



**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, 2019 - 9:30 a.m.
Laguna Woods Village Community Center Board Room 24351 El Toro Road**

The Regular Meeting of the Third Laguna Hills Mutual Board of Directors, a California non-profit mutual benefit corporation, was held on Tuesday, March 19, 2019, at 9:30 a.m., at 24351 El Toro Road, Laguna Woods, California

Directors Present: Rosemarie diLorenzo, Steve Parsons, Roy Bruninghaus, Jack Connelly, John Frankel, Cush Bhada, Jon Pearlstone, Lynn Jarrett, Reza Karimi, Annie McCary, and Bunny Carpenter (arrived late)

Directors Absent: None

Staff Present: Jeff Parker, CEO, Siobhan Foster, Eileen Paulin, Kurt Wiemann, Chris Spahr, Ernesto Munoz, Chuck Holland and Cheryl Silva

Others Present: Wei-Ming Tao (VMS)

1. Call meeting to order / Establish Quorum

Rosemarie diLorenzo, President of the Corporation, chaired and opened the meeting, and stated that it was a Regular Meeting held pursuant to notice duly given. A quorum was established, and the meeting was called to order at 9:30 a.m.

2. Pledge of Allegiance

Director Bruninghaus led the Membership in the Pledge of Allegiance.

3. Acknowledge Media

The Globe and the Village Television Crew, by way of remote cameras, were acknowledged as present.

4. Approval of Agenda

Director Parsons made a motion to approve the agenda as presented. Director Bhada seconded the motion, and it passed by unanimous consent.

5. Approval of Minutes

a. February 19, 2018 – Regular Open Session

b. February 22, 2018 - Special Open Meeting (fill vacancies)

Director Bruninghaus made a motion to approve both sets of minutes, as presented. Director Parsons seconded the motion, and the motion passed by unanimous consent.

6. Report of the Chair

President diLorenzo welcomed Annie McCary and Reza Karimi to the Third Board. She announced an opening on the VMS Board and encouraged residents to pick up an application from the Corporate Secretary. The closing date for VMS candidate applications is Friday, April 5th at 5:00 p.m. She spoke about the new dryers in the laundry rooms and the lower overall cost of doing laundry for many residents, given the reduction or elimination of the laundry surcharge. Eileen Paulin showed residents how to access *The Breeze* on the website and asked residents to give their feedback on the new street lights.

7. Open Forum

Several Members spoke about various issues:

- Obstruction of view at the intersection of Bahia Blanca and Sosiega - no stop sign;
- New dryers in the laundry rooms;
- Number of dryers in the laundry rooms should equal the number of washers;
- Street lighting;
- Smoking near the buildings;
- The benefits of the Laguna Woods Foundation;

8a. Responses to Open Forum Speakers

Board Members responded to the Members' concerns and requests:

- Director diLorenzo commented that the CEO will look into the need for a stop sign, the Board's Maintenance and Construction Committee will look into the dryer requests, and there should be a Breeze article on the Village's smoking rules.

8b. Water Conservation Presentation—El Toro Water District

Katherine Freshley, El Toro Water District Board Member, and Sherri Seitz, Public Relations Administrator, from the El Toro Water District, gave a presentation on Water Conservation. Sherri Seitz answered questions from the Board.

9. CEO Report

Jeff Parker CEO, reported on the following subjects:

- Installation of the Shepherds Crooks along Ridge Route Is almost completed;
- Update on Upcoming Recreation Events: Village Games return April 8-29th. Early registration begins on March 4th and ends on March 22nd;
- Transportation Informational Meeting will be Wednesday, March 20th at Clubhouse 1 at 11:00 a.m. and at The Towers Lortscher Hall at 1:30 p.m.;
- RFID gate security renovation project continues at gates 2 and 8 as scheduled. During gate 2 (United Mutual) construction; gates 1 and 3 will be open 24/7, gate 2

pedestrian access only from 6 a.m. to 10 p.m. gate 4 (exit only) will have extended hours from 6 a.m. to 10 p.m. During gate 8 (Third Mutual) construction; gates 7 and 10 will be open 24/7, gate 8 pedestrian and golf cart access from 6 a.m. to 10 p.m.; Gates 3 and 7 are next;

- Health and Wellness Expo will take place at Clubhouse 5 on Thursday, March 21, and Friday, March 22, from 11 a.m. to 3 p.m. both days;
- The new Pickelball and Paddleball Court are now open for play.

