHER, up to two vehicle decals could be issued for a one-bedroom manor; and

RESOLVED FURTHER, up to three vehicle decals could be issued for a two-bedroom manor; and

RESOLVED FURTHER, up to three vehicle decals could be issued for a three-bedroom manor; and

RESOLVED FURTHER, up to two vehicle decals for golf carts and/or golf cars could be issued regardless of the number of original bedrooms in a manor; 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.

Director Troutman read a proposed resolution approving revisions to the Traffic Rules and Regulations, which was postponed to conform to the 30-day notification requirement. Director Troutman moved to approve the resolution. Director di Lorenzo Dickins seconded the motion and discussion ensued.

By a vote of 10-0-0 the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 03-14-44

Traffic Rules and Regulations

WHEREAS, by way of Resolution 03-14-06 the Board of Directors of this Corporation has adopted standards for traffic enforcement and parking enforcement, and in an effort to provide comprehensive traffic rules and regulations enforceable to the residents of Third Mutual, both standards have been consolidated to improve consistency within the community; and

WHEREAS, the Traffic Rules and Regulations are intended to mirror the California Vehicle Code and to adhere to the Davis-Stirling Act;

NOW THEREFORE BE IT RESOLVED, April 15, 2014, that the Board of Directors of this Corporation hereby adopts the revised Third Laguna Hills Mutual Vehicle, Traffic, and Parking Rules, as attached to the minutes of this meeting; and

RESOLVED FURTHER, that Resolution 03-14-06 adopted January 21, 2014 is hereby superseded and cancelled; 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.

NEW BUSINESS

Director Troutman read a proposed resolution approving the Revisions to the Real Estate Signage Policy: