

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

May 19, 2015

The Regular Meeting of the Third Laguna Hills Mutual Board of Directors, a California non-profit mutual benefit corporation, was held on Tuesday, May 19, 2015 at 9:30 A.M. at 24351 El Toro Road, Laguna Woods, California.

Directors Present: Jim Matson, Beth Perak, Ray Gros, James Tung, Bunny Carpenter, John Luebbe, John McRae, Bert Moldow, Judith Troutman, Rosemarie di Lorenzo Dickins, Wei-Ming Tao (Via Phone)

Directors Absent: None

Staff Present: Jerry Storage, Kim Taylor
Executive Session: Jerry Storage, Cris Robinson, Kim Taylor, Pamela Bashline, Scott Dunham, Wendy Panizza, Kristine Courdy, Blessilda Fernandez

Others Present: Mr. Bob R. Hill, General Manager - El Toro Water District
Denver R. Andrews, Jr. Esq. - Law Offices of Denver R. Andrews, Jr. (Executive Session)

CALL TO ORDER

Jim Matson, President of the Corporation, chaired and opened the meeting, and stated that it was a Regular Meeting held pursuant to notice duly given. A quorum was established, and the meeting was called to order at 9:30 A.M.

PLEDGE OF ALLEGIANCE

Director Judith Troutman led the Membership in the Pledge of Allegiance.

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 agenda was approved as amended by adding under Report of the Landscape Committee as 15a, "Discuss and Consider the merging of all the Community's Landscape Committees: United Mutual, Third Mutual, Mutual No. Fifty, and the Golden Rain Foundation."

By a vote of 9-0-0 the motion carried and the Board approved the agenda as amended.

Mr. Bob R. Hill, General Manager - El Toro Water District, provided a presentation regarding the current drought conditions, mandated restrictions, and implementing changes in water usage.

CHAIR'S REMARKS

President Matson spoke of various items concerning the Mutual.

APPROVAL OF THE MINUTES

Director Perak moved to approve the minutes of the April 21, 2015 Regular Open Session, as written. Director McRae seconded the motion. By a vote of 9-0-0 the motion carried.

CONSENT CALENDAR

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

Maintenance & Construction Committee Recommendations:

- | | |
|---------|---|
| 969-2A | Deny request to retain non-retrofitted living room and dining room Sliding Glass Doors |
| 3011-B | Approve request to install a paver patio and walkway, with contingencies |
| 3080-B | Approve request to retain pavers at manor, with contingencies |
| 3138-B | Approve request for a rear room addition, with contingencies |
| 3155-C | Approve request to perform a revision to the previously Board approved rear paver patio addition for the installation of a spa with a fence, with contingencies |
| 3185-C | Approve request to raise the height of the wrought iron fence and gate at the front of manor, with contingencies |
| 3437-B | Deny request to paint the entry door a Spiced Berry color at manor |
| 3479-B | Approve request to install an Equinox® louvered patio cover and motorized roll-up shades on the previously extended rear patio, with contingencies |
| 4011-2B | Approve request to install multiple chaseways for an HVAC Ductless System at manor, with contingencies |
| 5176 | Approve request to install glass block on top of the side patio wall off the kitchen and dining room, with contingencies |
| 5191 | Approve request to configure the entry walkway at manor, with contingencies |
| 5203 | Approve request to reimburse Member for repairs to the downspout and wrought iron support for the alteration patio cover, at Mutual expense |
| 5311 | Approve request to retain a rear patio enclosure on a previously extended patio, with contingencies |
| 5337-A | Approve request for a rear patio extension with an aluminum lattice cover, with contingencies |
| 5511-1F | Approve the request to install a wrought iron gate and stepping stone path, with contingencies |

Common Area - Variance Request Resolutions:

RESOLUTION 03-15-57

Common Area - Variance Request

WHEREAS, Ms. Judith Troutman at 3011-B Via Buena Vista of Third Laguna Hills Mutual submitted a request for a variance to construct an alteration on Common Area as defined in the Declaration of Covenants, Conditions and Restrictions (CC&Rs); and

WHEREAS, Third Laguna Hills Mutual Board of Directors (the Board) has considered the request utilizing the Common Area Use Policy as approved by the Board via Resolution 03-14-24 as revised in accordance with California Civil Code § 4600 on March 18, 2014;

NOW THEREFORE BE IT RESOLVED, on May 19, 2015, the Board of Directors hereby approves the request for a variance to grant exclusive use of the subject common area to the requesting member due to the finding that the proposed alteration meets the following criteria:

1. Compliance with Community Standards.
2. Neighbor Awareness Forms were submitted from affected neighbors.
3. The area of the proposed alteration is located at least partially in Common Area.
4. The alteration would relieve the Mutual of the burden of management and maintenance of an area which is generally inaccessible and not of general use to the other members of Third.
5. The member is required to complete the Agreement Regarding Permitted Alteration of Common Area (the "Common Area Agreement").

