



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

**Tuesday, February 18, 2020 - 9:30 a.m.
Laguna Woods Village Community Center Board Room 24351 El Toro Road,
Laguna Woods, California**

Directors Present: Steve Parsons, Annie McCary, Lynn Jarrett, Jon Pearlstone, John Frankel, Reza Karimi, Robert Mutchnick, Craig Wayne, and Doug Gibson

Directors Absent: Cush Bhada and Ralph Engdahl

Staff Present: Jeff Parker CEO, Siobhan Foster, Eileen Paulin, and Grant Schultz

Others Present: VMS Board: Wei-Ming Tao
GRF Board: Annette Sabol Soule

1. Call meeting to order / Establish Quorum

Steve Parsons, President of the Corporation, chaired and opened the meeting stating 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

President Parsons led the Membership in the Pledge of Allegiance.

3. Acknowledge Media

President Parsons acknowledged the presence of the media.

4. Approval of Agenda

Director Mutchnick made a motion to approve the agenda as presented. Director Karimi seconded the motion.

Director Frankel requested to remove Agenda Item 12c. Nuisance Policy. The motion failed for lack of a second.

President Parsons called for the vote on the agenda as presented and the motion passed unanimously.

5. Approval of Minutes

a. January 21, 2020—Regular Open Meeting Minutes

Director Mutchnick made a motion to approve the January 21, 2020, Regular Open Meeting minutes as presented. Director Jarrett seconded the motion.

President Parsons called for the vote, and the motion passed unanimously.

6. Report of the Chair

President Parsons asked residents to watch Village Television where he recently talked about the manor alteration moratorium and aggressive animal behavior attacks.

7. Open Forum

Several Members spoke about various issues:

- A Resident commented on an issue with washing machines that leak;
- A Member asked about the tree removal of a silk oak tree near his manor to create more parking and asked if the tree removal could be rescinded;
- A Member commented about an old resolution that has not been corrected.

8. Responses to Open Forum Speakers

Board Members responded to the Members' concerns and requests.

- Director Jarrett responded about the washing machine issue. There are 86 washing machines that will not be replaced. The Board will have staff look into the leaky washing machine;
- Director Pearlstone responded about any possible corrections that need to be made with the minutes pertaining to resolutions.
- CEO Parker responded about the scrivener errors in the minutes and resolutions;
- COO Foster will look into the tree removal issue.

9. CEO Report

Jeff Parker, CEO, and Siobhan Foster, COO, reported on the following subjects:

- Announced that, after several interviews, the new Chief of Security will be Carlos Rojas replacing Tim Moy who is retiring;
- Village Breeze Magazine is ready to be sent out to every resident by the end of the month;
- Eileen Paulin commented about the advertising in the Village Breeze Magazine and answered questions from the Board;
- Wei-Ming Tao commented that the VMS Board is contributing articles to the magazine;
- Primary election new voting procedures: Mail-in ballots should have been

received by every resident by now. One of the voting centers will be located at City Hall. Check OC Vote.com for a list of voting centers;

- 2020 Census will be happening soon and information about how to respond is available on our website. You can respond online or by mail.
- Effective Saturday, February 15, the Community Fitness Center will be open Monday through Friday 5:30 a.m. to 8 p.m. and Saturday and Sunday from 7 a.m. to 2 p.m.
- General Services will start carport cleaning soon. The schedule is available on the website.
- On Wednesday, February 12, at 10 a.m. in the Clubhouse 1 Main Lounge, VMS CEO Jeff Parker will meet with residents to discuss Village operations and current community topics.

10. Consent Calendar

10a. Architectural Control and Standards Committee Recommendations:

- (1) Recommend to Approve: 5575-A (Casa Siena, RC11) – Request to Construct a Room Extension on their Original Exclusive Use Common Area Courtyard

RESOLUTION 03-20-09 **VARIANCE REQUEST**

WHEREAS, Mr. and Mrs. KC and Sue Hung of 5575-A Luz del Sol, a Casa Siena style unit, is requesting Board approval of a variance to construct a room extension on their original exclusive use common area courtyard,

WHEREAS, a Neighborhood Awareness Notice was sent to Owners of affected units on January 16, 2020 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 January 27, 2020.