Jeff Parker, CEO, answered questions from the Board.

10. Consent Calendar

a. Architectural Control and Standards Committee Recommendations

- (1) Recommend Denial – 3200-A (El Doble, P46) – Retain Unauthorized Slab Extension at Entry and Walkway on Common Area**

RESOLUTION 03-19-XX **VARIANCE REQUEST**

WHEREAS, Mr. Patrick Jae Gueon Gim of 3200-A Buena Vista, an El Doble style unit, is requesting Board approval of a variance to retain unauthorized slab extensions located in Common Area; and,

WHEREAS, a Neighborhood Awareness Notice was sent to Owners of affected units on February 7, 2019, 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 Controls and Standards Committee or in person at the Architectural Controls and Standards Committee Meeting on February 25, 2019.

NOW THEREFORE BE IT RESOLVED, on March 19, 2019, the Board of Directors hereby denies the request to retain the unauthorized slab extensions located in Common Area;

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 Owner at 3200-A and all future Mutual members at 3200-A;

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 Deny 3387-A (Malaga, P42B) Construct Lattice Patio Cover Over Previously Extended Patio Slab on Common Area

RESOLUTION 03-19-27
VARIANCE REQUEST

WHEREAS, Mr. Michael Edwards of 3387-A Punta Alta, a Malaga style unit, is requesting Board approval of a variance to install a lattice patio cover over a previously extended patio slab on Common Area; and

WHEREAS, a Neighborhood Awareness Notice was sent to Owners of affected units on February 7, 2019, 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 Controls and Standards Committee or in person at the Architectural Controls and Standards Committee Meeting on February 25, 2019.

NOW THEREFORE BE IT RESOLVED, on March 19, 2019, the Board of Directors hereby denies the request to install a lattice patio cover over a previously extended patio slab on Common Area;

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 Owner at 3387-A and all future Mutual members at 3387-A;

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.

10b. Landscape Committee Recommendations:

- (1) Recommend Approval--Tree Removal (3155-C Yeager) one Edible Loquat tree due to allergy to the tree

RESOLUTION 03-19-28
APPROVE TREE REMOVAL REQUEST
of One Edible Loquat Tree – 3155-C

WHEREAS, September 20, 2011, that the Board of Directors adopted Resolution 03-11-149, Tree Removal Guidelines:

- 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 should not be removed because of view obstruction if the obstruction is at a considerable distance from the complaining manor and therefore causes only a partial obstruction.

- Trees on slopes should not be removed if the removal will contribute to the destabilization of that slope.
- Trees which are damaging or will damage a structure, pose a hazard, in failing health or interfering with neighboring trees, will be considered for removal.

WHEREAS, on February 7, 2019, the Landscape Committee reviewed a request for a tree removal of one Edible Loquat tree. The request was received from the Member at 3155-C, who cited the reasons as litter/debris and his wife's allergy to the tree;

WHEREAS, the Committee recommended approving the removal of one Edible Loquat *tree* located at 3155-C Alta Vista;

NOW THEREFORE BE IT RESOLVED, March 19, 2019, the Board of Directors approve the removal of one Edible Loquat Tree located at 3155-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.

