



OPEN MEETING

**REGULAR MEETING OF THIRD LAGUNA HILLS MUTUAL
ARCHITECTURAL CONTROLS AND STANDARDS COMMITTEE***

**Monday, December 19, 2022 – 9:30 a.m.
Laguna Woods Village Board Room/Virtual Meeting
24351 El Toro Road, Laguna Woods, California**

REPORT

COMMITTEE MEMBERS PRESENT: Jim Cook – Chair, Cush Bhada, Ralph Engdahl,
Nathaniel Ira Lewis, Cris Prince

OTHERS PRESENT: Michael Butler, Lisa Mills, Mike Plean - Advisors

STAFF PRESENT: Bart Mejia – Maintenance & Construction Assistant
Director, Abraham Ballesteros - Inspector II, Manor
Alterations, Sandra Spencer - Administrative
Assistant, Josh Monroy – Manor Alterations
Coordinator

1. Call Meeting to Order

Chair Cook called the meeting to order at 9:31 a.m.

2. Approval of the Agenda

Hearing no objection, the agenda was unanimously approved as written.

3. Approval of the Meeting Report for November 28, 2022

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

4. Remarks of the Chair

None.

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

- A member commented on odors seeping into her manor.

6. Response to Member Comments

- Staff will respond directly to the member with an update.

7. Department Head Update

None.

- 8. Consent Calendar:** 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.

The Monthly Mutual Consent Calendar was approved unanimously.

9. Variance Requests

a. 3446-A: Retain Certain Teed Landmark Terracotta Shingles

The variance was introduced by Mr. Ballesteros. Discussion ensued and staff answered questions from the committee.

- A member emailed questions regarding the variance and staff responded.

A motion was made to approve the variance as described. The variance was approved by majority vote. (Director Lewis recused himself.)

10. Items for Discussion and Consideration

a. Revision to Architectural Standard 4: Air Conditioning Units/Heat Pumps

Mr. Mejia introduced the item and answered questions from the committee. Staff was asked to research why roof-mounted self-contained packages are not allowed (Paragraph 3.2) and to revise it as appropriate. The Committee also recommended revising Paragraph 3.10 to allow for the use of pest control expanding foam in addition to the wire mesh.

A motion was made to recommend the Third Board approve the standard with the suggested edits. Hearing no objection, the motion was approved by unanimous consent.

b. Revision to Architectural Standard 31: Washer and Dryer Installations

Mr. Mejia introduced the item and answered questions from the committee. Staff was asked to revise Paragraph 2.12c if it is determined that the plastic pans under washers can be connected to drain lines and revise as appropriate.

A motion was made to recommend the Third Board approve the standard with the suggested edits. Hearing no objection, the motion was approved by unanimous consent.

11. Items for Future Agendas

- a. Under 32 SF and Under 100 SF Asbestos Abatement to Be Performed as a Chargeable Service
- b. Revised Resale Inspection Fee Schedule
- c. Repair of Prior Alteration Work to Be Performed as a Chargeable Service
- d. Incentive to Upgrade Pipes in Walls

12. Committee Member Comments

- Advisor Mills commented on Assembly Bill No. 1414 regarding solar panel fees.
- Director Bhada wished everyone Happy Holidays.
- Chair Cook wished everyone Happy Holidays.

13. Date of Next Meeting: January 23, 2023 at 9:30 a.m.

14. Adjournment

The meeting was adjourned at 10:18 a.m.


Jim Cook, Chair

Jim Cook, Chair
Baltazar Mejia, Staff Officer
Telephone: 949-597-4616