NOW THEREFORE BE IT RESOLVED, on February 18, 2020, the Board of Directors hereby approves the request to construct a room extension on their original exclusive use common area courtyard;

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 5575-A and all future Mutual members at 5575-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 to Approve Tree Removal Request: 3330-O Bahia Blanca E. (Levier) – Two Weeping Fig Trees

RESOLUTION 03-20-10
APPROVE THE REQUEST FOR REMOVAL OF
OF TWO WEEPING FIG TREES – 3330-O BAHIA BLANCA EAST

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 6, 2020, the Landscape Committee reviewed a request for removal of two Weeping Fig trees. The request was received from the Member at 3330-O who cited the reasons as structural damage, view obstruction, overgrown, and litter/debris;

WHEREAS, the Committee determined that the tree meets the guidelines established in Resolution 03-11-149 and recommends approving the request for the removal of two Weeping Fig trees located at 3330-O Bahia Blanca East.

NOW THEREFORE BE IT RESOLVED, February 18, 2020, the Board of Directors approves the request for the removal of two Weeping Fig trees located at 3330-O;

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 to Approve Tree Removal Request: 3371-1D Punta Alta (Lemmon) – One Cajuput Tree

RESOLUTION 03-20-11
APPROVE THE REQUEST FOR REMOVAL OF
ONE CAJEPUT TREE – 3371-1D PUNTA ALTA

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 6, 2020, the Landscape Committee reviewed a request for removal of one Cajuput tree. The request was received from the Member at 3371-1D who cited the reasons as structural damage and poor condition. Ms. Lemmon also states a limb had previously fallen and nearly struck her and;

WHEREAS, the Committee determined that the tree meets the guidelines established in Resolution 03-11-149 and recommends approving the request for the removal of one Cajuput tree located at 3371-1D Punta Alta.

NOW THEREFORE BE IT RESOLVED, February 18, 2020, the Board of Directors approves the request for the removal of one Cajuput tree located at 3371-1D;

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 to Approve Tree Removal Request: 5277 (Woodruff) – Two Weeping Fig Trees

RESOLUTION 03-20-12
APPROVE THE REQUEST FOR REMOVAL OF
TWO WEeping FIG TREES – 5277 PINA

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 6, 2020, the Landscape Committee reviewed a request for removal of two Weeping Fig trees. The request was received from the Member at 5277 who cited the reason as structural damage and;

WHEREAS, the Committee determined that the tree meets the guidelines established in Resolution 03-11-149 and recommends approving the request for the removal of two Weeping Fig trees located at 5277 Pina.

NOW THEREFORE BE IT RESOLVED, February 18, 2020, the Board of Directors approves the request for the removal of two Weeping Fig trees located at 5277;

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 to Approve Tree Removal Request: 5343-A Bahia Blanca (Irving/Miller)

RESOLUTION 03-20-13
APPROVE THE REQUEST FOR LANDSCAPE REVISION
5343-A BAHIA BLANCA

WHEREAS, on February 6, 2020, the Landscape Committee reviewed a request for installing artificial turf adjacent to Manor 5343-A and;

WHEREAS, the Committee determined that since the existing turf, which is approximately 100 square feet and encompasses the Common Area adjacent to their front door, does not grow due to lack of direct sunlight, they recommend approving the request at 5343-A Bahia Blanca and;

WHEREAS, the following conditions must be met:

1. All costs for design, construction, and maintenance of the improvement are the responsibility of the Property's Member Owner at 5343-A.
2. The requesting Members understand that the area will remain Common Area subject to the use and passage of all members of Third Mutual.

