



**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, March 19, 2024 - 9:30 a.m.  
Laguna Woods Village Community Center  
Board Room/Virtual Meeting  
24351 El Toro Road  
Laguna Woods, California**

**Directors Present:** Mark Laws, N. Cris Prince, Andrew Ginocchio, S.K. Park, Jim Cook, Moon G. Yun, Reza Karimi, Brad Rinehart, Jules Zalon

**Directors Absent:** Nathaniel Ira Lewis (Noticed)

**Staff Present:** Siobhan Foster-CEO, Paul Nguyen, Makayla Schwieter, Tom Siviglia, Kyle Belanger, Alan Grimshaw, Steve Hormuth, Bart Mejia, Catherine Laster, Manuel Gomez

**Others Present:** VMS – Wei-Ming Tao  
GRF – None  
United – None  
VMS – None

**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 Cook led the Pledge of Allegiance.

**3. Approval of Agenda**

President Laws asked for a motion to approve the Agenda.

Director Karimi made a motion to approve the Agenda. Director Prince seconded.

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

**4. Approval of Minutes**

- a. February 20, 2024 – Regular Board Meeting
- b. March 1, 2024 – Agenda Prep Meeting

Director Rinehart made a motion to approve the minutes of February 20, 2024 – Regular Board Meeting and the March 1, 2024 – Agenda Prep Meeting. Director Park seconded.

Hearing no further changes or objections, the minutes were approved by consent.

## **5. Report of the Chair**

President Laws commented on the following:

- Upcoming Budget Meetings for Third Mutual

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

- A member commented on the work of the Foundation of Laguna Woods Village
- A member commented on the upcoming Earth Day Celebration
- A member commented on the contingency fund, disaster fund, and property insurance for Third Mutual compared to United and GRF. The member needed clarity.
- A member commented on the quality and communications between the residents, the departments and resident services

## **7. Responses to Open Forum Speakers**

- President Laws commented on Insurance and Contingency
- President Laws commented on the Earth Day Celebration
- Multiple Directors commented on working with VMS staff on the communications aspect between residents and staff
- Director Rinehart commented and gave clarification on property insurance

## **8. Department Update – None**

## **9. CEO Report**

CEO Siobhan Foster reported on:

- Budget Meeting Timeline
- Cost Savings Measures
- Office of the CEO
- Community Services
- Village Television
- Security Services
- Landscaping Services
- Financial Services
- Information Systems
- Recreation and Special Events
- Continuous Process Improvements
- Resident Services
- Landscaping Services
- General Services
- Maintenance and Construction
- How Can Residents Help Reduce Cost
- Preferred Delivery Method

CEO Foster answered questions from the Board.

**10. 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 Cook made a motion to approve the Consent Calendar. Director Park seconded the motion.

Hearing no changes or objections, the motion to approve the Consent Calendar was approved by consent. Director Ginocchio was not present for the vote.

- a. Consistent with its statutory obligations the Board members individually reviewed Third Laguna Hills Mutual preliminary financials for the month of January 2024, 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 – None**
- c. **Recommendation from the Landscape Committee**
  - (1) Recommendation to Deny the Request for the removal of one Evergreen Pear Tree located at 5415 Via Carrizo

### **RESOLUTION 03-24-23**

#### **Deny the Request for Removal of One Evergreen Pear Tree 5415 Via Carrizo**

**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 March 7, 2024, the Landscape Committee reviewed a request from the Member at 5415 to remove one Evergreen Pear tree. The Member cited the reasons for removal being tree proximity to the home, fear of failure, and debris associated with tree; and

**WHEREAS**, staff inspected the condition of the tree and determined the tree is in fair health, with no overhang of limbs over the roof, and no surface roots growing towards the unit; and

**WHEREAS**, staff did notice the condition fire blight, and will apply a systemic treatment for it; 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 Evergreen Pear tree located at 5415 Via Carrizo;

**NOW THEREFORE BE IT RESOLVED**, March 19, 2024, the Board of Directors denies the request for the removal of one Evergreen Pear tree located at 5415; 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) Recommendation to Approve the Variance Request to Extend Rear 7'-0" x 27'-0" on Exclusive Use Common Area at Manor 3351-A Bahia Blanca East**

**RESOLUTION 03-24-24**

**Variance Request**

**WHEREAS**, Member located at 3351-A Bahia Blanca East, a Navarro style manor, requests Architectural Control and Standards Committee approval of a variance for Extend Rear 7'-0" x 27'-0" on Exclusive Use 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 Architectural Control and Standards Committee or in person at the Architectural Control and Standards Committee Meeting on March 11, 2024; and

