



OPEN MEETING

REGULAR OPEN MEETING OF THE UNITED LAGUNA WOODS MUTUAL MAINTENANCE AND CONSTRUCTION COMMITTEE*

**Monday, July 29, 2024 - 10:30 a.m.
24351 El Toro Road, Laguna Woods, CA 92637
Board Room and Virtual with Zoom**

Laguna Woods Village owners/residents are welcome to participate in all open committee meetings in-person and virtually. To submit comments or questions virtually for committee meetings, please use one of the following options:

1. Join by Zoom by clicking this link: <https://us06web.zoom.us/j/91797258413>, Webinar ID 91797258413
2. Via email to meeting@vmsinc.org any time before the meeting is scheduled to begin or during the meeting. Please use the name of the committee in the subject line of the email. Name and unit number must be included.

NOTICE and AGENDA

This Meeting May Be Recorded

1. Call to Order
2. Acknowledgement of Media
3. Approval of Agenda
4. Approval of Meeting Report from April 24, 2024
5. Chair's Remarks
6. Member Comments - *(Items Not on the Agenda)*
7. Department Head Update
8. Consent: *All matters listed under the Consent Calendar are considered routine and will be enacted by the committee by one motion. In the event that an item is removed from the Consent Calendar by members of the committee, such item(s) shall be the subject of further discussion and action by the committee.*
 - a. Project Log
9. Items for Discussion and Consideration
 - a. Revised Building Color Palette Update
 - b. Trash Enclosure Trellis Request CDS 55
 - c. Walkway Lighting Request Form Update

10. Items for Future Agendas: *All matters listed under Future Agenda Items are items for a future committee meeting. No action will be taken by the committee on these agenda items at this meeting.*

- Washer/Dryer App Pilot Program
- Attic/Wall Insulation Materials
- Benches: New and Replacement

Concluding Business:

11. Committee Member Comments
12. Date of Next Meeting: Wednesday, August 28, 2024 at 9:30 a.m.
13. Adjournment

*A quorum of the United Board or more may also be present at the meeting.

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OPEN MEETING

**REPORT OF THE REGULAR OPEN MEETING OF THE
UNITED LAGUNA WOODS MUTUAL
MAINTENANCE AND CONSTRUCTION COMMITTEE***

**Wednesday, April 24, 2024 - 9:30 a.m.
24351 El Toro Road, Laguna Woods, CA 92637
Board Room and Virtual with Zoom**

REPORT

MEMBERS PRESENT: Alison Bok – Chair, Pearl Lee, Ellen Leonard

STAFF PRESENT: Manuel Gomez – Maintenance & Construction Director,
Ian Barnette – Maintenance & Construction Assistant
Director, Bart Mejia - Maintenance & Construction
Assistant Director, Guy West – Projects Division
Manager, Adam Feliz – Maintenance Operations
Manager, Laurie Chavarria - Senior Management
Analyst, Sandra Spencer – Administrative Assistant

1. Call to Order

Chair Bok called the meeting to order at 9:30 a.m.

2. Acknowledgement of Media

The meeting was being broadcast on Zoom and Granicus. No media was present.

3. Approval of Agenda

Hearing no objection, the agenda and addendum were unanimously approved as written.

4. Approval of Meeting Report from February 28, 2024

Hearing no objection, the meeting report was unanimously approved as written.

5. Chair's Remarks

None.

6. Member Comments - (Items Not on the Agenda)

None.

7. Department Head Update

None.

8. Consent: *All matters listed under the Consent Calendar are considered routine and will be enacted by the committee by one motion. In the event that an item is removed from the Consent Calendar by members of the committee, such item(s) shall be the subject of further discussion and action by the committee.*

- a. Project Log
- b. Solar Production Annual Report/ROI Report

A motion was made and passed unanimously to approve the consent calendar.

9. Items for Discussion and Consideration

- a. Committee Charter

Mr. Gomez presented the committee charter with suggested changes. The prior version was adopted in 2019 and the suggested edits are intended to streamline the charter without affecting any roles or responsibilities of the committee. A motion was made and unanimously approved to recommend the United board adopt the revised committee charter.

- b. 2024 Shepherd's Crook Update

Mr. West provided an overview of the project and requested direction from the committee to change the location of the planned installation of Shepherd's Crook to an alternate site. Staff answered questions from the committee and shareholders. A motion was made to approve staff's recommendation to change the location from Paseo del Valencia north of Gate 2 to the location west of Gate 5 behind the Lutheran Church of the Cross adjacent to El Toro Road. The motion passed by a vote of 2/1/0 (Director Leonard opposed).

- c. Building Paint Color Palette (Verbal Update)

Mr. Feliz provided an overview of the current exterior paint palette which was adopted in 2019 and answered questions from the committee and shareholders. Discussion ensued regarding the possible addition of new color options. Staff was directed to contact the paint manufacturer to assemble a new palette for presentation to the United Architectural Control and Standards Committee for review.

- d. Cost Sharing Incentives to Upgrade Pipes and/or Install Dedicated Water Shut-off Valves in Walls During Remodeling (Verbal Update/Discussion)

Mr. Barnette asked the committee to provide direction on potential percentage splits between the mutual and the shareholders. After a brief discussion, the committee directed staff to table the item at this time.

- e. Supplemental Budget Appropriation for Dry Rot Repair Program

Mr. Feliz provided an overview of the program and indicated that work completed so far this year has used the entire budget for 2024. Staff answered questions from the committee and shareholders. A motion was made and unanimously approved to recommend the board approve a supplemental budget appropriation in the amount of \$500,000 from the Reserve Fund to provide funding needed for unanticipated dry rot repairs.

- f. Supplemental Budget Appropriation for Emergency Roof Repairs

Mr. West provided details on the roof repair program and answered questions from the committee. A motion was made and unanimously approved to recommend the board approve a supplemental budget appropriation in the amount of \$121,445 from the Reserve Fund for unanticipated roofing repair expenses completed and projected for the remainder of 2024. Staff was asked to check if the Contingency Fund could be used instead of the Reserve Fund.

- 10. Items for Future Agendas: *All matters listed under Future Agenda Items are items for a future committee meeting. No action will be taken by the committee on these agenda items at this meeting.***

- Washing Machine App Payment Pilot Program
- Attic/Wall Insulation Materials
- Benches: New and Replacement

Concluding Business:

11. Committee Member Comments

- Director Lee commented on the rising cost of the M&C budget due to serious issues concerning the aging infrastructure. Ways to produce income should be considered.
- Director Leonard thanked Mr. Feliz for his presentation on dry rot.
- Chair Bok thanked staff for an informative meeting and the challenges facing a 60-year old community.

