

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

May 21, 2013

The Regular Meeting of the Third Laguna Hills Mutual Board of Directors, a California non-profit mutual benefit corporation, was held on Tuesday, May 21, 2013 at 9:30 A.M. at 24351 El Toro Road, Laguna Woods, California.

Directors Present: Mike Straziuso, Isabel Muennichow, Won Chang, Kathryn Freshley, Denny Welch, Beth Perak, Jim Juhan, Judith Troutman, Hank Gioia, Sy Wellikson

Directors Absent: Rae Tso

Staff Present: Jerry Storage, Patty Kurzet
Executive Session: Jerry Storage, Patty Kurzet, Blessilda Fernandez

Others Present: Kelly Richardson, Esq.

CALL TO ORDER

Director Mike Straziuso, President of the Corporation, called the meeting to order at 9:30 A.M.

PLEDGE OF ALLEGIANCE

Director Juhan led the Membership in the Pledge of Allegiance to the Flag.

ACKNOWLEDGEMENT OF MEDIA

A representative of the Globe and the Channel 6 Camera Crew, by way of remote cameras, were acknowledged as present.

APPROVAL OF AGENDA

Without objection, the Board approved the agenda as written.

CHAIR'S REMARKS—Mike Straziuso

President Straziuso commented on noise nuisances, trash pickup, and commented on the budget process encouraging residents to attend to voice their opinions.

APPROVAL OF THE MINUTES

Without objection the Board approved the minutes of the April 16, 2013 Regular Meeting.

CONSENT CALENDAR

Without objection, the Board approved the Consent Calendar, and took the following actions:

Maintenance & Construction Committee Recommendations:

3124-B	Deny request to install a washer/dryer in the crawlspace of manor
3155-A	Approve request to retain hot tub on the patio, with contingencies

- 3243-3H Approve request to install a 5'-0" X 4'-0" window addition in the Living Room, with contingencies
- 3292-B Approve request to install awning at the rear of manor, with contingencies
- 3338-1F Deny request to install an aluminum patio cover on the previously approved patio extension
- 3371-1G Deny **appeal** request to install a patio enclosure on the previously approved extended patio
- Bldg 3425 Deny residents' request to repaint block pillars in the body color of "Contemporary White"
- 3492-A Deny request to install a rear patio extension with cover alteration
- 5373-B Approve request to install decorative iron on windows, with contingencies
- 5439 Approve request to construct room additions, with contingencies
- 5511-1E Deny request to perform window modifications and a window addition

Landscape Committee Recommendations

- 3205-A Denial of request for tree removal
- 5412 Approval of request for landscape design change at the Mutual Member's expense

Finance Committee Recommendation

RESOLUTION 03-13-51

WHEREAS, Member ID 931-370-45 is currently delinquent to Third Laguna Hills Mutual with regard to the monthly assessment; and

WHEREAS, a Notice of Delinquent Assessment (Lien) will be filed upon adoption of this resolution following at least a majority vote of the Board (with no delegation of such action by the Board), acting in an open meeting, and for which the Board's vote is recorded in the minutes;

NOW THEREFORE BE IT RESOLVED, May 21, 2013, that the Board of Directors hereby approves the recording of a Lien for Member ID 931-370-45; 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.

RESOLUTION 03-13-52

WHEREAS, Member ID 932-810-47 is currently delinquent to Third Laguna Hills Mutual with regard to the monthly assessment; and

WHEREAS, a Notice of Delinquent Assessment (Lien) will be filed upon adoption of this resolution following at least a majority vote of the Board (with no delegation of such action by the Board), acting in an open meeting, and for which the Board's vote is recorded in the minutes;

NOW THEREFORE BE IT RESOLVED, May 21, 2013, that the Board of Directors hereby approves the recording of a Lien for Member ID 932-810-47; 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.

