



OPEN SESSION

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

**Tuesday, January 16, 2024 - 9:30 a.m.
Laguna Woods Village Community Center
Board Room/Virtual Meeting
24351 El Toro Road
Laguna Woods, California**

Directors Present: Mark Laws, Ralph Engdahl, N. Cris Prince, Andrew Ginocchio, S.K. Park, Jim Cook, Moon G. Yun, Reza Karimi, Nathaniel Ira Lewis

Directors Absent: Brad Rinehart (Excused), Jules Zalon (Unexcused)

Staff Present: Siobhan Foster-CEO, Paul Nguyen, Bart Mejia, Francis Gomez, Alan Grimshaw, Connie Habal, Jennings Lai, Blake Lefante, Jay Allen, Megan Feliz, Eric Nunez, Jose Campos

Others Present: VMS – Mary Seto
GRF – None
United – None
VMS – None

1. Call meeting to order / Establish Quorum – President Laws, Chair

President Laws called the meeting to order at 9:30 a.m. and established that a quorum was present.

2. Pledge of Allegiance

Director Cook led the Pledge of Allegiance.

3. Approval of Agenda

President Laws asked for a motion to approve the Agenda.

Director Park made a motion to approve the Agenda. Director Lewis seconded.

Director Engdahl requested the date of 14f be changed to December 19, 2023.

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

4. Approval of Minutes

- a. December 19, 2023 – Regular Board Meeting
- b. January 5, 2024 – Agenda Prep Meeting

Director Yun made a motion to approve the minutes of December 19, 2023 – Regular Board Meeting and the January 5, 2024 – Agenda Prep Meeting. Director Park seconded.

President Laws requested item 4a, page 2 of 18, December 2026 to October 2026, be changed to December 2025 to October 2025 from the December 19, 2023 - Regular Board Meeting Minutes.

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

5. Report of the Chair

President Laws commented on the following:

- Member Suggested 2024 Priorities

6. Open Forum (Three Minutes per Speaker)

- A member commented on the work of the Foundation of Laguna Woods Village

7. Responses to Open Forum Speakers

- Director Yun commented on the racial tension inside the village and the work of the Compliance Department
- Multiple Directors commented on the work of the Foundation of Laguna Woods Village

8. Department Update – Jay Allen, Damage Restoration Manager: Damage Restoration Process

Jay Allen, Damage Restoration Manager, gave a presentation on the damage restoration process and answered questions from the Board.

Upon the end of the discussion on Damage Restoration, Director Zalon, from the audience, stated he was present to serve President Laws.

9. CEO Report

CEO Siobhan Foster reported on:

- 2024 Cleanup, Organization
- Keep Up the Good Work
- CR&R Low-Profile Bin Update
- Resident Services Callback Feature
- After-Hours Contacts
- Upcoming

CEO Foster answered questions from the Board.

10. Consent Calendar - *All matters listed under the Consent Calendar were recommended for action by committees and were enacted by the Board by one motion. Items removed from the Consent Calendar by members of the Board were moved for further discussion and action by the Board.*

President Laws asked for a motion to approve the Consent Calendar as presented.

Director Cook made a motion to approve the Consent Calendar. Director Lewis seconded the motion.

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

a. Consistent with its statutory obligations the Board members individually reviewed Third Laguna Hills Mutual preliminary financials for the month of November 2023, and by this vote ratify that such review be confirmed in this month's Board Member Open Session Meeting minutes per Civil Code §5501.

b. Recommendation from the Finance Committee - None

c. Recommendation from the Landscape Committee - None

d. Recommendation from the Architectural Controls and Standards Committee

1. Recommendation to the Variance Request for Extend Entry into EUCA, Extended Rear Patio on Common Area and EUCA Area and Extend Master Bedroom into Private Garden on EUCA at Manor 5189 Duenas

