



SPECIAL OPEN SESSION

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

**Friday, September 1, 2023 – Following Agenda Prep
Willow Room/Virtual Meeting
24351 El Toro Road
Laguna Woods, California**

Directors present: Mark Laws, N. Cris Prince, Nathaniel Lewis, Moon Yun, S.K. Park, Andy Ginocchio, Jules Zalon, Ralph Engdahl, Jim Cook, Cush Bhada

Directors absent: Donna Rane-Szostak (excused)

Staff present: CEO-Siobhan Foster, Makayla Schwiertert, Paul Nguyen, Carlos Rojas, David Rudge, Bart Mejia

1. Call Meeting to Order / Establish Quorum

President Laws called the meeting to order at 10:09 a.m. and established that a quorum was present.

2. Approval of the Agenda

President Laws asked for a motion to approve the Agenda.

Director Ginocchio made a motion to approve the Agenda. Director Cook seconded.

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

3. Open Forum

- A member commented on her renovation being classified as a demolition.

4. Responses to Open Forum Speakers

- Multiple Directors commented on the member's issue including placing this item on the Agenda for the Architectural Controls and Standards Committee meeting on September 11, 2023.
- Bart Mejia discussed the item at hand.

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- 5. Consent Calendar** - All matters listed under the Consent Calendar are recommended for action by committees and will be enacted by the Board by one motion. In the event an item is removed from the Consent Calendar by members of the Board, such item(s) shall be the subject of 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 Lewis seconded.

Hearing no changes or objections, the motion to approve the Consent Calendar was approved by consent.

a. Recommendation from the Architectural Controls and Standards Committee

- 1. Recommendation to Approve the Variance Request to Install Wall Mounted Mini-Split System Heat Pump on Balcony at Manor 4001-2E Calle Sonora**

RESOLUTION 03-23-96

Variance Request

WHEREAS, Member located at 4001-2E Calle Sonora, a Villa Nueva style manor, requests Architectural Controls and Standards Committee approval of a variance to Install Wall Mounted Mini-Split-System Heat Pump on Balcony; 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 Controls and Standards Committee or in person at the Architectural Controls and Standards Committee Meeting on August 14, 2023; and

WHEREAS, the Architectural Controls and Standards Committee reviewed the variance and moved for approval of the variance to Install Wall Mounted Mini-Split-System Heat Pump on Balcony;

NOW THEREFORE BE IT RESOLVED, on September 01, 2023, the Third Laguna Hills Mutual Board hereby approves the request to Install Wall Mounted Mini-Split-System Heat Pump on Balcony; 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 4001-2E Calle Sonora and all future Mutual Members at 4001-2E Calle Sonora; and

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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 Install Master Bedroom, Dining Room and Living Room Extension on Rear Patio and Laundry Room in Garage at Manor 5140 Miembro

RESOLUTION 03-23-97

Variance Request

WHEREAS, Member located at 5140 Miembro, a Villa Serena style manor, requests Architectural Controls and Standards Committee approval of a variance to Install Master Bedroom, Dining Room and Living Room Extension on Rear Patio and Laundry Room in Garage; 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 Controls and Standards Committee or in person at the Architectural Controls and Standards Committee Meeting on August 14, 2023; and

WHEREAS, the Architectural Controls and Standards Committee reviewed the variance and moved for approval of the variance to Install Master Bedroom, Dining Room and Living Room Extension on Rear Patio and Laundry Room in Garage;

NOW THEREFORE BE IT RESOLVED, on September 01, 2023, the Third Laguna Hills Mutual Board hereby approves the request to Install Master Bedroom, Dining Room and Living Room Extension on Rear Patio and Laundry Room in Garage; 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 5140 Miembro and all future Mutual Members at 5140 Miembro; 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 Install Pavers, Fence and Gate on Common Area at Entry at Manor 3156-B Alta Vista