- (2) Recommend Approval--Tree Removal at Member's Expense (5561-B Yun)
Weeping Fig Tree due to the inability to do any root pruning because of the proximity to the sidewalks and the visible damage done by the root system

RESOLUTION 03-19-29
APPROVE TREE REMOVAL REQUEST
of One Weeping Fig Tree at Member's Expense – 5561-B

WHEREAS, September 20, 2011, that the Board of Directors adopted Resolution 03-11-149, Tree Removal Guidelines:

- 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 should not be removed because of view obstruction if the obstruction is at a considerable distance from the complaining manor and therefore causes only a partial obstruction.
- Trees on slopes should not be removed if the removal will contribute to the destabilization of that slope.
- Trees which are damaging or will damage a structure, pose a hazard, in failing health or interfering with neighboring trees, will be considered for removal.

WHEREAS, on February 7, 2019, the Landscape Committee reviewed a request for the removal of one Weeping Fig tree. The request was received from the Member at 5561-B, who cited the reasons as sewer damage;

WHEREAS, the Committee recommended to approve the removal of one Weeping Fig *tree* located at 5561-B Via Portora at the Member's expense due to the inability to

do any root pruning because of the proximity to the sidewalks and the visible damage done by the root system.;

NOW THEREFORE BE IT RESOLVED, March 19, 2019, the Board of Directors approve the removal at the Member's expense of one Weeping Fig Tree located at 5561-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.

- (3) Recommend Approval--Tree Removal (3528-C O'Dell) Carrotwood tree due to poor location of the tree given its proximity to another Carrotwood Tree and removal of the smaller tree would enhance health of the remaining tree and enable it to fill in properly

RESOLUTION 03-19-30
APPROVE TREE REMOVAL REQUEST
of One Carrotwood Tree – 3528-C

WHEREAS, September 20, 2011, that the Board of Directors adopted Resolution 03-11-149, Tree Removal Guidelines:

- 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 should not be removed because of view obstruction if the obstruction is at a considerable distance from the complaining manor and therefore causes only a partial obstruction.
- Trees on slopes should not be removed if the removal will contribute to the destabilization of that slope.
- Trees which are damaging or will damage a structure, pose a hazard, in failing health or interfering with neighboring trees, will be considered for removal.

WHEREAS, on March 7, 2019, the Landscape Committee reviewed a request for the removal of one Carrotwood tree. The request was received from the Member at 3528-C, who cited the reason as trip and fall hazard, overgrown, and litter/debris;

WHEREAS, the Committee recommended to approve the removal of one Carrotwood tree located at 3528-C *Monte Hermoso* due to the location of tree is poor given its proximity to another Carrotwood tree and the removal of the smaller tree would enhance the health of the remaining tree and enable it to fill in properly;

NOW THEREFORE BE IT RESOLVED, March 19, 2019, the Board of Directors approve the removal of one Carrotwood tree located at 3528-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) Recommend Approval--Tree Removal (3342-A Decker) Star Pine tree due to excessive limb loss and likely internal decay

RESOLUTION 03-19-31
APPROVE TREE REMOVAL REQUEST
of One Star Pine Tree – 3342-A

WHEREAS, September 20, 2011, that the Board of Directors adopted Resolution 03-11-149, Tree Removal Guidelines:

- 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 should not be removed because of view obstruction if the obstruction is at a considerable distance from the complaining manor and therefore causes only a partial obstruction.
- Trees on slopes should not be removed if the removal will contribute to the destabilization of that slope.
- Trees which are damaging or will damage a structure, pose a hazard, in failing health or interfering with neighboring trees, will be considered for removal.