NOW THEREFORE BE IT RESOLVED, February 18, 2020, the Board of Directors approves the request for installing artificial turf adjacent to Manor 5343-A;

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 to Approve Tree Removal Request: 5381-A Avenida Sosiega (Williams) – One Sycamore Tree

RESOLUTION 03-20-14
APPROVE THE REQUEST FOR REMOVAL OF
ONE SYCAMORE TREE – 5381-A AVENIDA SOSIEGA

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 6, 2020, the Landscape Committee reviewed a request for removal of one Sycamore tree. The request was received from the Member at

5381-A who cited the reasons as litter/debris and leaves constantly clogging the drains and gutters and;

WHEREAS, the Committee determined that the tree meets the guidelines established in Resolution 03-11-149 and recommends approving the request for the removal of one Sycamore tree located at 5381-A Avenida Sosiega.

NOW THEREFORE BE IT RESOLVED, February 18, 2020, the Board of Directors approves the request for the removal of one Sycamore tree located at 5381-A;

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

10c. Finance Committee Recommendations:

Consistent with its statutory obligations the Board members individually reviewed Third Laguna Hills Mutual financials for the month of December 2019, 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. Revisions to the Resolution of Third/GRF Committee Assignments

RESOLUTION 03-20-15
Third Mutual Committee Appointments

RESOLVED, February 18, 2020, 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

John Frankel

Lynn Jarrett

Ralph Engdahl

Robert Mutchnick

Craig Wayne, Alternate

~~Annie McCary, Alternate~~

Voting Advisors: Mike Butler and Mike Plean

Staff Advisor: Siobhan Foster

Communications Committee

Annie McCary, Chair
Lynn Jarrett
Reza Karimi
Doug Gibson
Steve Parsons, Alternate
Robert Mutchnick
Craig Wayne

Executive Hearing Committee

Annie McCary, Chair
Ralph Engdahl, Co-Chair
Robert Mutchnick
Doug Gibson
Steve Parsons, Alternate
John Frankel, Alternate
Cush Bhada
Craig Wayne
Reza Karimi

Finance (Committee of the Whole)

Jon Pearlstone, Chair
Steve Parsons, Co-Chair
Craig Wayne
Non-Voting Advisors: John Hess, Wei-Ming Tao

Investment Task Force

Jon Pearlstone
Wei-Ming Tao
Craig Wayne, Alternate

Garden Villa Recreation Room Subcommittee (Quarterly)

Lynn Jarrett, Chair
Jon Pearlstone
Doug Gibson
Craig Wayne, Alternate
Cush Bhada
Voting Advisors: Sharon Molineri, Stuart Hack, Randy Scott

Landscape Committee

Lynn Jarrett, Chair
Jon Pearlstone, Co-Chair
Cush Bhada
Reza Karimi
Annie McCary

Ralph Engdahl, Alternate
~~John Frankel, Alternate~~
Advisors: Cindy Baker

Maintenance and Construction Committee

Cush Bhada, Chair
Steve Parsons, Co-Chair
John Frankel
Jon Pearlstone
Craig Wayne
Reza Karimi, Alternate
Ralph Engdahl, Alternate

New Resident Orientation

Per Rotation List

Water Conservation Committee (Quarterly)

Reza Karimi, Chair
Lynn Jarrett
Robert Mutchnick
John Frankel
Ralph Engdahl
Doug Gibson, Alternate
~~Cush Bhada~~
~~Craig Wayne~~
Advisor: Katheryn Freshley

Parking & Golf Cart Task Force

Steve Parsons, Chair
Lynn Jarrett
John Frankel
Ralph Engdahl
Craig Wayne, Alternate
Advisors: Hal Horne

Resident Policy and Compliance Task Force

Lynn Jarrett, Chair
Reza Karimi, Co-Chair
Steve Parsons
Robert Mutchnick
Ralph Engdahl
Cush Bhada, Alternate
Voting Advisors: Stuart Hack

Energy Task Force

Cush Bhada
John Frankel
Ralph Engdahl
Reza Karimi, Alternate
Craig Wayne
Advisors: Sue Stephens, Bill Walsh