12. Date of Next Meeting: Wednesday, June 26, 2024 at 9:30 a.m.

13. Recess: The meeting was recessed at 10:56 a.m.



Alison Bok, Chair

Alison Bok, Chair
Manuel Gomez, Staff Officer
Telephone: 949-268-2380

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United Mutual Project Log - June 2024 (Prepared July 19)

#	Type	Name	Description	Status	Estimated Completion/On-going Program	Budget
1	920 Projects	Pushmatic Electrical Panel Replacement	This program is funded to replace 2,750 Pushmatic electric panels over a 10-year period. The Pushmatic panels located inside the manors are unreliable and no longer supported.	Units completed in 2024: 108 Number of units remaining for 2024: 117 Total units completed as of 2023: 1,908 Total units planned for 2024: 225 Total units remaining after 2024: 617	Annual Program	Budget: \$500,000 Supplemental: \$82,755 Exp: \$152,974 Balance: \$429,781
2	920 Projects	Shepherd's Crook Installation	As a part of the Conditional Use Permit 1135, Laguna Woods Village will remove and replace barbed wire on all perimeter walls with Shepherd's Crook.	A total of 4,616 linear feet out of 21,000 linear feet of Shepherd's Crook has been installed as of 2023. Approximately 360 linear feet of Shepherd's Crook is scheduled for installation between the community and the Lutheran Church on El Toro Road. The contractor is preparing drawings for staff approval and the work is scheduled to begin late August.	Annual Program	Budget: \$35,000 Exp: \$0 Balance: \$35,000
3	904 Maint Svc	Epoxy Wasteline Remediation	The Wasteline Remediation Program involves the installation of a seamless epoxy-based liner within the existing pipes to mitigate future interior leaks and root intrusion as well as to resolve and prevent future back up problems related to compromised pipes. The program addresses interior as well as exterior waste lines. The program to line waste pipes commenced in 2011 but did not include interior pipes. Starting in 2017, both interior and exterior lines are receiving an epoxy liner.	Buildings remaining for 2024: 748, 915, 923, 888, 890, 891, 892, 893, 894, 895, 896, 897, 898, 886, 885, 889, 900, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849 Buildings completed in 2024: 204, 403, 692, 710, 727, 747, 755, 756, 750, 746, 749, 751, 754, 914, 936, 938, 939, 940, 941, 942, 944, 945, 901, 902, 903, 904, 905, 906, 907, 909, 910, 911, 912, 913, 887	Annual Program	Budget: \$2,300,000 Supplemental: \$520,000 Exp: \$715,122 Balance: \$2,104,878
4	910 Bldg Maint	Pest Control for Termites	This program is funded to eradicate dry wood termites from inaccessible areas by tenting buildings for fumigation. The budget also includes funding for local termite treatments and hotel accommodations during tenting. Local termite treatments and the removal of bees/wasps are performed as-needed throughout the year.	30 buildings scheduled for tenting between May and October. Scheduled: 379, 544, 393, 571, 653, 790, 792, 794, 674, 2021, 858, 837, 825, 234, 933, 878, 2093, 274, 2099, 2036. Completed : 11, 76, 27, 107, 234, 49, 226, 238, 375, 584.	Annual Program May to November	Budget: \$270,541 Exp: \$3,305 Balance: \$267,236
5	910 Bldg Maint	Exterior Paint Program	Starting in 2021, the Mutual has implemented a 15-year full cycle exterior paint program. All exterior components of each building are to be painted every 15 years. The painted components include the body (stucco/siding) as well as the following trim elements: fascia boards; beams; overhangs; doors; closed soffits; structural and ornamental metal surfaces. Decks are top coated and damaged building address signs are replaced. Lead abatement activities are also performed in conjunction with this program.	CDS scheduled for 2024: 209, 210, 211, 11, 19, 20, 25 In progress: CDS 210 and 211 CDS completed in 2024: 209	Annual Program	Budget: \$1,749,510 Exp: \$598,811 Balance: \$1,150,699

#	Type	Name	Description	Status	Estimated Completion/On-going Program	Budget
6	910 Bldg. Maint	Prior to Paint Program	This program prepares building surfaces for painting and includes repair and mitigation of dry rot, and decking, performed every 15 years in conjunction with the Exterior Paint Program.	CDS scheduled for 2024: 209, 210, 211, 11, 19, 20, 25 CDS 210 and 211 in progress. CDS completed in 2024: 209	Annual Program	Budget: \$968,154 Exp: \$354,915 Balance: \$613,239
7	910 Bldg. Maint	Balcony & Breezeway Resurfacing	This mid-cycle program provides for the waterproof topcoat sealing of balcony and breezeway deck surfaces every 7.5 years. This waterproofing process protects the deck substructure against future dry rot and improves the aesthetics of the deck surface. Prior to applying topcoat, crews conduct an inspection of the deck structure to locate any dry rot or potential safety hazards.	Buildings scheduled for 2024: 30 buildings to be scheduled. Schedule being developed.	Annual Program May to October	Budget: \$65,293 Exp: \$22,141 Balance: \$43,152
8	910 Bldg. Maint	Gutters - Replacement and Repair	Gutter replacement and repairs are performed on original construction rain gutters and downspout systems that are exhibiting deterioration. This program also includes installation of new gutters using a "seamless" gutter system in conjunction with the Mutual's exterior painting of the building to address drainage issues and to prevent foundation problems.	Buildings scheduled for 2024: 2071, 2073, 2074, 2072, 2073, 2075 and 2076. Buildings completed in 2024: None.	Annual Program Beginning in June	Budget: \$116,486 Exp: \$24,607 Balance: \$91,879
9	920 Projects	Roof Preventive Maintenance Program	This program is funded to provide preventive maintenance roof repairs. Additionally, this budget includes flat roof debris cleaning.	PREVENTIVE MAINTENANCE - Roofs completed in January 2024: 5-year old roofs - 534, 538, 631, 658, 805, 823, 829, 840, 848, 849, 864, 865, 867, 868, 870, 872, 877, 879, 880, 886, 906, 907, 913 Roofs completed January - March 2024: 10-year old roofs - 79, 87, 157, 169, 245, 302, 303, 348, 349, 350, 359, 360, 381, 421, 439, 442, 496, 502, 537, 565, 575, 579, 580, 581, 586, 589, 623, 624, 638, 645, 679, 681, 728, 729, 747, 758, 794, 946, 947, 962, 2042, 2070, 2082, 2096, 2102, 2139, 2141, 2152, 2184, 2219, C51, C310, L94, L107, L109, L113, L115, L116, L117, L119. 306 buildings on the flat roof debris removal program will be completed in December 2024.	Annual Program	Budget: \$178,468 Exp: \$108,528 Balance: \$69,940