RESOLUTION 03-13-53

WHEREAS, Member ID 934-500-50 is currently delinquent to Third Laguna Hills Mutual with regard to the monthly assessment; and

WHEREAS, a Notice of Delinquent Assessment (Lien) will be filed upon adoption of this resolution following at least a majority vote of the Board (with no delegation of such action by the Board), acting in an open meeting, and for which the Board's vote is recorded in the minutes;

NOW THEREFORE BE IT RESOLVED, May 21, 2013, that the Board of Directors hereby approves the recording of a Lien for Member ID 934-500-50; 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.

RESOLUTION 03-13-54

WHEREAS, the Finance Committee recommends filing separate Small Claims Court cases of \$2,500 (or less) in an attempt to collect delinquent assessments by way of a judgment or stipulation against members/owners in Third Laguna Hills Mutual; and

NOW THEREFORE BE IT RESOLVED, May 21, 2013, that the Board of Directors hereby approves the filing of separate Small Claims Court cases for Member ID 931-370-45; 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.

GENERAL MANAGER'S REPORT

The Membership was updated on the ongoing GRF projects within the Community and on Third Mutual projects.

MEMBER COMMENTS

Third Mutual Members were given the opportunity to speak and the Directors briefly responded.

UNFINISHED BUSINESS

The Secretary of the Corporation, Director Muennichow, read the proposed revisions to Mutual Alteration Standard Section 14 *Fireplace Installations* which was postponed to satisfy the 30-day notification requirement. Director Welch moved to approve the resolution. Director Muennichow seconded the motion.

By a vote of 9-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 03-13-55

WHEREAS, the Board of Directors of this Corporation adopted Resolution M3-96-28 on May 21, 1996, which approved the Third Laguna Hills Mutual Alteration Standards; and

WHEREAS, the Maintenance & Construction Committee of this Corporation recognizes the need to further amend a portion of the Standards with regard to Section 14 *Fireplace Installations*;

NOW THEREFORE BE IT RESOLVED, May 21, 2013, that Mutual Alteration Standard Section 14 *Fireplace Installations* is hereby amended as attached to the official minutes of this meeting; and

RESOLVED FURTHER, that Resolution M3-96-28, adopted May 21, 1996 is hereby amended; 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. Richardson provided a status update on the draft election rules.

NEW BUSINESS

Director Muennichow read the proposed changes to the GRF Committee Appointments. Director Muennichow moved to approve the resolution. Director Wellikson seconded the motion.

By a vote of 9-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 03-13-56

GRF Committee Appointments

RESOLVED, May 21, 2013, that in compliance with Article 7, Section 7.3 of the Golden Rain Foundation Bylaws, adopted July 2012, the following persons are hereby appointed to serve on the committees of the Golden Rain Foundation:

Business Planning

Mike Straziuso
Rae Tso

Recreation Master Plan Ad Hoc Committee

Hank Gioia
Judith Troutman

Community Activities

Beth Perak (replaces Isabel Muennichow)
Denny Welch

Finance

Rae Tso
Hank Gioia

Landscape Committee

Won Chang
Judith Troutman

Maintenance and Construction

Denny Welch
Jim Juhan

Media and Communication Committee

Rae Tso
Isabel Muennichow (replaces Beth Perak)

Mobility and Vehicles Committee

Kathryn Freshley
Jim Juhan

Security and Community Access

Mike Straziuso
Sy Wellikson

RESOLVED FURTHER, that Resolution 03-13-47, adopted April 16, 2013 is hereby superseded and canceled.

President Straziuso reported that Bank of America will not issue loans if Third Mutual does not disclose any current litigation to potential residents. Director Welch moved to post legal opinion letters regarding current litigation on the Community website. The motion was seconded and discussion ensued. By a vote of 6-3-0 (Directors Gioia, Freshley and Muennichow opposed), the motion carried.

COMMITTEE REPORTS

Director Gioia gave the Treasurer's and the Finance Committee Reports, and commented on the Resale & Lease Activities.

Director Judith Troutman reported from the Landscape Committee.

Director Welch reported from the Maintenance and Construction Committee.

Director Muennichow read a proposed resolution adopting a policy for surfacing the exterior concrete within the Mutual. Director Welch moved to approve the resolution. Director Wellikson seconded the motion.