WHEREAS, on March 7, 2019, the Landscape Committee reviewed a request for the removal of one Star Pine tree. The request was received from the Member at 3342-A, who cited the reason as large branches have fallen and caused damage to the patio cover and roots may cause future damage to patio tiles;

WHEREAS, the Committee recommended to approve the removal of one Star Pine tree located at 3342-A Punta Alta to reduce the risk of future limb loss,

NOW THEREFORE BE IT RESOLVED, March 19, 2019, the Board of Directors hereby approves the removal of one Star Pine tree *located* at 3342-A, *and*;

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

- (5) Recommend Denial--Off Schedule Tree Trimming (3242-2C Cosgrove) Olive tree due to the tree having a balanced canopy and is well placed

RESOLUTION 03-19-32
DENY TREE REMOVAL REQUEST
of Off Schedule Trimming of One Olive Tree – 3242-2C

WHEREAS, September 20, 2011, that the Board of Directors adopted Resolution 03-11-149, Tree Removal Guidelines:

- 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 should not be removed because of view obstruction if the obstruction is at a considerable distance from the complaining manor and therefore causes only a partial obstruction.
- Trees on slopes should not be removed if the removal will contribute to the destabilization of that slope.
- Trees which are damaging or will damage a structure, pose a hazard, in failing health or interfering with neighboring trees, will be considered for removal.

WHEREAS, on March 7, 2019, the Landscape Committee reviewed a request for an off schedule trimming of one Olive tree. The request was received from the Member at 3242-2C, who cited the reason as view obstruction;

WHEREAS, the Committee recommended denial of the off schedule tree trimming of one Olive tree located at 3242-2C San Amadeo due to the tree has a balanced canopy and is well placed;

NOW THEREFORE BE IT RESOLVED, March 19, 2019, the Board of Directors hereby denies the request for the off schedule tree trimming of one Olive tree *located* at 3242-2C, and;

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

10c. Consistent with its statutory obligations the Board members individually reviewed the Mutual's financials for the month of December, 2018, and by this vote ratify that such review be confirmed in this month's Board Member Open Session Meeting minutes per Civil Code §5501

10d. Resolution to Update Third Committee and GRF Appointments:

RESOLUTION 03-19-25
Third Mutual Committee Appointments

RESOLVED, March 8, 2019, that the following persons are hereby appointed to serve on the committees and services of this Corporation;

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

Architectural Standards and Control Committee

Steve Parsons, Chair
Roy Bruninghaus
John Frankel
Lynn Jarrett
Reza Karimi
Rosemarie diLorenzo, Alternate
Voting Advisors: Mike Butler and Mike Plean
Staff Advisor: Siobhan Foster

Communications Committee (Bi-Monthly)

Roy Bruninghaus, Chair
Jon Pearlstone, Co-Chair
Bunny Carpenter
Lynn Jarrett
Annie McCary
Jack Connelly, Alternate

Energy Task Force

John Frankel
Cush Bhada
Steve Parsons, Alternate
Reza Karimi, Alternate
Non-Voting Advisors: Steven Leonard

Executive Hearing Committee

Steve Parsons, Chair
Rosemarie diLorenzo
Annie McCary
Bunny Carpenter
~~John Frankel~~
Jon Pearlstone
Cush Bhada, Alternate
Reza Karimi, Alternate

Finance (Committee of the Whole)

Jack Connelly, Chair
Steve Parsons, First Co-Chair
Rosemarie diLorenzo, Second Co-Chair
Non-Voting Advisors: John Hess, Wei-Ming Tao, Michael Cunningham

Garden Villa Recreation Room Subcommittee (Quarterly)

Lynn Jarrett, Chair

Jon Pearlstone

Cush Bhada

Voting Advisors: Sharon Molineri, Stuart Hack, Randy Scott

Laguna Woods Village Traffic Hearings

John Frankel

~~Jack Connelly~~

Annie McCary

Reza Karimi, Alternate

Landscape

Lynn Jarrett, Chair

Jon Pearlstone, Co-Chair

Cush Bhada

Reza Karimi

Annie McCary

~~John Frankel~~

Advisor: James Tung

Maintenance and Construction

Cush Bhada, Chair

Bunny Carpenter, Co-Chair

Rosemarie diLorenzo

John Frankel

Jon Pearlstone

Steve Parsons, Alternate

Non-Voting Advisor: Steve Leonard

New Resident Orientation

Per Rotation List

Water Conservation Committee (Bi-Monthly)