RESOLVED FURTHER, that Resolution 03-19-129, adopted December 17, 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 03-20-16
GRF Committee Appointments

RESOLVED, February 18, 2020, 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

Steve Parsons
Jon Pearlstone
Lynn Jarrett, Alternate

Community Activities Committee

Annie McCary
Cush Bhada
Jon Pearlstone, Alternate
Doug Gibson, Alternate
Craig Wayne

GRF Finance Committee

Jon Pearlstone
Steve Parsons
Robert Mutchnick, Alternate
Reza Karimi, Alternate

Purchasing Ad Hoc Committee (new)

Steve Parsons
Jon Pearlstone
Cush Bhada, Alternate
~~Robert Mutchnick, Alternate~~

GRF Landscape Committee

Lynn Jarrett
Reza Karimi
Ralph Engdahl, Alternate

GRF Maintenance and Construction Committee

Cush Bhada
John Frankel
Jon Pearlstone, Alternate
Doug Gibson, Alternate
~~Craig Wayne, Alternate~~
~~Robert Mutchnick, Alternate~~

PAC Task Force

Jon Pearlstone
Cush Bhada
John Frankel, Alternate
~~Steve Parsons, Alternate~~

Media and Communication Committee

Annie McCary
Lynn Jarrett
Craig Wayne, Alternate
Doug Gibson, Alternate

Mobility and Vehicles Committee

Craig Wayne
John Frankel
Cush Bhada, Alternate
~~Jon Pearlstone, Alternate~~

Security and Community Access Committee

Robert Mutchnick
Ralph Engdahl
Reza Karimi, Alternate
~~Steve Parsons, Alternate~~

Disaster Preparedness

Annie McCary
John Frankel
Ralph Engdahl
Doug Gibson, Alternate
~~Craig Wayne, Alternate~~

Laguna Woods Village Traffic Hearings

Robert Mutchnick
John Frankel
Ralph Engdahl, Alternate
~~Craig Wayne~~
~~Annie McCary, Alternate~~

RESOLVED FURTHER, that Resolution 03-19-130, adopted December 15, 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 Frankel made a motion to approve the consent calendar as presented. Director Karimi seconded the motion and the motion passed unanimously.

11. Unfinished Business--none

12. New Business

12a. Architectural Control and Standards Committee Recommendation

Entertain a Motion to Deny the Request: 5123 (Villa Reposa, C11A_1) Request for a Non-Standard Solar Panel Installation

Director Jarrett presented a summary of the following Resolution:

RESOLUTION 03-20-17
VARIANCE REQUEST

WHEREAS, Ms. Patricia Poggi of 5123 Brazo, a Villa Reposa style unit, is requesting Board approval of a variance for non-standard solar panel installation; and,

WHEREAS, a Neighborhood Awareness Notice was sent to Owners of affected units on January 16, 2020 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 January 27, 2020.

NOW THEREFORE BE IT RESOLVED, on February 18, 2020, the Board of Directors hereby denies the request for non-standard solar panel installation;

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 5123 and all future Mutual members at 5123;

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 Jarrett made a motion deny the request for a non-standard solar panel installation (5123 Villa Reposa). Director Mutchnick seconded the motion.

Discussion ensued among the Directors.

President Parsons called for the vote, and the motion passed unanimously.

12b. Landscape Committee Recommendation

Entertain a Motion to Deny Tree Removal Request: 5377-A Avenida Sosiega (Wang) – One Fern Pine Tree

Director Jarrett presented a summary of the following Resolution:

RESOLUTION 03-20-18
DENY THE REQUEST FOR REMOVAL OF
ONE FERN PINE TREE – 5377-A AVENIDA SOSIEGA

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 6, 2020, the Landscape Committee reviewed a request for removal of one Fern Pine tree. The request was received from the Member at 5377-A who cited the reasons as structural damage, stating that the tree is lifting the cement patio and;

WHEREAS, the Committee determined that the tree does not meet the guidelines established in Resolution 03-11-149 and recommends to deny the request for the removal of one Fern Pine tree located at 5377-A Avenida Sosiega.