**WHEREAS**, the Architectural Control and Standards Committee reviewed the variance and moved for approval of the variance Extend Rear 7'-0" x 27'-0" on Exclusive Use Common Area;

**NOW THEREFORE BE IT RESOLVED**, on March 19, 2024, the Third Laguna Hills Mutual Board hereby approves the request for Extend Rear 7'-0" x 27'-0" on Exclusive Use 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 3351- A Bahia Blanca East and all future Mutual Members at 3351-A Bahia Blanca East; 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) Recommendation to Approve the Variance Request to Extend rear 6'-0"x 11'-0", 8'-0"x 14'-8", and 6'-0"x 11'-0", and Side 12'-0"x 18'-8" on Exclusive Use Common Area at Manor 5308 Cantante

### **RESOLUTION 03-24-25**

#### **Variance Request**

**WHEREAS**, Member located at 5308 Cantante, a Villa Reposa style manor, requests Architectural Control and Standards Committee approval of a variance for Extend rear 6'-0"x 11'-0", 8'-0"x 14'-8", and 6'-0"x 11'-0", and Side 12'-0"x 18'-8" on Exclusive Use 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 Architectural Control and Standards Committee or in person at the Architectural Control and Standards Committee Meeting on March 11, 2024; and

**WHEREAS**, the Architectural Control and Standards Committee reviewed the variance and moved for approval of the variance Extend rear 6'-0"x 11'-0", 8'-0"x 14'-8", and 6'-0"x 11'-0", and Side 12'-0"x 18'-8" on Exclusive Use Common Area;

**NOW THEREFORE BE IT RESOLVED**, on March 19, 2024, the Third Laguna Hills Mutual Board hereby approves the request for Extend rear 6'-0"x 11'-0", 8'-0"x 14'-8", and 6'-0"x 11'-0", and Side 12'-0"x 18'-8" on Exclusive Use 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 5308 Cantante and all future Mutual Members at 5308 Cantante; 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) Recommendation to Approve the Variance Request to Replace 8'-0"x6'-8" Living Room Sliding Glass Door with 7'-9½"x9'-0" Bi-fold Doors and Replace 3'-0"x6'-8" Entry door with 3'-6"x6'-8" Entry Door at Manor 5207 Avenida Despacio

### **RESOLUTION 03-24-26**

## Variance Request

**WHEREAS**, Member located at 5207 Avenida Despacio, a Villa Serena style manor, requests Architectural Control and Standards Committee approval of a variance for Replace 8'-0"x6'-8" Living Room Sliding Glass Door with 7'-9½"x9'-0" Bi-fold Doors and Replace 3'-0"x6'-8" Entry door with 3'-6"x6'-8" Entry Door; 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 Architectural Control and Standards Committee or in person at the Architectural Control and Standards Committee Meeting on March 11, 2024; and

**WHEREAS**, the Architectural Control and Standards Committee reviewed the variance and moved for approval of the variance Replace 8'-0"x6'-8" Living Room Sliding Glass Door with 7'-9½"x9'-0" Bi-fold Doors and Replace 3'-0"x6'-8" Entry door with 3'-6"x6'-8" Entry Door;

**NOW THEREFORE BE IT RESOLVED**, on March 19, 2024, the Third Laguna Hills Mutual Board hereby approves the request for Replace 8'-0"x6'-8" Living Room Sliding Glass Door with 7'-9½"x9'-0" Bi-fold Doors and Replace 3'-0"x6'-8" Entry door with 3'-6"x6'-8" Entry Door; 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 5207 Avenida Despacio and all future Mutual Members at 5207 Avenida Despacio; 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.

**e. Entertain a Motion to Approve the 2024 Election Schedule**

**11. Unfinished Business**

- a. Entertain a Motion to Approve the Additional Dwelling Unit (ADU) Policy (February 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 03-24-27**

**Prohibition on Accessory Dwelling Units (ADU) & Junior Accessory Dwelling Units (JADU)**

**WHEREAS**, the Third Laguna Hills Mutual recognizes the need to amend policies and create new policies as necessary; and

**WHEREAS**, the Mutual recognizes the need to revise the Operating Rules of the

Corporation and enact a new policy prohibiting Accessory Dwelling Units (ADU) & Junior Accessory Dwelling Units (JADUs); and