By a vote of 9-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 03-13-57

WHEREAS, residents at Building 3359 requested that the concrete slabs on the lower level of Building 3359 be surfaced with a coated product, similar to the product used on the upper floor breezeways of that building; and

WHEREAS, Third Mutual's maintenance service levels do not provide for the application of or routine maintenance of concrete surfacing products on uncoated surfaces, nor does the Mutual have a formalized policy to consistently deal with such requests;

NOW THEREFORE BE IT RESOLVED, May 21, 2013, that the Board of Directors of this Corporation hereby adopts a policy for Surfacing the Exterior Concrete within the Mutual (as attached to the official meeting minutes) only to address a member's written request to address a safety concern and only when the subject area fails a slip test; and

RESOLVED FURTHER, that the surfacing of concrete shall be with an acid wash/etching method; and

RESOLVED FURTHER, the cost to implement the policy would be approximately \$250 per slip test and \$1,760 per ramp and breezeway at Catalina style buildings to be funded from the General Maintenance Operating Budget; and

RESOLVED FURTHER, the request to perform the top coating of the ramp and breezeway at Building 3359 for aesthetic purposes is hereby denied; 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.

Director Muennichow read the following proposed resolution adopting a policy for Exclusive Use Patio Wall Vines within the Mutual:

RESOLUTION 03-13-

WHEREAS, Mutual members have installed vines and plants that impede maintenance access to walls surrounding exclusive use patio areas; and

WHEREAS, Mutual members at 3068-C, 3073-C and 3165-A have requested the Mutual allow retention of their personal plantings surrounding exclusive use patio wall areas; and

WHEREAS, the Mutual desires to establish a policy that defines how plant vines or other plants are to be planted in exclusive use areas for aesthetic reasons,

NOW THEREFORE BE IT RESOLVED, May 21, 2013, that the Board of Directors of this Corporation hereby adopts a policy for Exclusive Use Patio Wall Vines within the Mutual as follows:

- Members are prohibited from attaching personal plants to block walls, buildings, and other walls located within exclusive use patio areas.
- Any personal plants found to be attached to the exterior stucco, wood surfaces, masonry and concrete walls of residential buildings must be removed at the request of the Mutual.
- Failure to manipulate and/or remove personal plants as requested by the Mutual will result in manipulation and/or removal of the plants by the Mutual at the expense of the Member.
- Members may install personal plants, at their expense, at a minimum of 18" distance from walls in exclusive use patios.
- Members may install vines, at their expense, on a free-standing trellis located at a minimum of 18" distance from an exclusive use patio wall.

RESOLVED FURTHER, that the retention requests from Mutual members at 3068-C, 3073-C and 3165-A are hereby denied, and the members are hereby

required to remove the plant material from the walls to enable completion of the Mutual's Paint Program; 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.

Director Muennichow moved to approve the resolution. Director Welch seconded the motion and discussion ensued.

Mr. Richardson advised that the proposed resolution is a maintenance policy and does not need 30-day notification.

Director Freshley moved to refer the resolution back to the M&C Committee for further discussion. Director Juhan seconded the motion. The motion failed by a vote of 5-5-0 (Directors Perak, Troutman, Muennichow, Freshley, and Juhan voted in favor; Directors Wellikson, Gioia, Welch, Chang opposed and President Straziuso opposed to make the tie).

Director Juhan moved to direct Mr. Richardson to review the proposed policy. The motion was seconded.

Director Muennichow amended the motion to remove the following paragraph from the resolution:

RESOLVED FURTHER, that the retention requests from Mutual members at 3068-C, 3073-C and 3165-A are hereby denied, and the members are hereby required to remove the plant material from the walls to enable completion of the Mutual's Paint Program;

Director Troutman seconded the motion and the amendment carried by a vote of 5-2-1 (Directors Freshley, Troutman, Muennichow, Welch and Juhan voted in favor; Director Wellikson abstained).

By a vote of 7-2-0 (Directors Troutman, Muennichow, Juhan, Freshley, Perak, Gioia, and Welch voted in favor), the original motion as amended carried.

Director Muennichow read a proposed resolution authorizing an additional 50 rebates at \$100 per manor for manors that have installed low flow toilets. Director Welch moved to approve the resolution. Director Gioia seconded the motion.