NOW THEREFORE BE IT RESOLVED, February 18, 2020, the Board of Directors denies the request for the removal of one Fern Pine tree located at 5377-A;

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

Director Jarrett made a motion deny the request for tree removal of one Fern Pine Tree (5377-A Avenida Sosiega-Wang). Director McCary seconded the motion.

Discussion ensued among the Directors.

President Parsons called for the vote, and the motion passed unanimously.

12c. Entertain a Motion to Introduce a Resolution for a Lease Cap and Lease Waiting List Policy

Director Jarrett presented a summary of the following Resolution:

RESOLUTION 03-20-XX
LEASING CAP AND LEASE WAITING LIST POLICY

WHEREAS, the Board of Directors (the "Board") of Third Laguna Hills Mutual ("Third") held a meeting on [DATE], 2020, at which a quorum of the Board was present;

WHEREAS, the Board is obligated to enforce the provisions set forth in Third's governing documents, including without limitation, the Declaration of Covenants, Conditions, and Restrictions (CC&Rs), Bylaws, and Operating Rules (collectively, the "Governing Documents"); and

WHEREAS, on October 21, 2008, the Board adopted Resolution M3-08-106, which required that a minimum of seventy percent (70%) of the

manors in Third be owner occupied at all times and that a maximum of thirty percent (30%) of the manors may be leased at any given time (the "Leasing Cap"), effective as of December 1, 2008;

WHEREAS, since the time the Leasing Cap was implemented by the Board and became effective as an operating rule of Third, the number of manors leased has remained below the Leasing Cap, however the number of leased manors has steadily risen and will soon reach the Leasing Cap;

WHEREAS, while the Leasing Cap has been in effect since December 2008, specific procedures relating to the monitoring of the Leasing Cap, the implementation of a waiting list for leasing, and the process for leasing a manor once the Leasing Cap has been met have not been adopted by Third;

WHEREAS, given the approach of the number of leased manors to the Leasing Cap, the Board has determined that it would be in the best interests of Third to adopt procedures regarding leasing once the Leasing Cap has been met to be added to Third's Operating Rules;

NOW, THEREFORE BE IT RESOLVED, [DATE], 2020 that the Board of Third hereby approves and adopts the below Leasing Cap and Lease Waiting List Policy, which provides Third's policy and procedures with regard to the leasing of manors once the Leasing Cap has been met, and incorporates same into the Third's Operating Rules as a part of Third's Governing Documents; and

RESOLVED FURTHER; that the officers and agents of Third are hereby authorized on behalf of Third to carry out this Resolution.

FEBRUARY Initial Notification – Must postpone 28-days for member review and comment to comply with Civil Code §4360

Director Mutchnick made a motion introduce a resolution for a lease cap and lease waiting list policy for 28-day review. President Parsons seconded the motion.

Discussion ensued among the Directors.

A Member spoke against this resolution because it does not allow for hardship exceptions.

By consensus, the lease cap and lease waiting list policy was introduced for 28-day review.

12d. Entertain a Motion to Introduce a Resolution for a Harassment Policy

Director Jarrett presented a summary of the following Resolution:

RESOLUTION 03-20-xx
HARASSMENT POLICY

WHEREAS, the Resident Policy and Compliance Committee has recognized the need to adopt a Harassment Policy to set forth guidelines for harassment complaints received by the Board;

NOW THEREFORE BE IT RESOLVED, [DATE], 2020, that the Board of Directors of this Corporation hereby adopts the Harassment Policy, as attached to the official minutes of this meeting; and

RESOLVE 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 – Must postpone 28-days for member review and comment to comply with Civil Code §4360

Director Jarrett introduced a resolution for a harassment policy for 28-day review.

Discussion ensued among the Directors.