RESOLVED FURTHER, the member is required to comply with all of the contingencies as presented in the report and approved by the Board; and

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

RESOLUTION 03-15-58

Common Area - Variance Request

WHEREAS, Ms. Diane M. Jean at 3080-B Via Serena South of Third Laguna Hills Mutual submitted a request for a variance to construct an alteration on

Common Area as defined in the Declaration of Covenants, Conditions and Restrictions (CC&Rs); and

WHEREAS, Third Laguna Hills Mutual Board of Directors (the Board) has considered the request utilizing the Common Area Use Policy as approved by the Board via Resolution 03-14-24 as revised in accordance with California Civil Code § 4600 on March 18, 2014;

NOW THEREFORE BE IT RESOLVED, on May 19, 2015, the Board of Directors hereby approves the request for a variance to grant exclusive use of the subject common area to the requesting member due to the finding that the proposed alteration meets the following criteria:

1. Compliance with Community Standards.
2. Neighbor Awareness Forms were submitted from affected neighbors.
3. The area of the proposed alteration is located at least partially in Common Area.
4. The alteration would relieve the Mutual of the burden of management and maintenance of an area which is generally inaccessible and not of general use to the other members of Third.
5. The Member is required to complete the Agreement Regarding Permitted Alteration of Common Area (the "Common Area Agreement").

RESOLVED FURTHER, the member is required to comply with all of the contingencies as presented in the report and approved by the Board; and

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

RESOLUTION 03-15-59

Common Area - Variance Request

WHEREAS, Ms. Cathleen Garris at 3138-B Via Vista of Third Laguna Hills Mutual submitted a request for a variance to construct an alteration on Common Area as defined in the Declaration of Covenants, Conditions and Restrictions (CC&Rs); and

WHEREAS, Third Laguna Hills Mutual Board of Directors (the Board) has considered the request utilizing the Common Area Use Policy as approved by the Board via Resolution 03-14-24 as revised in accordance with California Civil Code § 4600 on March 18, 2014;

NOW THEREFORE BE IT RESOLVED, on May 19, 2015, the Board of Directors hereby approves the request for a variance to grant exclusive use of the subject common area to the requesting member due to the finding that the proposed alteration meets the following criteria:

1. Compliance with Community Standards.
2. Neighbor Awareness Forms were submitted from affected neighbors.
3. The area of the proposed alteration is located at least partially in Common Area.
4. The alteration would relieve the Mutual of the burden of management and maintenance of an area which is generally inaccessible and not of general use to the other members of Third.
5. The member is required to complete the Agreement Regarding Permitted Alteration of Common Area (the "Common Area Agreement").

RESOLVED FURTHER, the member is required to comply with all of the contingencies as presented in the report and approved by the Board; and

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

RESOLUTION 03-15-60

Common Area - Variance Request

WHEREAS, Mr. Clark Yeager at 3155-C Alta Vista of Third Laguna Hills Mutual submitted a request for a variance to construct an alteration on Common Area as defined in the Declaration of Covenants, Conditions and Restrictions (CC&Rs); and

WHEREAS, Third Laguna Hills Mutual Board of Directors (the Board) has considered the request utilizing the Common Area Use Policy as approved by the Board via Resolution 03-14-24 as revised in accordance with California Civil Code § 4600 on March 18, 2014;

NOW THEREFORE BE IT RESOLVED, on May 19, 2015, the Board of Directors hereby approves the request for a variance to grant exclusive use of the subject common area to the requesting member due to the finding that the proposed alteration meets the following criteria:

1. Compliance with Community Standards.
2. Neighbor Awareness Forms were submitted from affected neighbors.
3. The area of the proposed alteration is located at least partially in Common Area.
4. The alteration would relieve the Mutual of the burden of management and maintenance of an area which is generally inaccessible and not of general use to the other members of Third.
5. The member is required to complete the Agreement Regarding Permitted Alteration of Common Area (the "Common Area Agreement").

RESOLVED FURTHER, the member is required to comply with all of the contingencies as presented in the report and approved by the Board; and

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

RESOLUTION 03-15-61

Common Area - Variance Request

WHEREAS, Ms. Sharon Updike at 3479-B Bahia Blanca West of Third Laguna Hills Mutual submitted a request for a variance to construct an alteration on Common Area as defined in the Declaration of Covenants, Conditions and Restrictions (CC&Rs); and

WHEREAS, Third Laguna Hills Mutual Board of Directors (the Board) has considered the request utilizing the Common Area Use Policy as approved by the Board via Resolution 03-14-24 as revised in accordance with California Civil Code § 4600 on March 18, 2014;

NOW THEREFORE BE IT RESOLVED, on May 19, 2015, the Board of Directors hereby approves the request for a variance to grant exclusive use of the subject common area to the requesting member due to the finding that the proposed alteration meets the following criteria:

1. Compliance with Community Standards.
2. Neighbor Awareness Forms were submitted from affected neighbors.
3. The area of the proposed alteration is located at least partially in Common Area.
4. The alteration would relieve the Mutual of the burden of management and maintenance of an area which is generally inaccessible and not of general use to the other members of Third.