By a vote of 8-0-1 (Director Wellikson abstained), the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 03-13-58

WHEREAS, by way of Resolution 03-12-59, the Board of Directors offered a \$100 rebate program to the first 100 Members who submitted a signed

statement of qualification form and a receipt from a licensed contractor for the replacement of a non-standard toilet with a low flow toilet that complies with the Mutual's Standard established; and

WHEREAS, this rebate program was funded through monies appropriated to the Water Usage Pilot Program (Resolution 03-10-187), and to date \$17,000 remains in the fund; and

WHEREAS, Resolution 03-12-59 required that any additional rebate requests received after the initial 100 are distributed will be forwarded to the Board for approval or denial, and since April 2013, Staff has received six toilet requests;

NOW THEREFORE BE IT RESOLVED, May 21, 2012, that the Board of Directors hereby authorizes an additional 50 rebates at \$100 per manor for manors that have installed low flow toilets as an extension of the Mutual's Toilet Rebate Program, at a cost of up to approximately \$5,000, funded from Resolution 03-10-187. The approximately \$1,500 in administrative costs to administer the program will be an unbudgeted operating expense; 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.

Director Muennichow read the proposed revisions to Mutual Alteration Standard Section 6 - Block Walls and read the following proposed resolution:

RESOLUTION 03-13-

WHEREAS, the Board of Directors of this Corporation adopted Resolution M3-96-28 on May 21, 1996, which approved the Third Laguna Hills Mutual Alteration Standards; and

WHEREAS, the Maintenance & Construction Committee of this Corporation recognizes the need to further amend a portion of the Standards with regard to Section 6 - Block Walls;

NOW THEREFORE BE IT RESOLVED, July 16, 2013, that Mutual Alteration Standard Section 6 - Block Walls is hereby amended as attached to the official minutes of this meeting; and

RESOLVED FURTHER, that Resolution M3-96-28, adopted May 21, 1996 is hereby amended; 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.

Director Muennichow moved to approve the resolution. Director Welch seconded the motion.

Without objection, the resolution was postponed to July to conform to the 30-day notification requirement.

Staff members Wendy Panizza and Marcel Bradley entered the meeting 11:40 A.M. and addressed the proposed Exclusive Use Patio Wall Vine Policy.

Director Muennichow moved to postpone taking action on the retention requests from Mutual members at 3068-C, 3073-C and 3165-A until counsel reviews the proposed policy. Director Troutman seconded the motion and discussion ensued. The motion carried with Directors Chang and Wellikson abstaining.

Staff left the meeting at 11:48 A.M.

Without objection, the Board rescinded its decision to refer the proposed vine policy to counsel and agreed to refer it back to the M&C Committee.

Director Muennichow read the proposed revisions to Mutual Alteration Standard Section 13 - Fences, Wrought Iron and read the following proposed resolution:

RESOLUTION 03-13-

WHEREAS, the Board of Directors of this Corporation adopted Resolution M3-96-28 on May 21, 1996, which approved the Third Laguna Hills Mutual Alteration Standards; and

WHEREAS, the Maintenance & Construction Committee of this Corporation recognizes the need to further amend a portion of the Standards with regard to Section 13 - Fences, Wrought Iron;

NOW THEREFORE BE IT RESOLVED, July 16, 2013, that Mutual Alteration Standard Section 13 - Fences, Wrought Iron is hereby amended as attached to the official minutes of this meeting; and

RESOLVED FURTHER, that Resolution M3-96-28, adopted May 21, 1996 is hereby amended; 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.

Director Muennichow moved to approve the resolution. Director Welch seconded the motion.

Without objection, the resolution was postponed to July to conform to the 30-day notification requirement.