A Member asked about the policy of staff harassing residents.

By consensus, the resolution for a harassment policy was introduced for 28-day review.

12e. Entertain a Motion to Introduce a Resolution for a Nuisance Policy

Director Jarrett presented a summary of the following Resolution:

RESOLUTION 03-20-xx
NUISANCE POLICY

WHEREAS, the Resident Policy and Compliance Committee has recognized the need to adopt a Nuisance Policy to set forth guidelines for nuisance complaints received by the Board;

NOW THEREFORE BE IT RESOLVED, March [DATE], 2020, that the Board of Directors of this Corporation hereby adopts the Nuisance Policy, as attached to the official minutes of this meeting; and

RESOLVE 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 – Must postpone 28-days for member review and comment to comply with Civil Code §4360

Director Jarrett introduced a resolution for a nuisance policy for 28-day review.

Discussion ensued among the Directors.

By consensus, the nuisance policy was introduced for 28-day review.

12f. Entertain a Motion to Introduce a Resolution for a Good Standing Policy

Director Jarrett presented a summary of the following Resolution:

RESOLUTION 03-20-XX
GOOD STANDING POLICY

WHEREAS, the Board of Directors (the “Board”) of Third Laguna Hills Mutual (“Mutual”) held a meeting on February 18, 2020, at which a quorum of the Board was present;

WHEREAS, the Board is obligated to enforce the provisions set forth in the Mutual’s governing documents, including without limitation, the Declaration of Covenants, Conditions, and Restrictions (CC&Rs), Bylaws, and Operating Rules (collectively, the “Governing Documents”); and

WHEREAS, the Board must comply with SB 323 pertaining to common interest developments elections that goes into effect on January 1, 2020; and

WHEREAS, Mutual members/owners, or the units they own, as may be applicable, that have engaged in or are actively and currently in violation of the Governing Documents may be subject to certain disciplinary action and/or limitation in their rights and privileges, including, without limitation, in the use of the common area amenities, limits on the authority to rent his/her manor and/or refusal to approve architectural requests as described in the Governing Documents; and

WHEREAS, a member more than 30 days delinquent on the payment of any sums due to the mutual including assessments, late fees or cost of collection relating to the same, chargeable service or other required fee, or

fine imposed by the mutual in excess of \$100 as of the date of the distribution of ballots for voting on any matter involved in a Non-Subject Election shall be ineligible to vote in such an election and may be subject to collection, legal action or other disciplinary action. This member will also not be eligible to be a candidate for election to the Board of Directors or to serve as a director on the Board of Directors; and

WHEREAS, any currently serving Board Member who becomes ineligible to serve pursuant to this Policy, other Governing Documents, or applicable statute may be removed by the remainder of the Board from such director position; and

WHEREAS, the term *good standing* has been used colloquially by the Mutual and the Board in reference to Mutual members who are not in violation of the Governing Documents, and the lack of *good standing* to denote that such members have committed a violation or are currently in violation of the Governing Documents and thus limited in their membership privileges; and

WHEREAS, despite the general use of the term *good standing*, and references made to same in various rules, policies, and elsewhere in the Governing Documents, there is no formal, comprehensive definition of *good standing* or accompanying description of the consequences of a lack of good standing by a Mutual member; and

WHEREAS, the Board has determined that it would be in the best interests of the Mutual to adopt a formal definition of the term *good standing* to be added to the Mutual's Operating Rules, which will provide clear guidance on the term and the implications for Mutual Members identified as not being in *good standing*;

NOW, THEREFORE BE IT RESOLVED, [DATE], 2020, that the Board of the Mutual hereby approves and adopts the below Good Standing Policy, which provides the definition of *good standing* and the implications of a lack of same, and incorporates such definition into the Mutual's Operating Rules as a part of the Mutual's Governing Documents; and

RESOLVED FURTHER; that the officers and agents of the Mutual are hereby authorized on behalf of the Mutual to carry out this Resolution.