#	Type	Name	Description	Status	Estimated Completion/On-going Program	Budget
10	920 Projects	Roof Replacements - Comp. Shingle and BUR to PVC Cool Roofing	This ongoing program is funded to replace built-up roofs (BUR) at the end of their serviceable life with a PVC Cool Roof system. Built-up roofs are inspected 15 years after installation. The Composition Shingle Replacement Program was designed to replace roof systems that have reached their serviceable life prior to failure.	Buildings scheduled for 2024: BUR to PVC roofs - Buildings remaining: 11, 43, 88, 114, 435, 827, 932, 2001, 2044 Buildings completed: 783, 797, 801, 807 & 874. Comp. shingle roofs - Buildings remaining: None. Buildings completed: 129, 369, 525, 753 & 945.	Annual Program April through November	Budget: \$1,050,000 Exp: \$437,495 Balance: \$612,505
11	920 Projects	Seal Coat Program	This program is funded to extend the life of the asphalt paving by sealing asphalt cracks and applying a bituminous seal coat to the asphalt surface preventing water intrusion and protecting the asphalt from deterioration.	Seal coat work scheduled for 2024: CDS 21, 22, 44, 70, 72, 83, 84, 86, 92, 207, 210, 211. Work is schedule to commence in August.	Annual Program August	Budget: \$45,126 Exp: \$0 Balance: \$45,126
12	920 Projects	Asphalt Paving Program	This program is funded to preserve the integrity of the CDS paving. As part of this program, the asphalt paving is inspected and rated for wear annually.	CDS scheduled for 2024: CDS 35, 55 Work is schedule to be completed in September.	Annual Program September	Budget: \$199,081 Exp: \$0 Balance: \$199,081
13	920 Projects	Parkway Concrete Program	This program is funded to repair or replace damaged concrete parkways in conjunction with the asphalt paving program. Concrete areas that are adjacent to the asphalt being replaced are inspected for damage and other deficiencies and are repaired or replaced accordingly.	Concrete work scheduled for 2024: CDS 35, 55 Work is scheduled to be completed in August.	Annual Program August	Budget: \$150,000 Exp: \$0 Balance: \$150,000
14	920 Projects	Building Structures	This program is funded to replace and repair building structural components that are not performing as designed. As building structural issues are reported and inspection requests are received, staff schedules an engineer to field inspect and, if required, provide a recommendation for repairs. In addition, with this program roofing repairs are also performed after the Prior to Paint program crews replace fascia due to dry rot. As part of this budget, staff proactively inspects buildings for drainage issues and provides repairs as needed.	Structural Repair/Drainage Correction: Buildings completed in 2024: 324-Q: Balcony Repair SB326 Repairs: Construction is in progress on 75-R, 86-P, 95-R and 107-O/Q. Repair plans are pending for 110-N/T and 526-P.	Annual Program	Budget: \$50,000 Exp: \$13,348 Balance: \$36,652
15	920 Projects	Foundations Program	This program is funded to replace foundations showing signs of distress or impending failure. These repairs or replacements are performed on an as-needed basis. Staff performs field inspections to evaluate building foundations and schedules any needed repairs and replacements as they are identified.	B859: Foundation Damage - Repair is scheduled to be completed by the end of July.	Annual Program	Budget: \$43,436 Exp: \$0 Balance: \$43,436

#	Type	Name	Description	Status	Estimated Completion/On-going Program	Budget
16	904 Maint Svc	Walkway Lighting Program	This program is funded to improve walkway lighting through additional fixture installation or the upgrade of existing lighting. Requests for additional lighting are received from residents on an ongoing basis. Those requests are vetted and additional lighting is installed if program requirements are met.	Applications submitted and under review: 2041-C (between 2032 and 2036) 299-C (between 298 A/D and 309 A/B) Applications approved: 337-B, 597-C Completed: B490, B2087	Annual Program	Budget: \$64,760 Exp: \$7,862 Balance: \$56,898
COMPLETED						
	920 Projects	Senate Bill 326 Load Bearing Component Inspections	This program is funded to conduct an assessment for inspection and testing of exterior elevated elements, defined as the load-bearing components in randomly selected buildings. The necessary inspection submittal requirements are due January 2025, as outlined in Senate Bill 326.	39 buildings were inspected in 2024. 18 buildings completed in February: 521, 524, 525, 526, 535, 549, 710, 711, 748, 753, 757, 762, 764, 775, 777, 780, 784, 785 21 buildings completed in January: 806, 807, 808, 809, 69, 70, 73, 75, 76, 77, 82, 84, 86, 90, 92, 95, 97, 100, 107, 110, 115 Final report will be presented in October.	Annual Program	Budget: \$51,560 Exp: \$40,158 Balance: \$11,402
	920 Projects	Water Lines - Copper Pipe Remediation	Epoxy lining is intended to extend the life of copper pipe water lines in all buildings which experience a high frequency of copper pipe leaks.	Buildings completed in 2024: 530, 534 Invoicing is pending.	Annual Program	Budget: \$100,000 Exp: \$37,756 Balance: \$62,244

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STAFF REPORT

DATE: July 29, 2024
FOR: Maintenance and Construction Committee
SUBJECT: Revised Building Color Palette Update

RECOMMENDATION

Review the proposed new color palette options and provide direction to staff.

BACKGROUND

The existing exterior paint color palette was approved by the Board of Directors in November 2015 and revised in January 2019 to include an additional entry door option (Attachment 1).

DISCUSSION

On April 24, 2024, the M&C Committee requested that staff contact the paint manufacturer to assemble a new building color palette for consideration by the committee. The manufacturer has prepared eight new color groups (Attachment 2).

These new color palettes will be presented at the July 29 M&C Committee meeting.

FINANCIAL ANALYSIS

None.

Prepared By: Adam Feliz, Maintenance Operations Manager

Reviewed By: Ian Barnette, Maintenance & Construction Assistant Director

Attachments:

Attachment 1 – Current Exterior Building Paint Color Palette

Attachment 2 – Sample New Color Options

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Attachment 1

**United Laguna Woods Mutual
Revised Exterior Paint Color Palette
Resolution 01-18-XX
November 13, 2018**

Residential Buildings (Manors) – Single Story Buildings

Group	Body Color	Trim Color
A	Travertan	Omaha Tan
B	Laguna Heather	Swiss Coffee
C	Hush	Swiss Coffee
D	Shadow White	Berkshire Beige
E	Laguna Heather	Smokey Mountain
F	Berkshire Beige	Swiss Coffee
G	Coastal Fog	Swiss Coffee

Block walls surrounding patios will be painted the lighter of the trim or body color where applicable.

The default color for manor entry doors will be the building's selected color group trim color. An alternative entry door color may be selected by the occupant member at each manor from the following options: the body color from the building's selected color group, or Coastal Fog, Swiss Coffee, Berkshire Beige or **Spiced Berry**.

Residential Buildings (Manors) – Seville Style Buildings

Group	Body Color	Trim Color
A	Travertan	Omaha Tan
B	Laguna Heather	Swiss Coffee
C	Hush	Swiss Coffee
F	Berkshire Beige	Swiss Coffee
G	Coastal Fog	Swiss Coffee

Block walls surrounding patios will be painted the lighter of the trim or body color where applicable.

The default color for manor entry doors will be the building's selected color group trim color. An Alternative entry door color may be selected by the occupant member at each manor from the following options: the body color from the building's selected color group, or Coastal Fog, Swiss Coffee, Berkshire Beige or **Spiced Berry**.

Residential Buildings (Manors) – Multiple Story Buildings

Group	Body Color	Trim Color
A	Travertan	Omaha Tan
B	Laguna Heather	Swiss Coffee
C	Hush	Swiss Coffee

Block walls surrounding patios will be painted the lighter of the trim or body color where applicable.