RESOLUTION 03-24-01

Variance Request

WHEREAS, Member located at 5189 Duenas, a Villa Paraisa style manor, requests Architectural Controls and Standards Committee approval of a variance to Extend Entry into EUCA 5'-3" x 8'-2". extend Rear Patio with installation of Interlocking Pavers per Standard 21 on Rear Common Area 4'-0" x 27'-8", 12'-4" x 15'-0" and 8'-0" x 27'-8" EUCA Area. Extend Master Bedroom into Private Garden 6'-0" x 12'-9" EUCA Area;

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 Monday January 8, 2024; and

WHEREAS, the Architectural Controls and Standards Committee reviewed the variance and moved for approval of the variance Request to Extend Entry into EUCA 5'-3" x 8'-2". extend Rear Patio with installation of Interlocking Pavers per Standard 21 on Rear Common Area 4'-0" x 27'-8", 12'-4" x 15'-0" and 8'-0" x 27'-8"

EUCA Area. Extend Master Bedroom into Private Garden 6'-0" x 12'-9" EUCA Area;

NOW THEREFORE BE IT RESOLVED, on Tuesday January 16, 2024, the Third Laguna Hills Mutual Board hereby approves the Request to Extend Entry into EUCA 5'-3" x 8'-2". extend Rear Patio with installation of Interlocking Pavers per Standard 21 on Rear Common Area 4'-0" x 27'-8", 12'-4" x 15'-0" and 8'-0" x 27'-8" EUCA Area. Extend Master Bedroom into Private Garden 6'-0" x 12'-9" EUCA Area.; and

RESOLVED FURTHER, all costs for maintenance, repair, renovation, replacement or removal of the improvement, present and future, are the responsibility of the Property's Member at 5189 Duenas and all future Mutual Members at 5189 Duenas; 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.

11. Unfinished Business

a. Entertain a Motion to Approve Barbecue Policy (**December initial notification – 28-day notification for member review and comments to comply with Civil Code §4360 has been satisfied**)

Director Prince read the following resolution:

RESOLUTION 03-24-02

Barbecue Grills Rules & Regulations

WHEREAS, the Resident Policy & Compliance Committee has recognized the need to adopt Barbecue Grills Rules & Regulations to set forth guidelines for the use of barbeque grills;

NOW THEREFORE BE IT RESOLVED, on January 16, 2024, the Board of Directors of this Corporation hereby adopts the Barbecue Grills Rules & Regulations, as attached to the official minutes of this meeting; and

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.

Director Cook made a motion to approve the resolution for the Barbecue Grills Rules & Regulations Policy. Director Lewis seconded.

President Laws pointed out a scrivener error and asked staff to make the adjustment.

Discussion ensued among the Board.

Multiple members commented on the item.

Hearing no further changes, the motion was called to a vote and passed 7-1-1. Director Engdahl opposed. Director Karimi abstained.

12. New Business

a. Entertain a Motion to Approve Elimination of the Low-Flow Toilet Statement of Compliance (January initial notification – 28-day notification for member review and comments to comply with Civil Code §4360)

RESOLUTION 03-24-XX

Replacement Toilet at Manor Transfer

WHEREAS, on January 19, 2016, the Board of Directors adopted the Replacement Toilet at Manor Transfer requirement to set forth requirements for the replacement of all noncompliant toilets prior to the date any record fee title to a manor is transferred; and

WHEREAS, the Manor Alterations Committee has recognized the need to re-evaluate the Replacement Toilet at Manor Transfer requirement and determined that, in an effort to expedite these real estate transactions, that such requirement be enforced by the City of Laguna Woods at the time the member processes the required building permit and should be rescinded in its entirety;

NOW THEREFORE BE IT RESOLVED, February 20, 2024, the Board of Directors of this Corporation hereby rescinds Resolution 03-16-07, adopted January 19, 2016; and

RESOLVED FURTHER, that a mutual consent will not be required; instead, the member will be required to submit and comply with the online no-fee Toilet Replacement form to Manor Alterations. Note that this form only applies to the replacement of existing toilets. Relocations and new installations follow the normal Mutual Consent process.