FEBRUARY Initial Notification – Must postpone 28-days for member review and comment to comply with Civil Code §4360

Director Jarrett introduced a resolution for a good standing policy for 28-day review.

Discussion ensued among the Directors.

By consensus, the resolution for a good standing policy was introduced for 28-day review.

12g. Entertain a Motion to Introduce a Resolution for Election Rules

Director Jarrett presented a summary of the following Resolution:

RESOLUTION 03-20-XX
ELECTION RULES

WHEREAS, Senate Bill 323 also known as the new election laws has amended sections of California Civil Code §5100, 5110, 5115, 5125, 5145 and 5200 and added section 5910.1 relating to common interest developments; and

WHEREAS, the Board recognized that need to amend the Election Rules to align with the current California Civil Code;

NOW THEREFORE BE IT RESOLVED; March [DATE], 2020, that the Board of Directors of this Corporation hereby approves the amended Election Rules, as attached to the official minutes of this meeting; and

RESOLVED FURTHER, that Resolution 03-14-03 adopted January 21, 2014 is hereby superseded in its entirety and cancelled;

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 – Must postpone 28-days for member review and comment to comply with Civil Code §4360

Director Jarrett introduced a resolution for election rules for 28-day review.

Discussion ensued among the Directors.

By consensus, the resolution for election rules was introduced for 28-day review.

13. Committee Reports

13a. Report of the Finance Committee / Financial Report – Director Pearlstone gave a presentation on the Treasurer's report, Resale/Leasing report and the last Third Finance Committee report. The Committee met on February 4, 2020; next meeting March 3, 2020, at 1:30 p.m. in the Board Room.

- (1) Treasurer's Report
- (2) Third Finance Committee Report
- (3) Resales/Leasing Reports

- 13b.** Report of the Architectural Controls and Standards Committee – Director Mutchnick reported from the last Committee Meeting. The Committee is addressing the conversion of common area patios to rooms and the placement of solar units on manors. The Committee met on January 27, 2020; next meeting February 24, 2020, at 9:30 a.m. in the Board Room.
- 13c.** Report of the Communications Committee – Director McCary reported the Committee met on October 9, 2019; next meeting TBA.
- 13d.** Report of the Maintenance and Construction Committee – President Parsons reported on the last Committee Meeting. The Committee will be addressing timers for carport lights and dryer timer reset costs. The Committee met on January 6, 2020; next meeting March 2, 2020, at 1:30 p.m. in the Board Room.
- (1) Report of the Parking and Golf Cart Task Force – President Parsons reported about new golf cart parking in the “wedding cake” area. The Task Force met on January 6, 2019; next meeting TBA.
- (2) Garden Villa Rec. Room Sub-Committee – Director Jarrett reported on the last Sub-Committee Meeting. The Sub-Committee is working on replacement of mirrors and other maintenance needs of the Garden Villa Recreation Rooms. The Sub-Committee met on February 10, 2020; the next meeting will be June 10, 2020.
- 13e.** Report of the Landscape Committee – Director Pearlstone reported on the last Landscape Committee meeting. The Committee is working on removal of seven street, slope maintenance, new tree contract, lawn aeration, landscape modernization, gate 14 drought tolerant project and overgrowth in fire risk areas. The landscape schedule and landscape manual are posted on the website. The Committee met on February 6, 2020; next meeting March 5, 2020, at 9:30 a.m. in the Board Room.
- 13f.** Report of the Water Subcommittee – Director Karimi reported on the recent water bills and asked residents to help conserve water. Wei-Ming Tao asked how residents can report water violations. Two members spoke about water violations. The subcommittee met on October 9, 2019; next meeting TBA.
- 13g.** Report of the Resident Policy and Compliance Committee – Director Jarrett reported the Committee worked on a lease cap and waiting list, harassment policy, nuisance policy and election rules. The Task Force met on January 15, 2020; next meeting TBA.