Director Muennichow read the proposed revisions to Mutual Alteration Standard Section 22 – Patio and Balcony Covers, Aluminum and Vinyl and read the following proposed resolution:

RESOLUTION 03-13-

WHEREAS, the Board of Directors of this Corporation adopted Resolution M3-96-28 on May 21, 1996, which approved the Third Laguna Hills Mutual Alteration Standards; and

WHEREAS, the Maintenance & Construction Committee of this Corporation recognizes the need to further amend a portion of the alteration standards with regard to Section 22 – Patio, Balcony and Eyebrow Covers, Aluminum and Vinyl;

NOW THEREFORE BE IT RESOLVED, July 16, 2013, that Section 22 – Patio and Balcony Covers, Aluminum and Vinyl of the Mutual Alteration Standards is hereby amended as attached to the official minutes of this meeting; and

RESOLVED FURTHER, that Resolution M3-96-28, adopted May 21, 1996 is hereby amended, and Resolution 03-08-08 adopted January 15, 2008 is hereby superseded and cancelled; 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.

Director Freshley moved to refer the matter back to the Standards Subcommittee. President Straziuso seconded the motion and the motion carried unanimously.

Director Welch reported on the Joint Meeting of the United and Third Mutual Alteration Standards Subcommittees regarding solar panels.

Director Welch reported from the Standards Sub-Committee.

Director Juhan reported from the Garden Villa Recreation Room Sub-Committee.

President Straziuso reported that the Board Operating Rules Committee did not meet.

Director Welch reported from Resident Problem Resolution Services.

Director Gioia reported from the Quarterly Traffic Committee.

Director Welch reported from the Traffic Rules and Regulations Ad Hoc Committee.

Director Chang reported from the TLHM Revitalization Committee.

Director Muennichow reported from the Joint Task Force to Analyze the GRF Trust and Bylaws.

GRF Committee Reports

- Director Troutman reported on the Recreation Master Plan Ad Hoc Committee.
- Director Welch reported on the Mobility and Vehicles Committee.

DIRECTORS' COMMENTS

Directors made their final comments.

ADDITIONAL MEMBER COMMENTS

Members were given the opportunity to make additional comments.

The Board recessed at 12:30 P.M. and reconvened into Executive Session at 1:17 P.M.

Summary of Previous Closed Session Meetings per Civil Code Section §1363.05

During its April 16, 2013 Regular Executive Session Board Meeting, the Board reviewed and approved the March 6, 2013 Special Executive Session minutes, the March 13, 2013 Special Executive Session minutes, and the March 19, 2013 Regular Executive Session minutes. The Board approved a delinquent assessment write-off in the amount of \$235.58; heard two disciplinary hearings and imposed fines totaling \$100 for violations of the Mutual's rules and regulations; and discussed other member disciplinary, contractual and legal matters.

With no further business before the Board of Directors, the meeting was adjourned at 4:55 P.M.

Isabel Muennichow, Secretary

THIRD LAGUNA HILLS MUTUAL

SECTION 14 - FIREPLACE INSTALLATIONS

JANUARY 1989

REVISED APRIL 1996, RESOLUTION M3-96-28

GENERAL REQUIREMENTS REVISED APRIL 2011, RESOLUTION 03-11-49

REVISED May 2013, RESOLUTION 03-13-XX

1.0 GENERAL REQUIREMENTS

- 1.1 PERMITS AND FEES:** A Mutual permit is required for all alterations to the building. A City of Laguna Woods permit may be required. All fees for both Mutual and City permits shall be paid for by the Member and/or his or her contractor. Member and/or his or her contractor must provide the Permits and Inspections office with City permit number(s) prior to beginning work.
- 1.2 MEMBERS' RESPONSIBILITY:** The Member is solely responsible for the maintenance, repair, and/or removal of all alterations to the building.
- 1.3 CODES AND REGULATIONS:** All work shall comply with all applicable local, state, and federal requirements including, but not limited to, the current edition of the National Electric Code (NEC).
- 1.4 WORK HOURS:** No work shall commence prior to 7:00a.m. and no work shall be permitted after 6:00p.m. Monday through Friday. Work on Saturday shall be permitted from 9:00a.m – 2:00p.m. for work which results in construction-related noise (e.g. cutting tile, hammering, use of power tools). For work that does not result in excessive noise, such as painting and carpet installation, permitted hours are 7:00a.m. – 6:00p.m. No work whatsoever shall be permitted on Sunday.
- 1.5 PLANS:** The Member applying for a permit shall provide to the Permits and Inspections office a detailed plan(s) for approval indicating all work to be done, i.e., size, location, description and specifications.
- 1.6 DUMPSITES:** The premises shall be kept free of accumulation of waste materials and/or rubbish caused by construction work. The Member and/or his or her contractor is responsible for removal of debris and excess material and must leave work areas "**BROOM CLEAN**" daily. **USE OF COMMUNITY DUMPSITES FOR CONSTRUCTION RELATED DUMPING IS NOT PERMITTED.** Contractor's or Member's dumpsters, if required, must have location approved by the Permits and Inspections office.
- 1.7 CONTRACTOR:** Installation must be performed by a California licensed contractor of the appropriate trade.