Jack Connelly, Chair

Cush Bhada

Lynn Jarrett

Reza Karimi

John Frankel, Alternate

Parking & Golf Cart Task Force

Steve Parsons, Chair

John Frankel

Bunny Carpenter

Lynn Jarrett

Resident Policy and Compliance Task Force

Roy Bruninghaus, Chair
Bunny Carpenter
Rosemarie diLorenzo
Steve Parsons
Voting Advisors: Stuart Hack, Cindy Baker

RESOLVED FURTHER, that Resolution 03-19-16, adopted February 19, 2019, 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 03-19-26
GRF Committee Appointments

RESOLVED, March 8, 2019, 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:

Business Planning Committee

Rosemarie diLorenzo
Jack Connelly
Jon Pearlstone, Alternate

Community Activities Committee

Bunny Carpenter
Cush Bhada
Annie McCary, Alternate
~~Jack Connelly, Alternate~~
Jon Pearlstone, Alternate

Finance Committee

Rosemarie diLorenzo
Jack Connelly
Steve Parsons, Alternate
Jon Pearlstone, Alternate

Landscape Committee

Lynn Jarrett
Reza Karimi
Jon Pearlstone, Alternate
~~John Frankel, Alternate~~

Maintenance and Construction Committee

John Frankel

Bunny Carpenter
Cush Bhada, Alternate

PAC Task Force

John Frankel
Cush Bhada

Media and Communication Committee

Roy Bruninghaus
Lynn Jarrett
Jon Pearlstone, Alternate
~~Jack Connelly, Alternate~~
Bunny Carpenter, Alternate
Annie McCary, Alternate

Mobility and Vehicles Committee

John Frankel
Jon Pearlstone
Cush Bhada, Alternate
Lynn Jarrett, Alternate

Security and Community Access Committee

~~John Frankel~~
Annie McCary
Steve Parsons
Roy Bruninghaus, Alternate
Cush Bhada, Alternate
Reza Karimi, Alternate

Disaster Preparedness

Annie McCary
John Frankel
Steve Parsons, Alternate
Jon Pearlstone, Alternate
Roy Bruninghaus, Alternate

RESOLVED FURTHER, that Resolution 03-19-17, adopted February 19, 2019, 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 Parsons made a motion to approve the Consent Calendar with the removal of Agenda item 10a(1) for discussion. The motion was seconded by Director Jarrett and

passed by unanimous consent. Agenda Item 10a(1) Recommendation to Deny 3200-A (El Doble, P46) was removed from the Consent Calendar for discussion.

After discussion, Director Parsons made a motion to put this item back on the agenda and to approve the consent calendar as originally presented. The motion was seconded by Roy Bruninghaus and was approved by unanimous consent.

11. Unfinished Business

11a. Entertain a Motion to Adopt a Resolution for Revised Alteration Standard 32: Water Heater Relocation

Director Bruninghaus, Secretary of the Board, presented a summary of the following Resolution:

RESOLUTION 03-19-34 **REVISED ALTERATION STANDARD 32: WATER HEATER RELOCATION**

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

WHEREAS, the Architectural Control and Standard Committee recognizes the need to revise Alteration Standard 32: Water Heater Relocation.

NOW THEREFORE BE IT RESOLVED, March 19, 2019, that the Board of Directors of this Corporation hereby adopts the revisions to Alteration Standard 32: Water Heater Relocation as attached to the official meeting minutes;

RESOLVED FURTHER, that Resolution 03-03-45 adopted May 2003, is hereby superseded in its entirety and no longer in effect;

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.

February Initial Notification

28-day notification to comply with Civil Code §4360 has been satisfied.

