



OPEN MEETING

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

**Wednesday, March 23, 2022 – 1:30 P.M.
Board Room and Virtual with Zoom**

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

MEMBERS ABSENT: None

OTHERS PRESENT: Hal Horne - Advisor, Ralph Engdahl

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

1. Call to Order/Establish a Quorum

Chair Bhada called the meeting to order at 1:30 p.m.

2. Acknowledgement of the Media

No media were present but the committee acknowledged the meeting was being recorded on Granicus.

3. Approval of the Agenda

The agenda was approved as written.

4. Approval of Meeting Report for January 19, 2022

The meeting report for January 19, 2022 was approved as written.

5. Chair's Remarks

Chair Bhada remarked that he was looking forward to the resolving the issues facing the subcommittee.

6. Member Comments (Items Not on the Agenda)

There were no member comments.

7. Department Head Update

Mr. Mejia updated the subcommittee on the decision made by the Third Maintenance & Construction Committee on March 7, 2022 to cancel the two pending SCE Charge Ready 2 applications.

8. Unfinished Business

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

Mr. Mejia presented the item and stated that the staff report would be further discussed in the closed session immediately following this meeting.

b) Additional Golf Cart Parking at 4013 Calle Sonora Oeste/CDS 406

Mr. Mejia presented preliminary information regarding the estimated costs associated with removing landscape, paving, and adding electricity to provide 5 additional golf cart parking spaces in CDS 406.

Discussion ensued regarding the proposed location; potential tree removal; the need for golf carts to be charged, and the overall general need for more parking.

A member commented that there is a unique golf cart carport with charging plugs in CDS 40 that would be a good example to follow in other areas of the mutual. Another member commented that green space should not be removed to be replaced with concrete unless absolutely necessary. Director Laws suggested tracking the requests or complaints about parking situations within the mutual.

Staff was directed to table the topic for now. Chair Bhada suggested that the issue of funding for converting green spaces to parking spaces be brought up again during the budget process.

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

Mr. Mejia presented a verbal update regarding the potential conversion of open space to parking spaces in this cul-de-sac. Discussion ensued regarding the amount of available open space to potentially convert to parking spaces which may reduce the number of cars parked on the street.

A motion was made by Director Frankel and seconded by Chair Bhada to direct staff come back to the subcommittee with a cost estimate for creating as many car parking spots in CDS 326 as space will allow.

By a vote of 2/1/0 (Director Laws opposed), the motion passed.

9. New Business

- Consideration of Sublease Agreements Between Manor Owners

Chair Bhada relayed his conversation with the previous subcommittee chair about the background on this item. Discussion ensued regarding the security issue, legal ownership issue, and records that would need to be changed. Chair Bhada plans to discuss the item with the President of Third Laguna Hills Mutual to find out if the Board can provide direction to the subcommittee and staff.

Staff was directed to determine if Security cites cars that are parked in unassigned parking spaces.

- Striping for GV Parking Garages

Staff was directed to inform the subcommittee whether or not there is a schedule for restriping the garages and if so, provide the schedule. Staff was further directed to inquire about the feasibility of painting numbers on the parking spots so owners could more readily identify their assigned stalls.

- Potential Revenue from Tesla for Charging Stations

Mr. Mejia has requested information from Tesla regarding a potential Super Charging station on El Toro Blvd. and will bring the information back to the subcommittee when available.

Concluding Business:

10. Subcommittee Member Comments

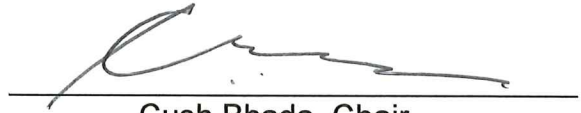
- Director Laws expressed that the subcommittee should find a better way to proactively address the parking concerns, tracking requests, removing green space, and use of funds. He also stated his goal to not raise homeowner fees while still satisfying the needs of the members and the tasks of the subcommittee.
- Chair Bhada agreed that keeping the homeowner fees stable is important. He also commented on the unused funding from 2021 and the reduced budget for 2022.

By consensus, staff was directed to provide a list of requests for parking which have been submitted to resident services in order to get an idea of just how many there are and what the common concerns seem to be.

By consensus, the subcommittee will establish a bi-monthly meeting schedule beginning in May, 2022, on the fourth Wednesday of every odd month.

11. Date of Next Meeting: May 25, 2022 at 1:30 p.m.

12. Recess: The meeting was recessed at 2:55 p.m.


Cush Bhada, Chair

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Manuel Gomez, Staff Officer
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