The default color for manor entry doors will be the building's selected color group trim color. An alternative entry door color may be selected by the occupant member at each manor from the following options: the body color from the building's selected color group, or Coastal Fog, Swiss Coffee, Berkshire Beige or **Spiced Berry**.

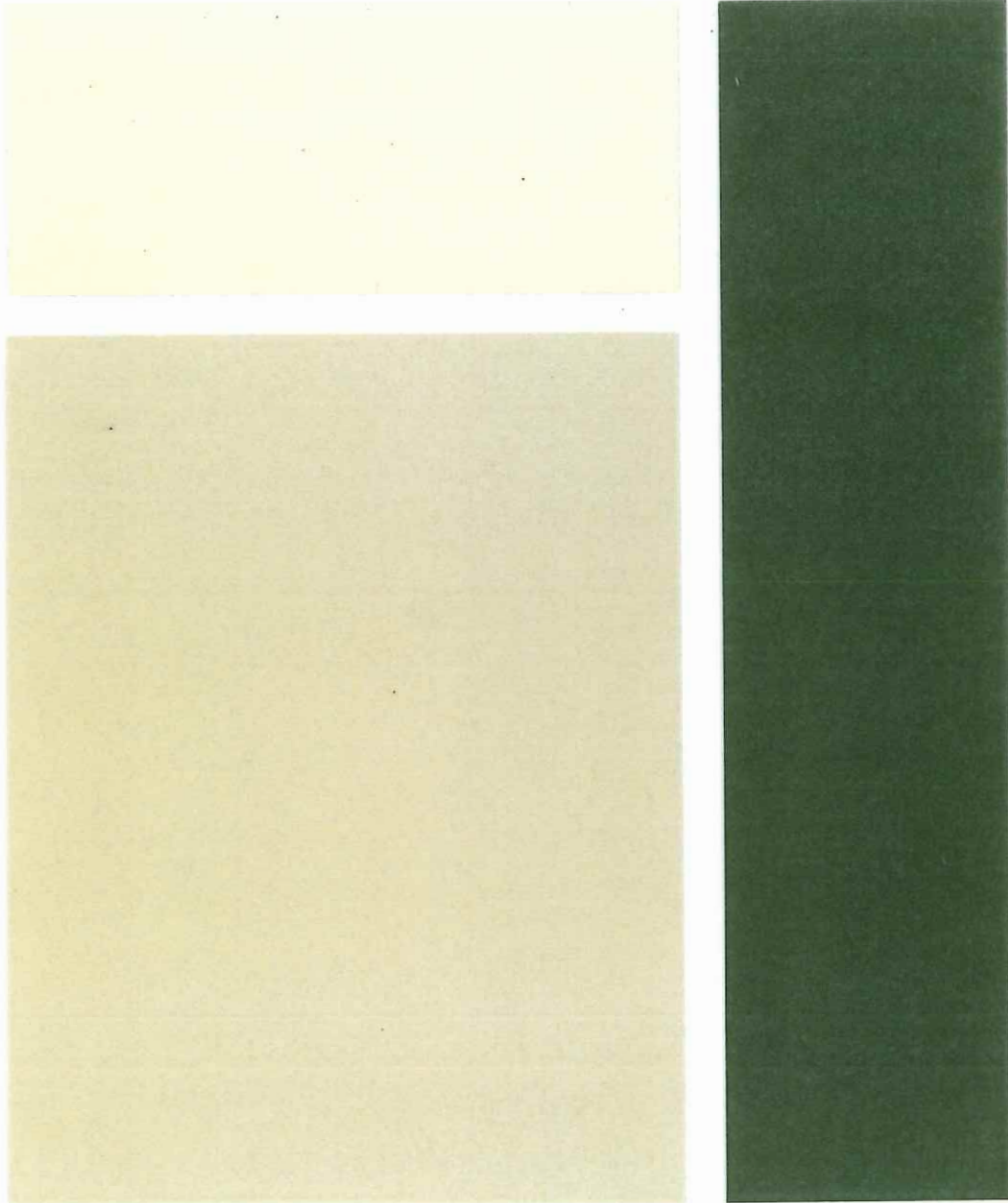
Laundry Buildings and Carports

Body Color	Trim Color
Berkshire Beige	Shadow White
Hush	Shadow White

Surrounding block walls and interiors of structures will be painted in the trim color.

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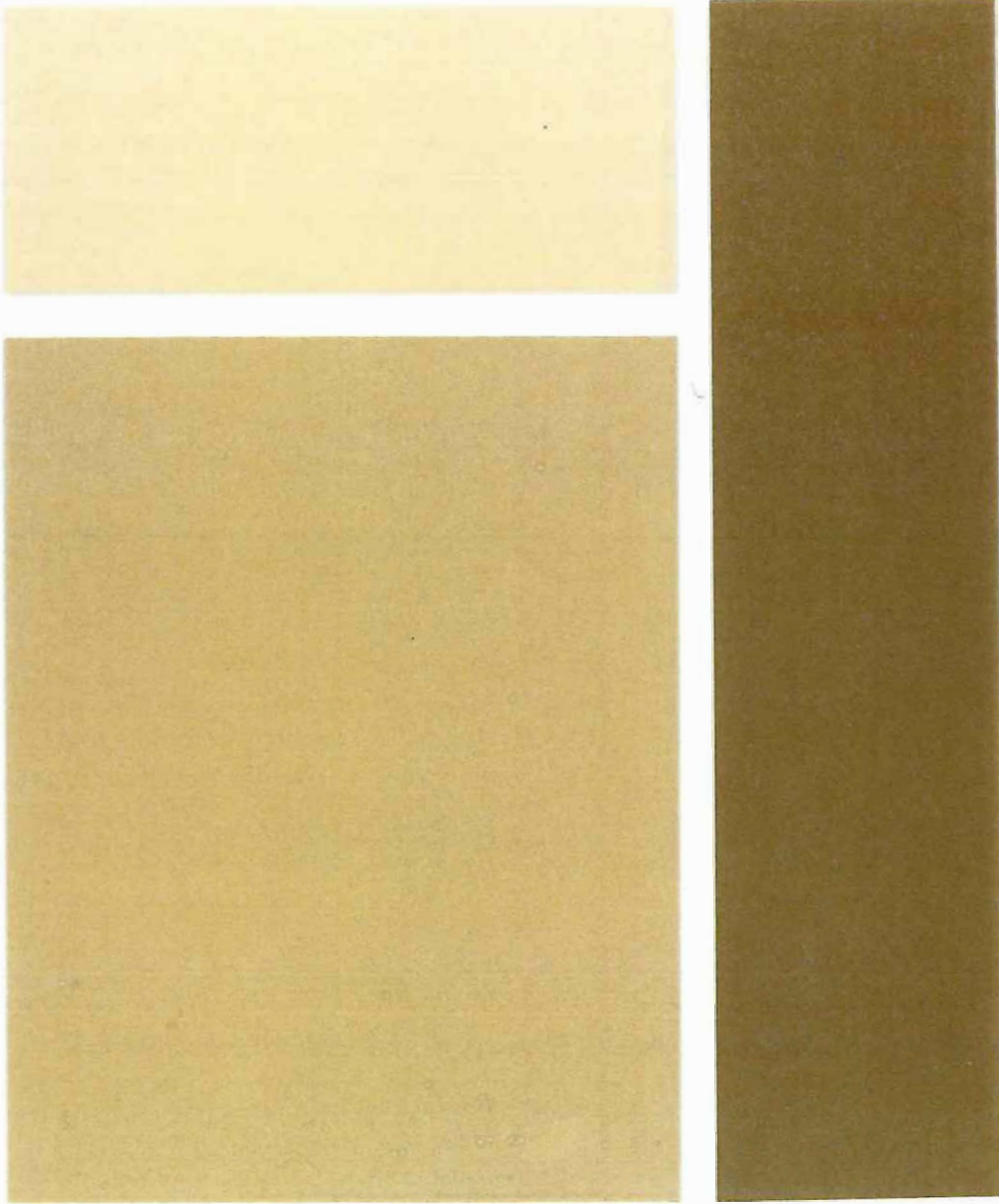
Attachment 2