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 Cook made a motion to approve the Resolution for Elimination of the Low-Flow Toilet Statement of Compliance for discussion purposes and to postpone the final vote for 28-days per Civil Code §4360. Director Karimi seconded the motion. 8-0-1 passed

Director Yun made an amended motion to not require manor alterations to be notified. Director Park seconded.

Discussion ensued among the Board.

Hearing no further changes, the amended motion was called to a vote and failed 4-4-1. Director Park, Director Yun, Director Engdahl, and Director Ginocchio voted for. Director Karimi abstained.

Returning to the original motion, the original motion was called to a vote. The original motion passed with a vote of 8-1-0. Director Park opposed.

- b. Entertain a Motion to Approve the Elimination of Manor Alteration Conformance Deposit Fee (January initial notification – 28-day notification for member review and comments to comply with Civil Code § 4360)**

Alan Grimshaw, Building Permits & Inspections Manager answered questions from the board.

RESOLUTION 03-24-XX

ELIMINATION OF MANOR ALTERATION CONFORMANCE DEPOSIT FEE

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

WHEREAS, the Architectural Controls and Standards Committee recognizes the need to cancel the conformance deposit fee;

NOW THEREFORE BE IT RESOLVED, February 20, 2024, the Board of Directors of this Corporation hereby cancels Resolution 03-17-119, adopted October 20, 2017; and

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

Director Cook made a motion to approve the Resolution for Elimination of the Manor Alteration Conformance Deposit Fee for discussion purposes and to postpone the final vote for 28-days per Civil Code §4360. Director Karimi seconded.

Discussion ensued among the Board.

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

- c. Entertain a Motion to Approve the Revision to Architectural Standard Slab 21: Patio Slabs (January initial notification – 28-day notification for member review and comments to comply with Civil Code § 4360)**

RESOLUTION 03-24-XX

REVISE STANDARD 21: PATIO SLABS, WALKWAYS AND PAVERS

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

WHEREAS, the Architectural Controls and Standards Committee recognized the need to update and clarify the construction methods and materials of patio slabs, walkways and pavers;

NOW THEREFORE BE IT RESOLVED, February 20, 2024, that the Board of Directors of this Corporation hereby adopts revision and amendments to Standard 21: Patio Slabs; and

RESOLVED FURTHER, Resolution 03-18-44 adopted March 23, 2018, is hereby superseded and canceled; and

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

Director Cook made a motion to approve the Resolution for Revised Standard 21: Patio Slabs, Walkways and Pavers for discussion purposes and to postpone the final vote for 28-days per Civil Code §4360. Director Lewis seconded the motion.

Discussion ensued among the Board.

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

d. Entertain a Motion to Approve Update Committee Assignments

RESOLUTION 03-24-03

Third Mutual Committee Appointments

RESOLVED, January 16, 2024, that the following persons are hereby appointed to serve on the committees and services of this Corporation;

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

Finance Committee (meets every other month)

Andy Ginocchio, Chair

Moon Yun

Brad Rinehart

SK Park
Reza Karimi
Non-Voting Advisors: Wei-Ming Tao

Architectural Control and Standards Committee (meets monthly)

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

Landscape Committee (meets monthly)

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

Maintenance and Construction Committee (meets every other month)

Ralph Engdahl, Chair
James Cook
Brad Rinehart
Moon Yun
SK Park
Andy Ginocchio, Alternate
Non-voting Advisors: ~~Judith Troutman, Peter Henschel~~

Resident Policy and Compliance Committee (meets monthly)

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

Executive Hearing Committee (meets monthly)

Mark Laws, Chair
Jim Cook
Cris Prince
Ralph Engdahl, Alternate
Andy Ginocchio, Alternate

Water Conservation Committee (meets quarterly)

Jules Zalon, Chair
Reza Karimi
Brad Rinehart

Nathaniel Ira Lewis

Garden Villa Recreation Room Committee (meets thrice yearly)