13h. Report of the Village Energy Task Force – Director Frankel reported the Committee discussed vehicle charging stations and street light status. The Task Force met on January 10, 2020; next meeting March 4, 2020 at 1:00 p.m.

14. GRF Committee Highlights

14a. Community Activities Committee – Director McCary. The Committee met on January 9, 2020; next meeting March 12, 2020, at 1:30 p.m. in the Board Room.

14b. Finance Committee – Director Pearlstone. The Committee met on December 18, 2019; next meeting February 19, 2020, at 1:30 p.m. in the Board Room.

14c. Landscape Committee – Director McCary reported that the Committee is working on Aliso Creek landscape problems, planting crews and a nursery for plants that can be used. The Committee met on February 12, 2020; next meeting May 13, 2020, at 1:30p.m. in the Board Room.

14d. Maintenance & Construction Committee – Director Frankel reported the Committee is working on renovations for Clubhouse 1. The Committee met on February 12, 2020; next meeting April 8, 2020, at 9:30 a.m. in the Board Room.

(1) PAC Renovation Ad Hoc Committee – Director Pearlstone reported that the Committee is working on phase 1 of the renovations. The Committee met on December 12, 2019.

14e. Media and Communications Committee – Director McCary reported the Committee is working on the new Village Breeze Magazine and discussed Broadband services. The Committee met on January 22, 2020; next meeting February 19, 2020, at 9:30 a.m. in the Board Room.

14f. Mobility and Vehicles Committee – Director Frankel reported the Committee is working on the Boost Program for the use of Lift Vehicles in the Committee. The Committee met on February 5, 2020; next meeting April 1, 2020, at 1:30 p.m. in the Board Room.

14g. Security and Community Access Committee – Director Mutchnick. The Committee met on January 20, 2020; next meeting February 24, 2020, at 1:30 p.m. in the Board Room.

(1) Disaster Preparedness Task Force – Director McCary announced the Disaster Preparedness Office has moved to the Globe Office. There is a need of more Good Neighbor Captains. The Task Force met on January 28, 2020; next meeting March 31, 2020, 9:30 a.m. in the Board Room.

- 14h.** Report of the Laguna Woods Village Traffic Hearings – Director Mutchnick. The hearings were held on January 15, 2019; next hearings February 19, 2020, at 9:00 a.m. in the Board Room and 1:00 p.m. in the Sycamore Room.
- 15. Future Agenda Items** – *All matters listed under Future Agenda Items are items for a future Board Meetings. The Board will take action on these items at a future Board Meeting.*
- 15a.** Parking Report
- 15b.** Alternative Heat Source Policy (August initial notification—September postponed)
- 15c.** Resident Suggestion Program
- 15d.** Businesses Owning Property within Laguna Woods Village
- 15e.** Resolution to Designate a Building as Non-Smoking (FEBRUARY referred back to Committee for revisions)
- 15f.** Alterations Review
- 16. Director's Comments**
- Director Karimi encouraged resident to conserve water;
 - Director McCary encouraged residents to vote;
- 17. Recess**
The Board recessed at 11:11 a.m. and reconvened in Closed Session at 11:45 a.m.

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

During the January 21, 2020 Regular Closed Session, the Board:

Approved the Agenda

Approved the Meeting Minutes of;

(a) December 17, 2019 – Regular Closed Session

Discussed and Considered Member Matters

Discussed and Considered Legal and Litigation Matters

Discussed and Considered Contractual Issues

During the February 7, 2020, Special Closed Session, the Board:

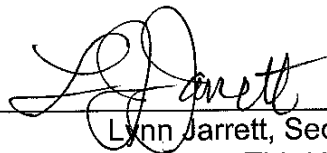
Approval of the Agenda

Award of Contract to Leaf Landscape, Inc. for Landscape Maintenance Services

Discuss Legal Matters

18. Adjourn

With no further business to come before the Board of Directors, the meeting was adjourned at 3:20 p.m.



Lynn Jarrett, Secretary of the Board
Third Laguna Hills Mutual