Body: Garden Hedge 0378

Trim: Bleached Meadow 0376

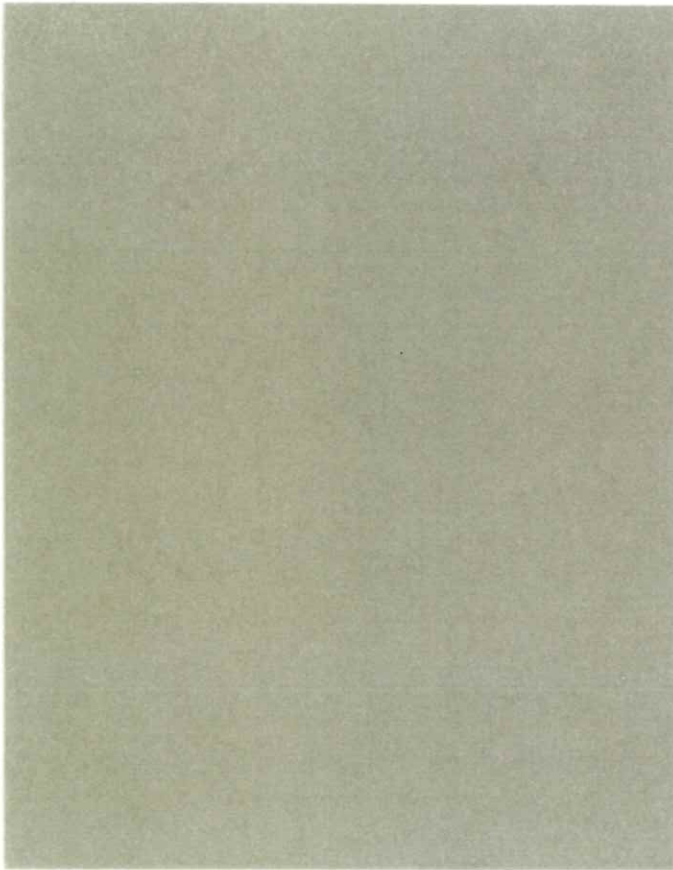
Accent: Eye of the Storm 0423



Body: Cocoa Nib 0260

Trim: Classic Terra 0258

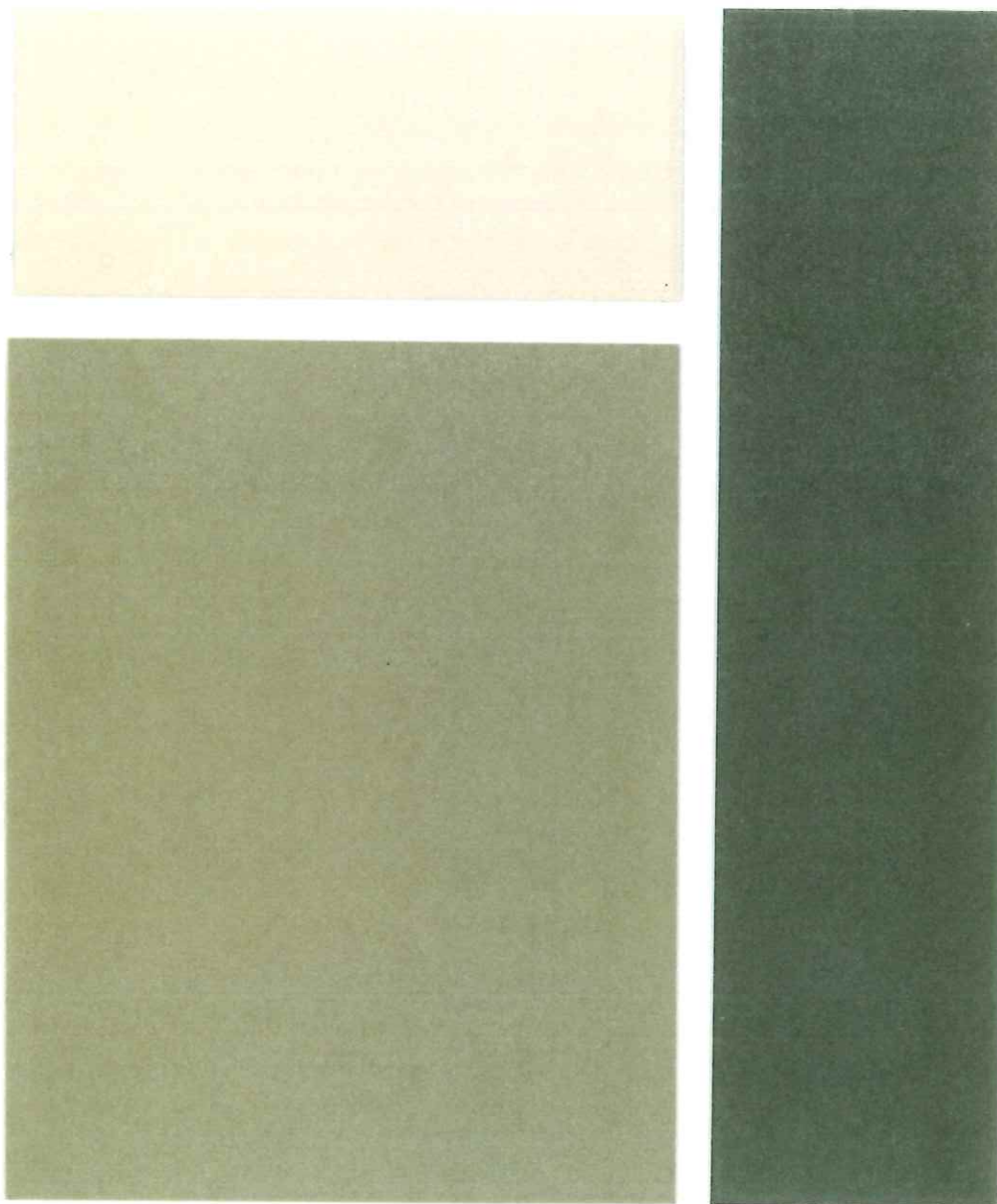
Accent: Rare Happening 0242



Body: Drifting Sand 0218

Trim: Herare White 0215