SK Park, Chair

Moon Yun

Reza Karimi

Voting Advisors: Stuart Hack, Lynn Jarrett

Non-Voting Advisors: Lorna Seung

Executive Committee (can attend Closed Meetings / Executive Sessions)

Mark Laws

Jim Cook

Ralph Engdahl

Andy Ginocchio

Cris Prince

Reza Karimi

Nathaniel Ira Lewis

Moon Yun

SK Park

Brad Rinehart

RESOLVED FURTHER, that Resolution 03-23-148, adopted December 19, 2023, 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 03-24-04

GRF Committee Appointments

RESOLVED, January 16, 2024, 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:

Community Activities Committee (meets monthly)

Mark Laws (Third)

Andy Ginocchio (Third)

Reza Karimi, Alternate (Third)

Finance Committee (meets every other month)

Andy Ginocchio (Third)

Moon Yun (Third)

Brad Rinehart, Alternate (Third)

Landscape Committee (meets every three months)

Nathaniel Ira Lewis (Third)

SK Park (Third)

Reza Karimi, Alternate (Third)

Maintenance & Construction Committee (meets every other month)

SK Park (Third)

Ralph Engdahl (Third)

Brad Rinehart, Alternate (Third)

Clubhouse Renovation Ad Hoc Committee (meets as scheduled)

Andy Ginocchio (Third)

Ralph Engdahl (Third)

Reza Karimi, Alternate (Third)

Media and Communications (meets every other month)

Jim Cook (Third)

Cris Prince, (Third)

Moon Yun, Alternate (Third)

Website Ad Hoc Committee (meets as scheduled)

Mark Laws (Third)

Broadband Ad Hoc Committee (meets every month)

Cris Prince (Third)

Jim Cook (Third)

Reza Karimi, Alternate (Third)

Mobility & Vehicles Committee (meets as scheduled)

SK Park (Third)

Moon Yun (Third)

Reza Karimi, Alternate (Third)

Security and Community Access Committee (meets every other month)

SK Park (Third)

Reza Karimi (Third)

Disaster Preparedness Task Force (meets every other month)

SK Park (Third)

Moon Yun (Third)

Laguna Woods Village Traffic Hearings (meets every month)

SK Park (Third)

Mark Laws, Alternate (Third)

~~Purchasing Ad Hoc Committee (meets as scheduled)~~

~~Andy Ginocchio (Third)~~

~~Ralph Engdahl, Alternate (Third)~~

~~Compliance Ad Hoc Committee (meets as scheduled)~~

~~Moon Yun (Third)~~

~~Andy Ginocchio (Third)~~

Information Technology Advisory Committee (ITAC) (meets monthly)

Mark Laws (Third)
SK Park (Third)

Space Planning Ad Hoc Committee (meets as scheduled)

Reza Karimi (Third)
Andy Ginocchio (Third)
SK Park (Third)

Select Audit Committee (meets as scheduled)

~~Andy Ginocchio (Third)~~
Peggy Moore

RESOLVED FURTHER, that Resolution 03-23-149, adopted December 19, 2023, 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 Park made a motion to approve the resolutions for Third Mutual Committee Assignments and GRF Committee Assignments. Director Karimi seconded.

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

e. Discussion of Member Survey

President Laws then discussed the thought of conducting a member survey.

Discussion among the Board then ensued. Since Director Yun expressed an interest in the member survey, President Laws indicated he would recommend Director Yun to the United Laguna Woods Mutual exploratory committee regarding a member survey.

13. Third Mutual Committee Reports

- a. Report of the Finance Committee / Financial Report – Director Ginocchio. The Committee met on December 5, 2023; next meeting February 6, 2024 at 1:30 p.m. in the Board Room and as a virtual meeting.
- b. Report of the Architectural Controls and Standards Committee – Director Cook. The Committee met January 8, 2024; next meeting February 12, 2024, at 1:30 p.m. in the Board Room and as a virtual meeting.
- c. Report of the Maintenance and Construction Committee – Director Engdahl. The Committee met on January 8, 2024; next meeting March 4, 2024 at 1:30 p.m. in the Board Room and as a virtual meeting.

