



OPEN MEETING

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

**Monday, November 28, 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, Ralph Engdahl, Nathaniel Ira Lewis, Cris Prince

COMMITTEE MEMBERS ABSENT: Cush Bhada (Absent), Mike Plean-Advisor (Excused)

OTHERS PRESENT: Michael Butler, Lisa Mills - Advisors

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

1. Call Meeting to Order

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

2. Approval of the Agenda

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

3. Approval of the Meeting Report for October 24, 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)

None.

6. Response to Member Comments

None.

7. Department Head Update

Mr. Mejia updated the committee regarding the staffing vacancies; response time to phone calls and emails; and updated the committee on the online revised Water Heater Replacement Form.

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.*

a. Over-The-Counter Variances

The Monthly Mutual Consent Calendar was approved unanimously.

9. Variance Requests

a. 2400-3D – Install non-standard size condenser on ground level

The variance was introduced by Mr. Ballesteros. Discussion ensued and staff answered questions from the committee regarding rooftop solar panels preventing condenser units from being installed on the roof; easier access for maintenance when installed at ground level; the power source for the condenser; and suggested revisions to Standard 4 – Air Conditioning Units/Heat Pumps.

- A member emailed comments against approving the variance.

A motion was made to approve the variance as described. Hearing no objection, the variance was approved by unanimous consent.

b. 3468-A – Fence and gate on entry common area

The variance was introduced by Mr. Ballesteros. Discussion ensued and staff answered questions from the committee regarding the member's responsibility to maintain the area within the fenced and gated patio area.

A motion was made to approve the variance as described. Hearing no objection, the variance was approved by unanimous consent.

c. 5043 – Pavers on walkway, rear patio extension (2), replace wood fence with stucco wall

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

A motion was made to approve the variance as described. Hearing no objection, the variance was approved by unanimous consent.

d. 5110 – Office room addition onto front courtyard, reduction in bedroom count from 3 to 2, master bedroom extension onto rear patio, 3rd bathroom, laundry room, relocate kitchen to dining room, 10' sliding glass door in living room, relocate entry door, new construction garden window in kitchen

The variance was introduced by Mr. Ballesteros. Discussion ensued and staff answered questions from the committee regarding the incorrect owner name on the plans; elimination of the fireplace and subsequent roofing repair contractor options. Staff will ensure the owner name on the plans is corrected by the contractor.

A motion was made to approve the variance as described. Hearing no objection, the variance was approved by unanimous consent.

10. Items for Discussion and Consideration

a. Washer/Dryer Installations in Three-Story Buildings – Verbal Report

Mr. Mejia introduced the item, described two scenarios for the existing waste lines (epoxy-lined and unlined) and how it will affect the review packet for these requests. Additional conditions will apply to proposed installations that utilize unlined waste lines. Discussion ensued regarding the language in the Standard; the potential reduction in wear and tear on the laundry rooms; and the recent reduction of water usage within the mutual. Mr. David Gorevitz of 4009-3C addressed the committee with comments that some owners in Building 4009 have indicated a desire to pay out of pocket for the sewer lines to be scoped and potentially cleared in order that they could move ahead with installing personal washer/dryer units in their manors.

Staff was directed to draft revisions to the Standard for review by the committee at a future meeting.

b. Revision to Architectural Standard 26: Skylight Installations

Mr. Mejia introduced the item and answered questions from the committee.

Staff was directed to further revise the Standard with regard to color and the requirement that new skylights match existing skylights and present the revisions to the Third Board.

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

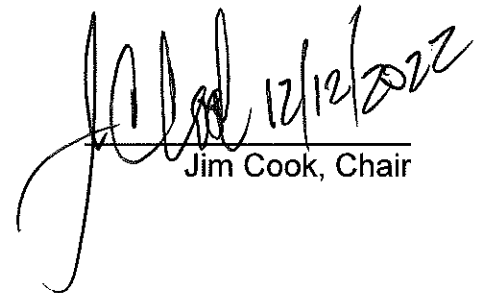
12. Committee Member Comments

- Advisor Butler offered Davis-Stirling Civil Code Section 4600 as clarification regarding the variance request at 3468-A.
- Advisor Mills congratulated the staff on the efficient water heater replacement form and suggested using the same process for replacement windows/doors and HVAC systems.
- Chair Cook commented on the staff's hard work and moving forward with efficiencies for the benefit of the mutual members.

13. Date of Next Meeting: December 19, 2022

14. Adjournment

The meeting was adjourned at 11:00 a.m.



Jim Cook, Chair

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Baltazar Mejia, Staff Officer
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