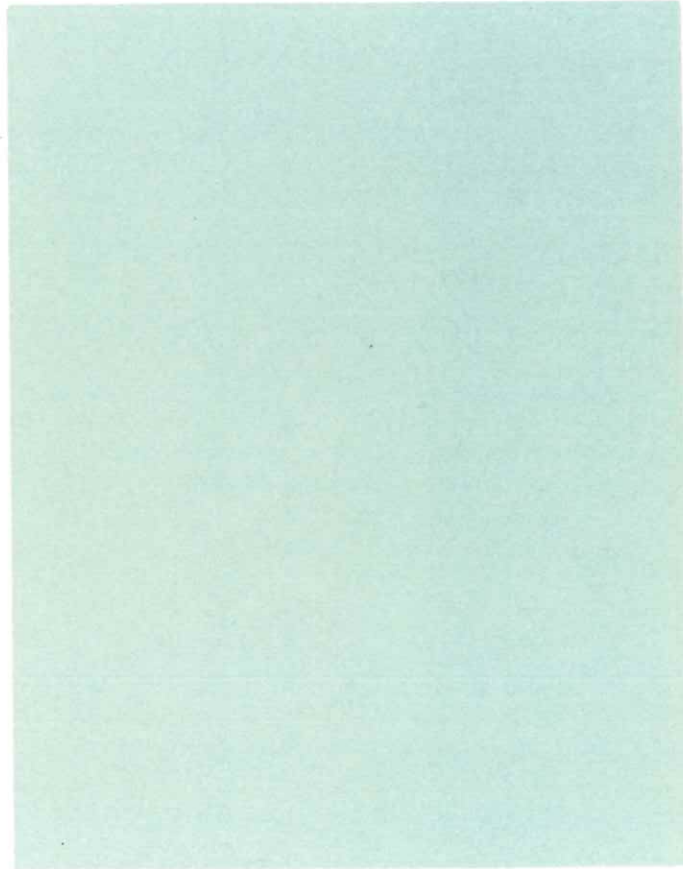
Accent: Ocean Storms 0506



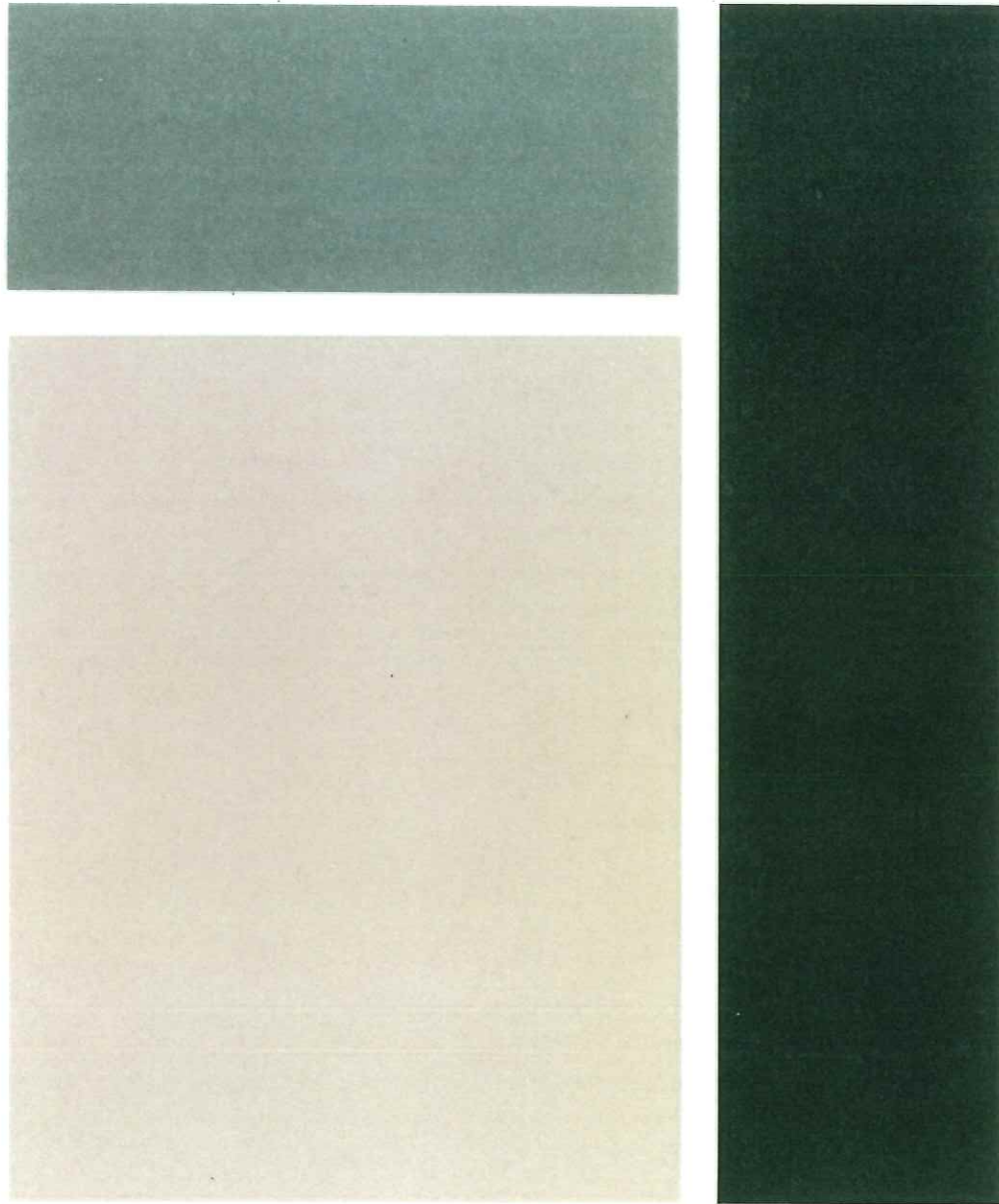
Body: Orestes 0379

Trim: Earthling 0216

Accent: King Fischer 0577



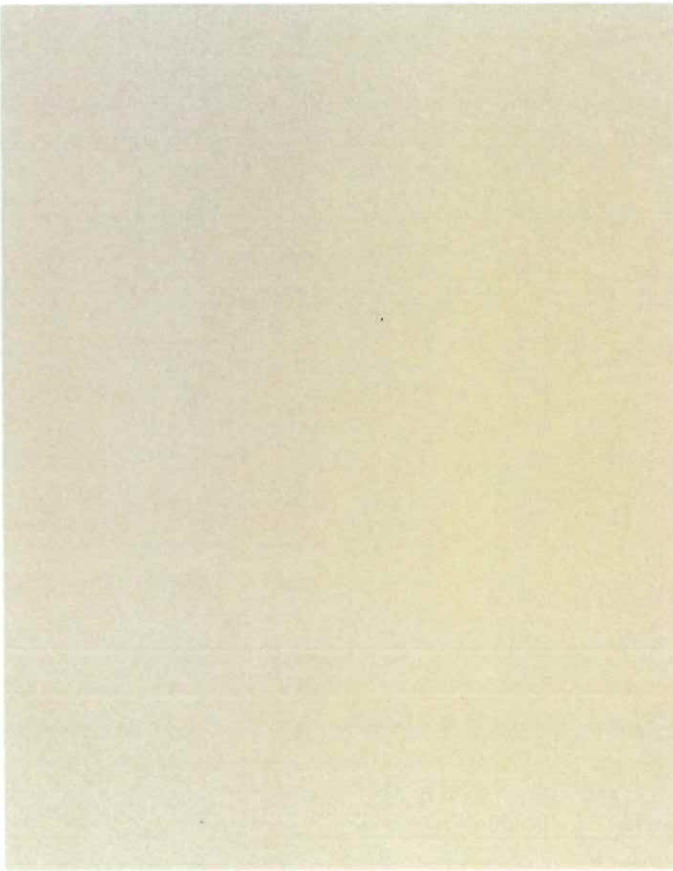
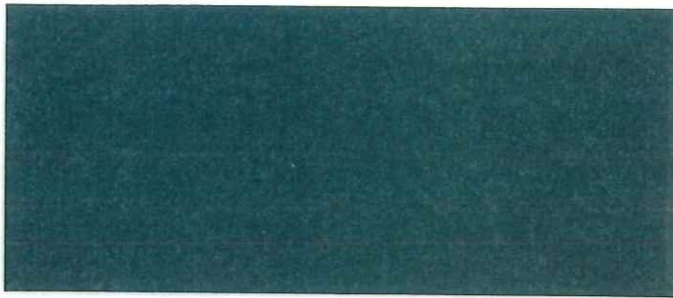
Body: Whirlwind 0489
Trim: Elusive White 0002
Accent: Zen Retreat 0535