- d. Report of the Landscape Committee – Director Lewis. The Committee met on January 4, 2024; next meeting February 1, 2024 at 9:30 a.m. in the Board Room and as a virtual meeting.
- e. Report of the Water Conservation Committee – President Laws.. The Committee met on July 27, 2023; next meeting January 25, 2024 at 2 p.m. in the Board Room and as a virtual meeting.
- f. Report of the Resident Policy and Compliance Committee –President Laws. The Committee met on November 29, 2023; next meeting January 23, 2024 at 9:30 a.m. in the Board Room and as a virtual meeting.

14. GRF Committee Highlights

- a. Clubhouse Facilities Renovation Ad Hoc Committee – Director Engdahl. This Committee met on January 3, 2024; the next meeting is TBA.
- b. GRF Finance Committee – Director Ginocchio. The Committee met on December 20, 2023; next meeting February 21, 2024, at 1:30 p.m. in the Board Room and as a virtual meeting.
- c. GRF Media and Communications Committee – Director Cook. The Committee met on January 15, 2024; the next meeting is TBD.
- d. Space Planning Ad Hoc Committee – Director Ginocchio. This Ad Hoc Committee last met on January 3, 2024; next meeting January 31, 2024 at 1:30 p.m. in the Board Room.
- e. Information Technology Advisory Committee – Director Laws. This closed Committee last met on January 5, 2024; next meeting is January 26, 2024.
- f. The following GRF Committees have not met since the last Third Board Meeting of December 19, 2023:
 - i. GRF Community Activities Committee – Director Ginocchio. This Committee met on December 14, 2023; the next meeting is February 8, 2024 at 1:30 p.m. in the Board Room and as a virtual meeting.
 - ii. GRF Landscape Committee – Director Lewis. This committee met on November 8, 2023; the next meeting is February 14, 2024 at 1:30 p.m. in the Board Room and as a virtual meeting.
 - iii. GRF Media and Communications Committee – Director Cook. The Committee met on September 18, 2023; the next meeting is January 15, 2024 at 1:30 p.m. in the Board Room.

- iv. GRF Finance Committee – Director Ginocchio. The Committee met on October 18, 2023; next meeting December 20, 2023, at 1:30 p.m. in the Board Room and as a virtual meeting.
- v. GRF Mobility and Vehicles Committee – Director Yun. This Committee met on November 6, 2023; the next meeting is February 7, 2024 at 1:30 p.m. in the Board Room.
- vi. GRF Landscape Committee – Director Lewis. This committee met on November 8, 2023; the next meeting is February 14, 2024 at 1:30 p.m. in the Board Room and as a virtual meeting.
- vii. GRF Security and Community Access Committee – Director Park. This Committee last met on October 25, 2023, and the next meeting is February 28, 2024, at 1:30 p.m. in the Board Room and as a virtual meeting.
- viii. GRF Maintenance & Construction Committee – Director Engdahl. The Committee met on December 20, 2023; next meeting February 14, 2024, at 9:30 a.m. in the Board Room and as a virtual meeting.
- ix. Disaster Preparedness Task Force – Director Park. The task force met on November 28, 2023; the next meeting is January 30, 2024, at 9:00 a.m. in the Board Room.
- x. Report of the Laguna Woods Village Traffic Hearings – Director Park. The hearings were held on November 15, 2023; next meeting January 17, 2024
- xi. Website Ad Hoc Committee – Director Laws. The Committee last met on May 22, 2023; the next meeting is TBA.
- xii. GRF Broadband Ad Hoc Committee – Director Cook. This closed Committee last met on November 20, 2023; the next meeting is TBA.