Director Bruninghaus made a motion to adopt a resolution to revise alteration standard 32: water heater relocation. The motion was seconded by Director Bhada.

Discussion ensued among the Directors.

President diLorenzo called for the vote and the motion passed by unanimous consent.

11b. Entertain a Motion to Adopt a Resolution for an Alteration Standard Plan Policy

Director Bruninghaus, Secretary of the Board, presented a summary of the following Resolution:

RESOLUTION 03-19-35
ALTERATION STANDARD PLAN POLICY

WHEREAS, the Village has 248 previously approved Standard Plans available for members to use for alterations with an over-the-counter Mutual Consent without having to use the variance process or need further Board approval;

WHEREAS, The Architectural Control and Standards Committee (Committee) reviews numerous variance requests from members proposing to make alterations using a previously approved Standard Plan with minor variations;

WHEREAS, current policy requires all variations from a Standard Plan to be reviewed by the Committee and approved by the Board;

WHEREAS, the Committee desires to simplify the approval process for alterations and minimize the time for review of these alterations; and

WHEREAS, the Committee directed Staff to create a policy pertaining to minor revisions to Standard plans for Members who are proposing to perform alterations to their Units using a previously approved Standard Plan.

NOW THEREFORE BE IT RESOLVED, March 19, 2019, the Board of Directors adopts a Resolution for a Standard Plan Review Policy;

RESOLVED FURTHER, architectural drawings shall be provided for all revisions to Standard Plans to the Alterations Office for review and to determine if they meet the intent of this policy, including but not limited to, closets, windows, door style or placement;

RESOLVED FURTHER, Staff shall thoroughly review the submitted drawings, if Staff determines that the proposed alteration does not affect load bearing walls or alter the purpose of rooms as depicted on the Standard Plan, meets the intent of this policy, and conforms to all pertinent alteration policies, Staff may issue a Mutual Consent;

RESOLVED FURTHER, if Staff determines that the proposed alteration does not meet the intent of this policy and the Member desires to pursue the proposed alteration, Staff shall process the request as a variance for review by the Committee;

RESOLVED FURTHER, all proposals for revisions that are not considered minor or alter the exterior aesthetics of the Unit shall require Board approval via the variance process; 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.

February Initial Notification
28-Day notification to comply with Civil Code §4360 has been satisfied.

Director Bruninghaus made a motion to adopt a resolution for an alteration standard plan policy. The motion was seconded by Director Jarrett

Discussion ensued among the Directors.

President diLorenzo called for the vote and the motion passed by unanimous consent.

12. New Business--None

13. Committee Reports

- 13a. Report of the Finance Committee / Financial Report - Director Connelly presented the Treasurer's Report. Director Parsons reported on the Resale and Lease Activity Reports. The Committee met on March 5, 2019; next meeting April 2, 2019, at 1:30 p.m. in the Board Room
- 13b. Report of the Architectural Controls and Standards Committee - Director Parsons reported on the last meeting. The Committee continues to update standards. The Committee met on February 25, 2019; next meeting March 25, 2019, at 9:30 a.m. in the Board Room
- 13c. Report of the Maintenance and Construction Committee - Director Bhada reported from the last meeting. The Committee is working on installation of the dryers, pedestals for the washers, and new signs for the cul-de-sacs, as well as the street light pilot. The Committee met in March 4, 2019; next meeting May 6, 2019, at 1:00 p.m. in the Board Room.
 - Report of the Parking and Golf Cart Task Force - Director Parsons. The Task Force had a meeting late last year. Next meeting TBA.
- 13d. Report of the Landscape Committee - Director Jarrett reported from the last meeting. The Committee is working on turf modernization project, water conservation, herbicide alternative for weeds, slope maintenance and tree trimming. The Committee met on March 7, 2019; next meeting April 4, 2019, at 9:00 a.m. in the Board Room
- 13e. Report of the Laguna Woods Village Traffic Hearings - Director Frankel gave an update from the last meeting. The Traffic Hearings were held on February 20, 2019; next hearings will be on March 20, 2019, at 9:00 a.m. in the Board Room and 1:00 p.m. in the Sycamore Room.