Body: Hearthstone 0567

Trim: Paved Path 0582

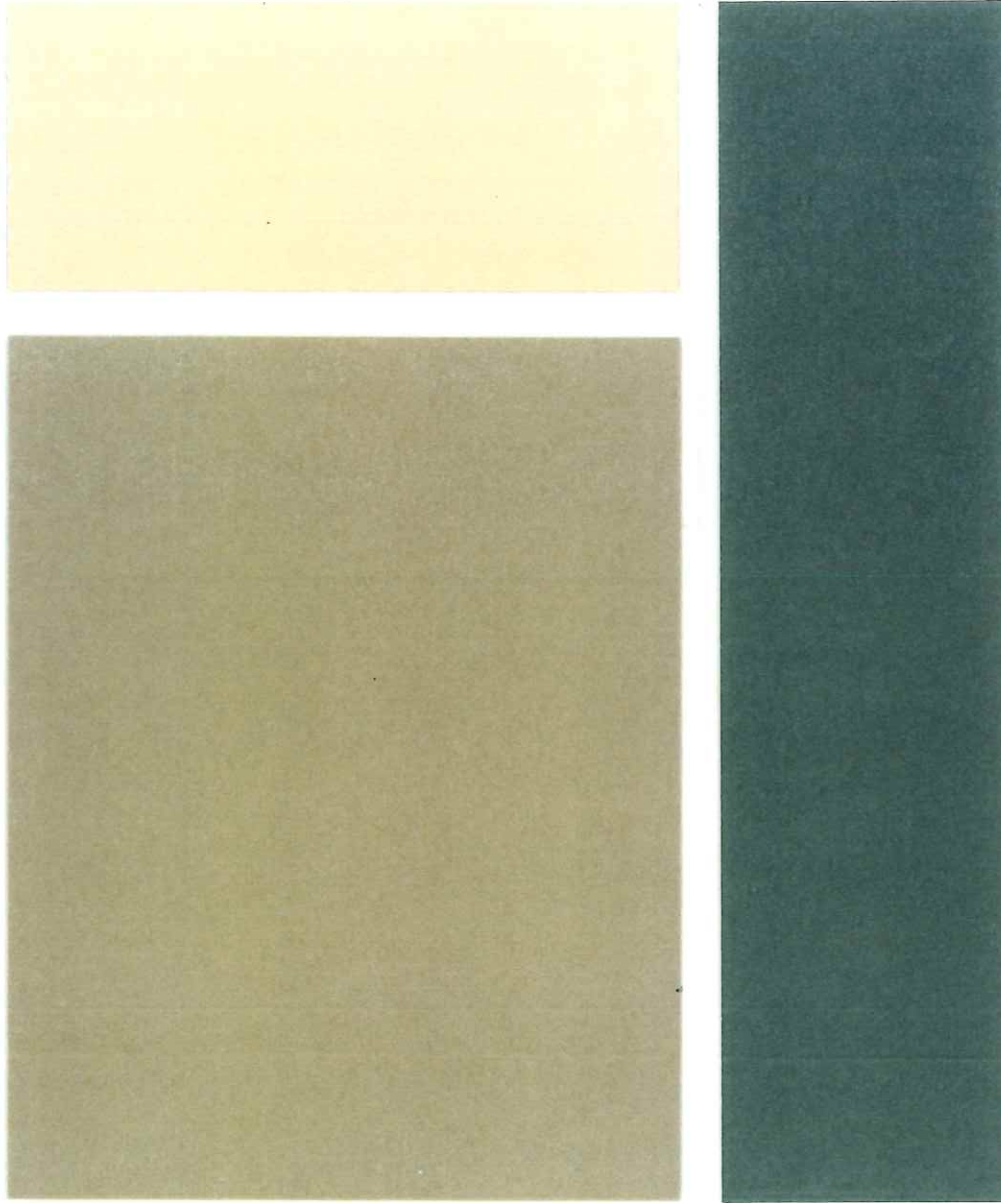
Accent: Oyster Catch 0585



Body: Soft Leather 0336

Trim: Thunderstorm 0514

Accent: Semolina 1011



Body: Urban Charm 0337

Trim: Shortbread 0257

Accent: Greybeard 0528

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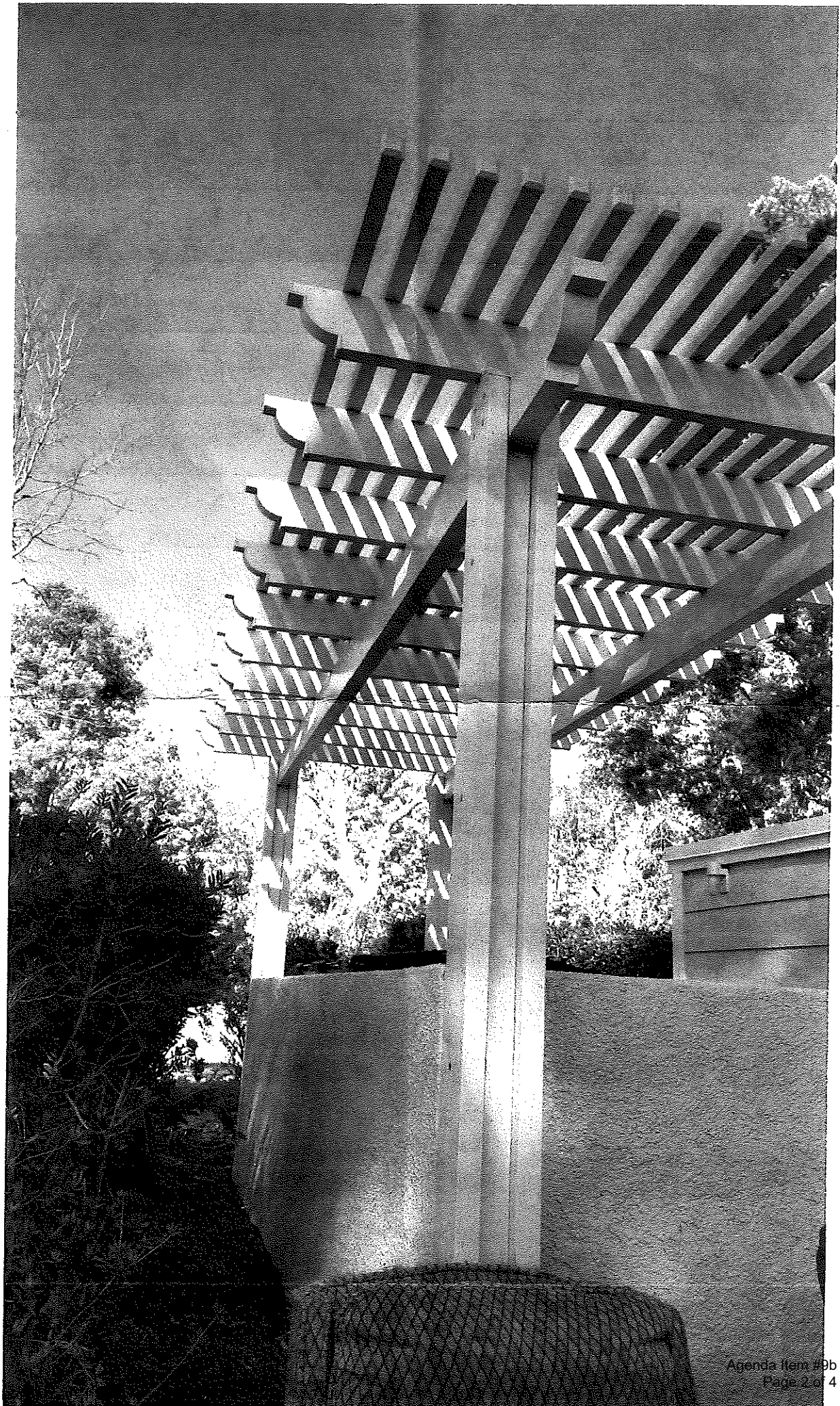
CDS 55

Marilyn Murray
156 Avenida Majorca
Unit C

[REDACTED]

RECEIVED
MAY 20 2024

BY: 



The undersigned are owners within cul-de-sac 55. We are requesting that a pergola be erected over the dumpster that is at the entrance to our parking area. This dumpster is not tucked away like most within Laguna Woods. It is an eyesore and lowers the property value of our residences. We believe our location is an excellent candidate for a pergola similar to the one erected over the dumpster in cul-de-sac 67.

Thank you for your consideration.

NAME

UNIT #

[Redacted Name]	156C
[Redacted Name]	156D
[Redacted Name]	158 C
[Redacted Name]	156 A
[Redacted Name]	154 D
[Redacted Name]	152C



May 21, 2024

Ms. Marilyn Murray
156 Avenida Majorca, Unit C
Laguna Woods, CA 92637

RE: Trash Enclosure Pergola Request at CDS 55

Dear Ms. Murray,

This letter is in response to the request you made through Resident Services in which you and your neighbors signed a petition for installation of a pergola over the trash enclosure in CDS 55.

Your request will be added to the next M&C Committee meeting agenda on July 29, 2024 for consideration by the committee.

If you have any questions or concerns, please feel free to contact us at (949) 268-2380.

Sincerely,

A handwritten signature in black ink that reads "M. Gomez". The signature is fluid and cursive, with the first letter of each name being capitalized and prominent.

Manuel Gomez
Maintenance and Construction Director

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WALKWAY LIGHTING REQUEST FORM

Walkway lighting is intended to indicate changes in direction or elevation on a walkway—not illuminate a walkway. Requests for additional walkway lighting are considered only at locations where a walkway directional change or elevation change is presently not illuminated. Such requests are submitted for review by Maintenance Services. **Prior to submittal of any such request, this form must be completed in its entirety, including signatures and the appropriate statement of position checked, by all owners of any manor affected by the additional lighting. A map identifying the location of the proposed lighting also must be attached (contact Manor Alterations for a map of your area or you may use Google maps).**