15. Future Agenda Items-- *All matters listed under Future Agenda Items are Resolutions on 28-day public review or items for a future Board Meeting. No action will be taken by the Board on these agenda items at this meeting. The Board will take action on these items at a future Board Meeting.*

- *Elimination of the Low-Flow Toilet Statement of Compliance*
- *Elimination of the Manor Alteration Conformance Deposit Fee*
- *Revision to Architectural Standard 21: Patio Slabs, Walkways & Pavers*

16. Directors' Comments

- Director Yun commented on Directors' making educated and thoughtful decisions and the impact it has on residents
- President Laws echoed Director Yun's comments

17. Recess - *At this time, the meeting will recess for lunch and reconvene to Executive Session to discuss the following matters per California Civil Code §4935.*

The meeting was recessed into closed session at 12:40 p.m.

Closed Session Agenda

Approval of Agenda

Approval of the Minutes

*(a) December 19, 2023 – Regular Closed Executive Committee Meeting
Discuss and Consider Member Matters
Discuss Personnel Matters
Discuss and Consider Contractual Matters
Discuss and Consider Litigation Matters*

17. Adjournment

The meeting was adjourned at 4:30 p.m.

DocuSigned by:

N. Cris Prince

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

Barbecue Rules & Regulations
Resolution 03-24-02 Adopted January 16, 2024

I. Purpose

The purpose of this document is to define the policies of Third Laguna Hills Mutual (“Third”) regarding the use of Barbecue Grills.

II. Definitions

For the purposes of this policy:

- a. Barbecue Grills are devices that cook food by apply heat from below. There are three categories of grills:
 1. Gas-fueled grills cook food with gas jets located under its cooking surface; they typically use propane, butane, or natural gas as a fuel source, and generate an open flame for grilling or smoking
 2. Charcoal grills are home grills that use lump charcoal or charcoal briquettes as a heating source to cook food; the charcoal fuel is located under the grill grates, and generates an open flame for grilling or smoking
 3. Electric grills cook and smoke food by using heat generated by an electric element; electric grills include pellet grills which use electricity to heat a rod that ignites wood pellets, and it's the heat and smoke from those wood pellets that cook and flavor food
- b. Common Area means the area which is available for use by more than one person.
- c. Governing Documents are defined as the Articles of Incorporation, Bylaws, the recorded Covenants, Conditions, and Restrictions (CC&Rs); and any rules and regulations adopted by Third. Any reference to the “Governing Documents” shall, for purposes of this Policy, be deemed a reference to the Community Rules set forth in this definition
- d. Member is defined as any person entitled to membership in Third.
- e. Multi-story building residential facility means a building or portion thereof that contains more than one story of dwelling units.
- f. Single-story building residential facility means a building or portion thereof that contains only one story of dwelling units.

III. Conditions

Permitted in Third:

- a. Gas-fueled grills and Electric grills are permitted in all buildings (including all multi- and single-story buildings);
- b. Propane tanks are not to exceed the standard propane tank size of 20 pounds which are the tanks one commonly sees at exchange stations located at grocery stores, home improvement stores, and gas stations; a 20 pound propane tank holds about 4.5 gallons of propane and weighs about 37 pounds when full
- c. Charcoal grills are permitted only in single-story buildings; Charcoal grills are not permitted in multi-story buildings

IV. Enforcement

Third is authorized to take disciplinary action against a Member found to be in violation of the Barbecues Rules. When a violation occurs, the Board is obligated to evaluate and impose if appropriate, member-discipline as set forth in the governing documents. The Board of Directors has the authority to impose monetary fines, suspend Member privileges, and/or bring forth legal action.

The Member is entirely responsible for ensuring that the rules, regulations, and policies are followed by anyone they allow into the community. This includes any co-occupant, lessee, guest, care provider, vendor, invitee or contractor.

A complaint may be registered by calling the Security Department at 949-580-1400 or with the Compliance Division by emailing compliance@vmsinc.org or by calling 949-268-2255.