- 1.8 CONTRACTOR'S CONDUCT:** Member's contractor's, their personnel, and sub-contractors shall refrain at all times from using profanity, abusive or loud language, and must wear shirts at all times. Radio, MP3, CD or cassette players are not permitted on the project site. Contractor personnel will, at all times, extend and exhibit a courteous demeanor to residents.

2.0 APPLICATIONS

- 2.1** All installations must meet the Southern California Air Quality Management District (SCAQMD) Rule 445 Wood Burning Devices as required by the City of Laguna Woods.
- 2.2** All units shall be constructed to the same height as originally designed units.
- 2.3** Fireplaces will be permitted to be built only as a part of a building where a fireplace had been an optional item during construction and shall be located as shown on the original plan.
- 2.4** The exterior design and construction shall be as originally planned.
- 2.5** Fireplaces will be permitted to be removed in single story manors.
- 2.6** The installation of a carbon monoxide detector is required when a fireplace is installed if one does not exist.

3.0 SPARK ARRESTORS

- 3.1** Spark arrestors will be required for new units.
- 3.2** Spark arrestors shall be flat wire or screen type as part of the flue assembly designed for the unit.
- 3.3** A permit will be required for installation of spark arrestors or rain caps for existing fireplaces. Some units, depending upon design and color, may be required to be painted to match the building or chimney color.
- 3.4** No spark arrestor or rain cap may protrude higher than 12" above the flue exit.

Exterior Concrete Surfacing Policy

I. Purpose

The purpose of this policy is to provide the Board of Directors' policy to Staff and Residents which clarifies the Board's desired response to requests for exterior concrete surfacing within the Mutual.

II. Definitions

1) Exterior Concrete

As related to this policy, exterior concrete surfaces include walkways, pathways and first floor breezeway entrance areas within the Mutual.

2) Request

A request must meet the following criteria:

- i. Request must be received in writing.
- ii. Request must be submitted by the individual member from the building.
- iii. Request must address a safety concern (slippage).

3) Coefficient of Friction (COF)

The Coefficient of Friction is the friction between the shoe and the concrete surface. The National Floor Safety Institute recommends a COF of 0.40 or more for walking surfaces.

4) Slip Test

As related to this policy, a slip test is a test that would determine the coefficient of friction of any concrete surface. The Mutual would schedule a slip test to determine the course of action to be taken. An acceptable result on a slip test is a coefficient of friction on a flooring surface of 0.40 or greater.

5) Acid Wash/Etching

Acid Wash/Etching uses a solution of muriatic acid and water poured directly on the concrete surface. A concrete surface that has been acid washed or etched requires no additional maintenance expense.

III. Surfacing Decisions

- A. The Mutual shall not treat the surface a concrete breezeway or walkway that passes the slippage test (COF of 0.40 or greater). Members asserting the slippery condition would be required to reimburse the Mutual for the costs of testing should the COF for the surface be greater than or equal to 0.50.
- B. The Mutual shall perform an acid wash/etching without the request being presented to the Board of Directors for direction to address safety concerns, such as slippage.
- C. Acid Wash/Etching will be paid for from the General Maintenance Operating Budget.

IV. Surfacing Options

The Mutual's accepted method for surfacing exterior concrete in the Mutual is acid wash/etching, as described above.