**WHEREAS**, the Mutual is a condominium project and each of the units located herein are condominium units; therefore, California Civil Code Â§ 4751, does not apply to the Mutual and the condominium units located therein; and

**WHEREAS**, this policy is designed to confirm that owners are not permitted to construct an ADU or JADU within their units located in the Mutual. In addition, garages shall not be converted to a dwelling structure, nor converted to be used for living purposes;

**NOW THEREFORE BE IT RESOLVED**, on March 19, 2024, the Board of Directors of the Mutual hereby adopt the Prohibition on ADU & JADU Policy; and

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

Director Cook made a motion to approve the Resolution Prohibition on Accessory Dwelling Units (ADU) & Junior Accessory Dwelling Units (JADU).  
Director Karimi seconded.

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

## **12. New Business**

### **a. Entertain a Motion to Approve the Revision to Resale Inspection Fees (March initial notification – 28-day notification for member review and comments to comply with Civil Code §4360)**

Bart Mejia, Assistant Director of Maintenance & Construction, discussed the item and answered questions from the Board.

#### **RESOLUTION 03-24-XX**

#### **REVISED RESELL INSPECTION FEE**

**WHEREAS**, resale inspections are utilized to identify any damages and/or modifications to the property for which the selling party may be financially responsible, as well as identify any necessary repairs and/or replacements that may be the Mutual's financial responsibility; and

**WHEREAS**, a recent cost analysis revealed that a portion of the costs associated with the resale inspection process is not recovered from the requesting member, and an increase in the fee would serve to recover more of the administrative costs associated with the transactions;

**NOW THEREFORE BE IT RESOLVED**, April 16, 2024, the Board of Directors of this Corporation hereby revises the Resale Inspection Fees as follows:

First Inspection	\$250
Re-Inspection (if required)	\$ 50
Final Inspection (if required)	\$ 90

**RESOLVED FURTHER**, that the inspection fees will be calculated as the product of the estimated number of hours and the adopted bill rates, then rounded up to the nearest ten dollars; and

**RESOLVED FURTHER**, that each charge will be billed separately; and

**RESOLVED FURTHER**, that when a progress inspection is requested or when a request for final inspection fails, the Member will be charged a re-inspection fee; and

**RESOLVED FURTHER**, no fee will be charged for a final inspection if, after the first inspection, it is determined that there are no corrections for the member to complete prior to the close of escrow; and

**RESOLVED FURTHER**, that the first inspection portion of the fees will be billed as a chargeable service to the seller upon completion of the first inspection, and the re-inspection and final inspection portion of the fee will be collected through escrow upon closing; and

**RESOLVED FURTHER**, Resolution 03-07-119 adopted December 18, 2007, is hereby superseded and canceled; and

**RESOLVED FURTHER**, that future revisions to the Resale Inspection Fee will be included with the Annual Assessment Letter Packet that the Finance Department issues every year in November under the Architectural Review Procedures section of the Annual Policy Statement; 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 Karimi made a motion to approve the revision to the resale inspection fees resolution for discussion purposes and to postpone the final vote for 28-days per Civil Code §4360. Director Prince seconded.

Discussion ensued among the Board.

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

- b. Entertain a Motion to Approve the Elimination of Standard 8: Porch Lift/Elevators (March initial notification – 28-day notification for member review and comments to comply with Civil Code § 4360)**

**RESOLUTION 03-24-XX**

**ELIMINATION OF STANDARD 8: PORCH LIFTS/ELEVATORS**

**WHEREAS**, the Architectural Control and Standards Committee recognizes the need to review Standards as necessary; and

**WHEREAS**, the Architectural Control and Standards Committee recognized the need to rescind Standard: 8 Porch Lifts/Elevators;

**NOW THEREFORE BE IT RESOLVED**, April 16, 2024, the Board of Directors of this Corporation hereby rescinds Standard 8: Porch Lifts/Elevators; and

**RESOLVED FURTHER**, Resolution M3-96-25 adopted March 12, 1996, 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 Cook made a motion to approve the elimination of Standard 8: Porch Lift/Elevators resolution for discussion purposes and to postpone the final vote for 28-days per Civil Code §4360. Director Karimi seconded.

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

- c. Entertain a Motion to Approve the Supplemental Budget Appropriation for Garden Villa Garage Water Seepage Consultant Services**

Manuel Gomez, Maintenance and Construction Director, discussed the item and answered questions from the Board.