- 13f. Report of the Communications Committee - Director Bruninghaus gave an update since the last meeting. The Committee met on March 13, 2019; next meeting May 8, 2019, at 1:30 p.m. in the Board Room.
- 13g. Report of the Village Energy Task Force - Director Frankel gave an update from the last meeting. The Task Force discussed the street lighting project. The Task Force met on March 6, 2019; next meeting May 1, 2019, at 1:30 p.m. in the Board Room.
- 13h. Report of the Water Subcommittee - Director Connelly gave a report from the last meeting. The Subcommittee met on March 4, 2019; next meeting April 9, 2019 at 11:00 a.m. in the Sycamore Room.
- 13i. Report of the Resident Policy and Compliance Task Force - Director Bruninghaus gave an update from the last meeting. The Task Force met on March 11, 2019; next meeting TBA.

14. GRF Committee Highlights

- 14a. Community Activities Committee – Director Bhada reported on upcoming recreation and special events. The drop-in lounge television will be reinstalled. The Committee met on March 14, 2019; next meeting May 9, 2019 at 1:30 p.m. in the Board Room.
- 14b. Finance Committee – Director Connelly reported on highlights from the last Committee meeting. The Committee met on February 20, 2019; next meeting April 24, 2019, at 1:30 p.m. in the Board Room.
- 14c. Landscape Committee – Director Jarrett reported on highlights from the last Committee meeting. The Committee did not meet in March, 2019; next meeting May 15, 2019 at 1:30 p.m. in the Board Room
- 14d. Maintenance & Construction Committee – Director Bhada reported on highlights from the last Committee meeting. The Committee did not meet in March, 2019; next meeting April 10, 2019, at 9:30 a.m. in the Board Room
- 14e. Media and Communications Committee – Director Bruninghaus reported on highlights from the last Committee meeting. The Committee met on March 18, 2019; next meeting April 15, 2019, at 1:30 p.m. in the Board Room
- 14f. Mobility and Vehicles Committee -- Director Frankel reported on highlights from the last Committee meeting. The Transportation Information Meeting is scheduled for March 21st at Clubhouse 1 at 11:00 a.m. The Committee did not meet in March, 2019; next meeting April 3, 2019, at 1:30 p.m. in the Board Room

14g. Security and Community Access Committee – Director Parsons gave an update from the last Committee meeting. There are vacancies in the RV Lots. The Committee did not meet in March, 2019; next meeting April 22, 2019, at 1:30 a.m. in the Board Room

- Disaster Preparedness Task Force – Director Frankel reported on the last meeting. The Task Force did not meet in February, 2019; next meeting March 26, 2019, 9:30 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 Meetings. 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.*

15a. Introduce a Resolution to Revise the Alteration and Inspection Fees (This item needs to go to the Finance Committee for review)

15b. Adopt a Resolution to Approve Supplemental Funding for the 2019 Fumigation Program (This item needs to be approved by the M&C Committee)

15c. Introduce a Resolution to Amend the Golf Cart Policies and Procedures

15d. Introduce a Resolution to Revise the Lease Policy

15e. Introduce a Resolution to Approve the 2019 Election Schedule and Inspector of Elections

16. Director's Comments

- President diLorenzo discussed the various upcoming training workshops.
- Director Jarrett discussed the need to publicize the rules regarding common area.
- Director Parsons discussed common area and the community.
- Director Karimi extended wishes for a Happy New Year to the Farsi community.

17. Recess

The Board recessed at 11:45 a.m. and reconvened in Executive Session at 12:25 p.m..