RESOLUTION 03-23-98

Variance Request

WHEREAS, Member located at 3156-B Alta Vista, an El Doble style manor, requests Architectural Controls and Standards Committee approval of a variance to Install Pavers, Fence and Gate on Common Area at Entry; and

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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 Controls and Standards Committee or in person at the Architectural Controls and Standards Committee Meeting August 14, 2023; and

WHEREAS, the Architectural Controls and Standards Committee reviewed the variance and moved for approval of the variance Install Pavers, Fence and Gate on Common Area at Entry;

NOW THEREFORE BE IT RESOLVED, on September 01, 2023, the Third Laguna Hills Mutual Board hereby approves the request to Install Pavers, Fence and Gate on Common Area at Entry; 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 3156-B Alta Vista and all future Mutual Members at 3156-B Alta Vista; 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.

**4. Recommendation to Approve the Variance Request to Remove
Original Railing and Gate from Patio at Manor 4013-1D Calle Sonora
Oeste**

RESOLUTION 03-23-99

Variance Request

WHEREAS, Member located at 4013-1D Calle Sonora Oeste, a Villa Nueva style manor, requests Architectural Controls and Standards Committee approval of a variance to Remove Original Railing and Gate from Patio; 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 Controls and Standards Committee or in person at the Architectural Controls and Standards Committee Meeting on August 14, 2023; and

WHEREAS, the Architectural Controls and Standards Committee reviewed the variance and moved for approval of the variance to Remove Original Railing and Gate from Patio;

NOW THEREFORE BE IT RESOLVED, on September 01, 2023, the Third Laguna Hills Mutual Board hereby approves the request to Remove Original Railing and Gate from Patio; 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 4013-1D Calle Sonora Oeste and all future Mutual Members at 4013-1D Calle Sonora Oeste; 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.

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5. Recommendation to Approve the Variance Request to Install Entry Extension, Roofline Extension, Two New Construction Windows on Rear, Vaulted Ceiling and Faux Stacked Stone at Exterior at Manor 5303 Cantante

RESOLUTION 03-23-100

Variance Request

WHEREAS, Member located at 5303 Cantante, a Villa Paraisa style manor, requests Architectural Controls and Standards Committee approval of a variance to Install Entry Extension, Roofline Extension, Two New Construction Windows on Rear, Vaulted Ceiling and Faux Stacked Stone at Exterior; 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 Controls and Standards Committee or in person at the Architectural Controls and Standards Committee Meeting on August 14, 2023; and

WHEREAS, the Architectural Controls and Standards Committee reviewed the variance and moved for approval of the variance to Install Entry Extension, Roofline Extension, Two New Construction Windows on Rear, Vaulted Ceiling and Faux Stacked Stone at Exterior;

NOW THEREFORE BE IT RESOLVED, on September 01, 2023, the Third Laguna Hills Mutual Board hereby approves the request to Install Entry Extension, Roofline Extension, Two New Construction Windows on Rear, Vaulted Ceiling and Faux Stacked Stone at Exterior; 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 5303 Cantante and all future Mutual Members at 5303 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.

6. Recommendation to Approve the Variance Request to Add Second Condenser unit to Manor at Garage at Manor 5079 Ovalo

RESOLUTION 03-23-101

Variance Request

WHEREAS, Member located at 5079 Ovalo, a Villa Serena style manor, requests Architectural Controls and Standards Committee approval of a variance to Add Second Condenser Unit to Manor at Garage; 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

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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 August 14, 2023; and

WHEREAS, the Architectural Controls and Standards Committee reviewed the variance and moved for approval of the variance to Add Second Condenser Unit to Manor at Garage;

NOW THEREFORE BE IT RESOLVED, on September 01, 2023, the Third Laguna Hills Mutual Board hereby approves the request to Add Second Condenser Unit to Manor at Garage; 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 5079 Ovalo and all future Mutual Members at 5079 Ovalo; 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.