Director Prince read the following resolution:

**RESOLUTION 03-24-28**

**Supplemental Budget Appropriation for Garden Villa  
Garage Water Seepage Consultant Services**

**WHEREAS**, as part of the 2024 Business Plan, the board approved a budget allocation of \$25,000 to hire a consultant to evaluate the water seepage occurring in the Garden Villa garage areas; and

**WHEREAS**, the budget allocation for this project was inadvertently placed in the General Services Department budget; and

**WHEREAS**, approval of a \$25,000 supplemental appropriation from the Unappropriated Expenditure Fund (UEF) will provide for proper and accurate tracking of expenditures for the project; and

**WHEREAS**, there will be no fiscal impact to the overall Third budget in 2024 as \$25,000 will be adjusted out of General Services account 54603500 (JA962100000);

**NOW THEREFORE BE IT RESOLVED**, on March 19, 2024, the Board of Directors of this Corporation hereby approves a \$25,000 supplemental appropriation from the Unappropriated Expenditure Fund (UEF) for Garden Villa Garage Water Seepage Consultant Services; 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 Ginocchio made a motion to approve the supplemental budget appropriation garden villa garage water seepage consultant services resolution. Director Park seconded.

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

**d. Entertain a Motion to Approve Update Committee Assignments**

**RESOLUTION 03-24-29**

**Third Mutual Committee Appointments**

**RESOLVED**, March 19, 2024, 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)

Andy Ginocchio, Chair

Moon Yun

Brad Rinehart

SK Park

Reza Karimi

Non-Voting Advisors: Wei-Ming Tao

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

James Cook, Chair  
Brad Rinehart  
Nathaniel Ira Lewis  
Reza Karimi  
Andy Ginocchio, Alternate  
Non-Voting Advisors: Mike Butler, Mike Plean, Lisa Mills

**Landscape Committee (meets monthly)**

Nathaniel Ira Lewis, Chair  
SK Park  
Brad Rinehart  
Reza Karimi  
Moon Yun, Alternate

**Maintenance and Construction Committee (meets every other month)**

Brad Rinehart, Chair  
James Cook  
Moon Yun  
SK Park  
Reza Karimi  
Andy Ginocchio, Alternate

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

Mark Laws, Chair  
Moon Yun  
Andy Ginocchio  
Cris Prince  
Nathaniel Ira Lewis  
SK Park, Alternate  
Non-Voting Advisors: Stuart Hack, Theresa Keegan

**Executive Hearings Committee (meets monthly)**

Mark Laws, Chair  
Jim Cook  
Cris Prince  
Andy Ginocchio, Alternate  
SK Park, Alternate

**Water Conservation Committee (meets quarterly)**

Jules Zalon, Chair  
Reza Karimi  
Brad Rinehart  
Nathaniel Ira Lewis

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

SK Park, Chair  
Moon Yun  
Reza Karimi

Voting Advisors: Stuart Hack, Lynn Jarrett  
Non-Voting Advisors: Lorna Seung

**Executive Committee** (can attend Closed Meetings / Executive Sessions)

Mark Laws  
Jim Cook  
Andy Ginocchio  
Cris Prince  
Reza Karimi  
Nathaniel Ira Lewis  
Moon Yun  
SK Park  
Brad Rinehart

**Management Agreement Ad Hoc Committee** (meets periodically)

Reza Karimi, Chair  
Brad Rinehart  
Andy Ginocchio  
Nathaniel Ira Lewis  
Cris Prince

**RESOLVED FURTHER**, that Resolution 03-24-20, adopted February, 2024, 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 Prince made a motion to approve the resolution for Third Mutual Committee Assignments. Director Cook seconded.

Hearing no changes, the motion was called to a vote and passed 8-1-0. Director Zalon opposed.

**13. Third Mutual Committee Reports**

- a. Report of the Finance Committee / Financial Report – Director Ginocchio. The committee met on February 6, 2024; next meeting April 2, 2024 at 1:30 p.m. in the Board Room and as a virtual meeting.
  - (1) Treasurer’s Report
  - (2) Third Finance Committee Report
  
- b. Report of the Architectural Controls and Standards Committee – Director Cook. The committee met March 11, 2024; next meeting April 8, 2024, at 1:30 p.m. in the Board Room and as a virtual meeting.

- c. Report of the Maintenance and Construction Committee – Director Rinehart. The committee met on March 4, 2024; next meeting May 6, 2024 at 1:30 p.m. in the Board Room and as a virtual meeting.