Summary of Previous Closed Session Meetings per Civil Code Section §4935

*During the February 5, 2019, Special Closed Session, the Board:
Discussed and Considered Legal and Contractual Matters*

*During the February 19, 2019, Regular Executive Session, the Board:
Approval of Agenda*

Approval of the Following Meeting Minutes;

(a) January 15, 2019 – Regular Executive Session

(b) January 23, 2019—Special Closed Session

Write-Off Delinquent Assessments

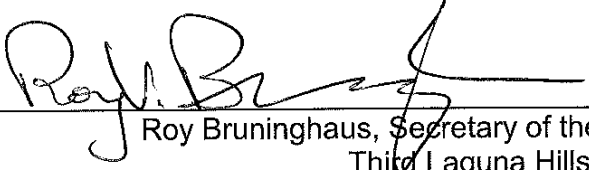
Notice of Sale Against Member ID# 931-371-09

Discuss and Consider Member Matters

Discuss and Consider Legal and Litigation Matters

19. Adjourn

With no further business to come before the Board of Directors, the meeting was adjourned at 5:00 p.m.



Roy Bruninghaus, Secretary of the Board
Third Laguna Hills Mutual



STANDARD 32: WATER HEATER RELOCATION

AUGUST 1992

REVISED MAY 2003, RESOLUTION 03-03-45

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

REVISED MARCH 2019, RESOLUTION 03-19-34

1.0 GENERAL REQUIREMENTS

See Standard Section 1: General Requirements

2.0 APPLICATIONS

- 2.1** Water heaters located outside of the manor must be enclosed in an exterior storage cabinet. Cabinets must match the exterior finish (i.e. stucco) in material and color of the building. Future costs for the maintenance of the cabinet will be at Mutual member's expense.
- 2.2** The cabinet shall be designed to conceal a single water heater. Any deviation from this Standard, such as to allow for a water softener, must have approval from the Alterations Division and meet all other existing Mutual Standards.
- 2.3** Water heaters located outside of the manor must respect the view of an adjacent manor. The Alterations Division must approve of the proposed location of the water heater for aesthetic and/or maintenance purposes prior to a Mutual Consent being issued.
- 2.4** All exterior water heaters will be placed on a concrete pad, or approved equal.
- 2.5** All exterior water heaters shall be concealed, where possible, by landscape. All such landscape installations or modifications in Common Area will be performed by the VMS Landscape Division and paid for by the Mutual member.
- 2.6** No units will be located on the exterior of the dwelling unit except as outlined in this section.
- 2.7** Pressure and temperature relief valves and related drainage lines for the water heaters, must be installed to all applicable Building Codes.



- 2.8 Water heaters which are being relocated on the interior of a manor are required to install a leak detection device and drain pan per Code.
- 2.9 All water heaters which are found to be in service for a duration of 10 years, of an indeterminable age or in disrepair will require replacement.

3.0 PLUMBING

- 3.1 All plumbing supply and distribution lines will be of Type L copper or PEX per applicable code. No galvanized or PVC fittings will be allowed.
- 3.2 Pressure and temperature relief valve drainage lines will be of type L copper or CPVC pipe per code and all new installations on the exterior must drain to the exterior .
- 3.3 No exposed plumbing will be permitted for relocated units. All plumbing and required insulation will be enclosed with an approved Thermo Cell cover and painted to match the surface it is on.
- 3.4 All penetrations through exterior walls shall be completely sealed and water-tight.
- 3.5 Any change in the water heater tank, or new tank installed at time of relocation of the water heater will be 100% at the Mutual member's expense.

4.0 ELECTRICAL

- 4.1 All exterior conduit placement must first be approved by the Alterations Division.
- 4.2 Exposed rigid conduit shall be painted to match the surface it is on.
- 4.3 All electrical conductors shall be installed in rigid or flexible conduit.

5.0 STRAPPING

- 5.1 All new or relocated water heaters will be anchored or strapped to resist horizontal displacement due to earthquake motion to meet all applicable Building Codes.