Call Maintenance Services at 949-597-4645 for additional information.

REQUESTER (MUST BE OWNER) _____

ADDRESS _____ DATE _____

SPECIFIC REQUEST _____

SPECIFIC LOCATION _____

REASON _____

Please obtain signatures of all neighbors affected by this request.

SIGNATURES (MUST BE OWNER)	UNIT NO.	STATEMENT OF POSITION	
		FOR	AGAINST
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

PLEASE MAIL COMPLETED REQUEST TO

Resident Services
 PO Box 2220
 Laguna Hills, CA 92654

RESOLUTION 01-11-47

WHEREAS, in 2002, by way of Resolution U-02-156, the Board approved the Common Area Lighting Request Form which sets out the criteria, based on a 2002 Lighting Study, to approve a request for common area lighting; and

WHEREAS, since the 2002 Lighting Study is considered outdated due to multiple installations in the eight years since the study, and the Maintenance and Construction Committee is reviewing a more updated lighting system report, the Committee recommends that use of the 2002 Lighting Study be discontinued and new criteria be established;

NOW THEREFORE BE IT RESOLVED, March 8, 2011, that the Board of Directors of this Corporation hereby discontinues the criteria set out in the Common Area Lighting Request Form for decisions regarding walkway lighting, and hereby approves the following criteria as a standard to consider additional walkway lighting:

- The location is not within 20 feet of another light source, including lights on buildings, laundries, carports, and/or walkways; and
- The location is a change in direction (either a T-intersection of walkways or a significant abrupt turn in the walkway); and/or
- The location is at an abrupt change in elevation (specifically a step or stairs in the walkway).

RESOLVED FURTHER, that the Board of Directors hereby authorizes use of the existing general maintenance operating budget in the amount of \$4,200 to install 6 new walkway lights; and

RESOLVED FURTHER, that reference to Common Area Lighting will be more appropriately called Walkway Lighting and a Walkway Lighting Request Form shall be created accordingly; and

RESOLVED FURTHER, that Resolution U-02-156, adopted November 12, 2002 is hereby amended as to the Walkway Lighting Request Form; 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.