**THIS REPORT WAS SKIPPED**

- d. Report of the Landscape Committee – Director Lewis. The committee met on March 7, 2024; next meeting April 4, 2024 at 9:30 a.m. in the Board Room and as a virtual meeting.
- e. Report of the Water Conservation Committee – Director Zalon. The committee met on January 25, 2024; next meeting is April 25, 2024, at 2 p.m. in the Board Room.
- f. Report of the Resident Policy and Compliance Committee – Director Prince. The committee met on February 27, 2024; next meeting March 27, 2024 at 9:30 a.m. in the Board Room and as a virtual meeting.
- g. Report of the Third Mutual Management Agreement Ad Hoc Committee – Director Karimi. This closed ad hoc committee last met on March 8 and March 18, 2024; next meeting is TBA.
- h. Report of the Third Garden Villa Recreation Room Sub-Committee – Director Park. This committee met on March 13, 2024; next meeting is July 24, 2024 at 1:30 pm in the Board Room.

**14. GRF Committee Highlights**

- a. GRF Community Activities Committee – Director Ginocchio. This committee met on March 14, 2024; the next meeting is April 11, 2024 at 1:30 p.m. in the Board Room and as a virtual meeting.
- b. Space Planning Ad Hoc Committee – Director Ginocchio. This Ad Hoc committee last met on March 6, 2024; next meeting March 20, 2024 at 1:30 p.m. in the Board Room.
- c. Report of the Laguna Woods Village Traffic Hearings – Director Park. The closed hearings were held on February 21, 2024; next meeting March 20, 2024 in the Board Room.
- d. Information Technology Advisory Committee – Director Park. This closed committee last met on February 23, 2024; next meeting is March 29, 2024.
- e. GRF Finance Committee – Director Ginocchio. The committee met on February 21, 2024; next meeting April 17, 2024, at 1:30 p.m. in the Board Room and as a virtual meeting.

- f. GRF Security and Community Access Committee – Director Park. The committee last met on February 28, 2024, and the next meeting is April 24, 2024, at 1:30 p.m. in the Board Room and as a virtual meeting.
- g. Clubhouse Facilities Renovation Ad Hoc Committee – Director Ginocchio. The committee met on February 27, 2024; the next meeting is April 3, 2024, at 1:30 p.m. in the Board Room and as a virtual meeting.
- h. The following GRF Committees have not met since the last Third Board Meeting of February 20, 2024:
  - i. Website Ad Hoc Committee – Director Laws. The committee last met on May 22, 2023; the next meeting is TBA.
  - ii. GRF Broadband Ad Hoc Committee – Director Cook. This closed committee last met on February 14, 2024; the next meeting is TBA.
  - iii. GRF Media and Communications Committee – Director Cook. The committee met on January 15, 2024; the next meeting is April 15, 2024 at 1:30 p.m. in the Board Room.
  - iv. GRF Mobility and Vehicles Committee – Director Yun. This committee met on February 7, 2024; the next meeting is May 1, 2024 at 1:30 p.m. in the Board Room.
  - v. GRF Maintenance & Construction Committee – Director Rinehart. The committee met on February 14, 2024; next meeting April 10, 2024, at 9:30 a.m. in the Board Room and as a virtual meeting.
  - vi. GRF Landscape Committee – Director Lewis. This committee met on February 14, 2024; the next meeting is May 8, 2024 at 1:30 p.m. in the Board Room and as a virtual meeting.
  - vii. Disaster Preparedness Task Force – Director Park. The task force met on January 30, 2024; the next meeting is March 26, 2024, at 9:00 a.m. in the Board Room.

**15. 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.*

- *Revision to Resale Inspection Fees*
- *Elimination of Standard 8: Porch Lifts/Elevators*

**16. Directors' Comments**

- Director Yun commented on closed committee reports not being public
- Director Park commented on resident complaints from service orders
- Director Ginocchio commented on the absence of street cutouts in Third
- Multiple Directors commented on Director Ginocchio's comment on street cutouts

**17. 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 11:20 a.m.

**Closed Session Agenda**

*Approval of Agenda*

*Approval of the Minutes*

*(a) February 20, 2024 – Regular Closed Executive Committee Meeting*

*Discuss and Consider Member Matters*

*Discuss Personnel Matters*

*Discuss and Consider Contractual Matters*

*Discuss and Consider Litigation Matters*

**17. Adjournment**

The meeting was adjourned at 4:21 p.m.

DocuSigned by:

*N. Cris Prince*

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N. Cris Prince, Secretary of the Board  
Third Laguna Hills Mutual

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