**7. Recommendation to Approve the Variance Request to Replace
Structural Wall with Steel Beam between Kitchen and Living Room at
Manor 5487-B Paseo Del Lago West**

RESOLUTION 03-23-102

Variance Request

WHEREAS, Member located at 5487-B Paseo Del Lago West, a La Quinta style manor, requests Architectural Controls and Standards Committee approval of a variance to Replace Structural Wall with Steel Beam between Kitchen and Living Room; 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 Controls and Standards Committee or in person at the Architectural Controls and Standards Committee Meeting on August 14, 2023; and

WHEREAS, the Architectural Controls and Standards Committee reviewed the variance and moved for approval of the variance to Replace Structural Wall with Steel Beam between Kitchen and Living Room;

NOW THEREFORE BE IT RESOLVED, on September 01, 2023, the Third Laguna Hills Mutual Board hereby approves the request to Replace Structural Wall with Steel Beam between Kitchen and Living Room; 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 5487-B Paseo Del Lago West and all future Mutual Members at 5487-B Paseo Del Lago West; 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.

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8. Recommendation to Approve the Variance Request to Install Side Patio Room Addition and Roofline Extension with Vaulted Ceilings at Manor 5119 Brazo

RESOLUTION 03-23-103

Variance Request

WHEREAS, Member located at 5119 Brazo, a Villa Reposa style manor, requests Architectural Controls and Standards Committee approval of a variance to Install Side Patio Room Addition and Roofline Extension with Vaulted Ceilings; 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 Controls and Standards Committee or in person at the Architectural Controls and Standards Committee Meeting on August 14, 2023; and

WHEREAS, the Architectural Controls and Standards Committee reviewed the variance and moved for approval of the variance to Install Side Patio Room Addition and Roofline Extension with Vaulted Ceilings;

NOW THEREFORE BE IT RESOLVED, on September 01, 2023, the Third Laguna Hills Mutual Board hereby approves the request to Install Side Patio Room Addition and Roofline Extension with Vaulted Ceilings; 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 5119 Brazo and all future Mutual Members at 5119 Brazo; 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.

9. Recommendation to Approve the Variance Request to Retain a Non-Standard Patio Storage Cabinet at Manor 3010-C Via Buena Vista

RESOLUTION 03-23-104

Variance Request

WHEREAS, Member located at 3010-C Via Buena Vista, a San Clemente style manor, requests Architectural Controls and Standards Committee approval of a variance to Retain a Non-Standard Patio Storage Cabinet; 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 Controls and Standards Committee or in person at the Architectural Controls and Standards Committee Meeting August 14, 2023; and

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WHEREAS, the Architectural Controls and Standards Committee reviewed the variance and moved for approval of the variance to Retain a Non-Standard Patio Storage Cabinet;

NOW THEREFORE BE IT RESOLVED, on September 01, 2023, the Third Laguna Hills Mutual Board hereby approves the request to Retain a Non-Standard Patio Storage Cabinet; 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 3010-C Via Buena Vista and all future Mutual Members at 3010-C Via Buena Vista; 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.

Mr. Mejia and Mr. Rudge left the meeting at 10:32 a.m.

Discussion ensued among the Board.

6. Directors' Comments

- President Laws discussed on the following items:
 - Annual Board Luncheon at CH2
 - Year in Review Presentation
 - Annual/Organizational Meeting on October 5th.
 - Discussion on GRF recall

Director Cook made a motion not to have an annual luncheon. Director Prince seconded.

Hearing no changes or objections, the motion was called to a vote and passed 7-3-0. Directors Park, Zalon, and Bhada opposed.

Director Cook made a motion to add "Discussion of Recall" to the Third Open agenda. Director Lewis seconded.

Discussion ensued among the Board.

Hearing no changes or objections, the motion was called to a vote and passed 9-1-0. Director Bhada opposed.

- Director Zalon commented on Third Mutual's Legal Counsel

7. Adjournment

The meeting was adjourned at 11:16 a.m.

DocuSigned by:

N. Cris Prince

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