5. The member is required to complete the Agreement Regarding Permitted Alteration of Common Area (the "Common Area Agreement").

RESOLVED FURTHER, the member is required to comply with all of the contingencies as presented in the report and approved by the Board; and

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

RESOLUTION 03-15-62

Common Area - Variance Request

WHEREAS, Mr. Christopher Powers at 5191 Duenas of Third Laguna Hills Mutual submitted a request for a variance to construct an alteration on Common Area as defined in the Declaration of Covenants, Conditions and Restrictions (CC&Rs); and

WHEREAS, Third Laguna Hills Mutual Board of Directors (the Board) has considered the request utilizing the Common Area Use Policy as approved by the Board via Resolution 03-14-24 as revised in accordance with California Civil Code § 4600 on March 18, 2014;

NOW THEREFORE BE IT RESOLVED, on May 19, 2015, the Board of Directors hereby approves the request for a variance to grant exclusive use of the subject common area to the requesting member due to the finding that the proposed alteration meets the following criteria:

1. Compliance with Community Standards.
2. Neighbor Awareness Forms were submitted from affected neighbors.
3. The area of the proposed alteration is located at least partially in Common Area.
4. The alteration would relieve the Mutual of the burden of management and maintenance of an area which is generally inaccessible and not of general use to the other members of Third.
5. The member is required to complete the Agreement Regarding Permitted Alteration of Common Area (the "Common Area Agreement").

RESOLVED FURTHER, the member is required to comply with all of the contingencies as presented in the report and approved by the Board; and

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

RESOLUTION 03-15-63

Common Area - Variance Request

WHEREAS, Mr. John (Jack) Campbell at 5311 Cantante of Third Laguna Hills Mutual submitted a request for a variance to construct an alteration on Common Area as defined in the Declaration of Covenants, Conditions and Restrictions (CC&Rs); and

WHEREAS, Third Laguna Hills Mutual Board of Directors (the Board) has considered the request utilizing the Common Area Use Policy as approved by the Board via Resolution 03-14-24 as revised in accordance with California Civil Code § 4600 on March 18, 2014;

NOW THEREFORE BE IT RESOLVED, on May 19, 2015, the Board of Directors hereby approves the request for a variance to grant exclusive use of the subject common area to the requesting member due to the finding that the proposed alteration meets the following criteria:

1. Compliance with Community Standards.
2. Neighbor Awareness Forms were submitted from affected neighbors.
3. The area of the proposed alteration is located at least partially in Common Area.
4. The alteration would relieve the Mutual of the burden of management and maintenance of an area which is generally inaccessible and not of general use to the other members of Third.
5. The member is required to complete the Agreement Regarding Permitted Alteration of Common Area (the "Common Area Agreement").

RESOLVED FURTHER, the member is required to comply with all of the contingencies as presented in the report and approved by the Board; and

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

RESOLUTION 03-15-64

Common Area - Variance Request

WHEREAS, Mr. Joe Youmans and Ms. Elaine Youmans at 5337-A Bahia Blanca West of Third Laguna Hills Mutual submitted a request for a variance to construct an alteration on Common Area as defined in the Declaration of Covenants, Conditions and Restrictions (CC&Rs); and

WHEREAS, Third Laguna Hills Mutual Board of Directors (the Board) has considered the request utilizing the Common Area Use Policy as approved by the Board via Resolution 03-14-24 as revised in accordance with California Civil Code § 4600 on March 18, 2014;

NOW THEREFORE BE IT RESOLVED, on May 19, 2015, the Board of Directors hereby approves the request for a variance to grant exclusive use of the subject common area to the requesting members due to the finding that the proposed alteration meets the following criteria:

1. Compliance with Community Standards.
2. Neighbor Awareness Forms were submitted from affected neighbors.
3. The area of the proposed alteration is located at least partially in Common Area.
4. The alteration would relieve the Mutual of the burden of management and maintenance of an area which is generally inaccessible and not of general use to the other members of Third.
5. The member is required to complete the Agreement Regarding Permitted Alteration of Common Area (the "Common Area Agreement").

RESOLVED FURTHER, the member is required to comply with all of the contingencies as presented in the report and approved by the Board; and

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

RESOLUTION 03-15-65

Common Area - Variance Request

WHEREAS, Mr. Jae Lee at 5511-1F of Third Laguna Hills Mutual submitted a request for a variance to construct an alteration on Common Area as defined in the Declaration of Covenants, Conditions and Restrictions (CC&Rs); and

WHEREAS, Third Laguna Hills Mutual Board of Directors (the Board) has considered the request utilizing the Common Area Use Policy as approved by the Board via Resolution 03-14-24 as revised in accordance with California Civil Code § 4600 on March 18, 2014;

NOW THEREFORE BE IT RESOLVED, on May 19, 2015, the Board of Directors hereby approves the request for a variance to grant exclusive use of the subject common area to the requesting member due to the finding that the proposed alteration meets the following criteria:

1. Compliance with Community Standards.
2. Neighbor Awareness Forms were submitted from affected neighbors.
3. The area of the proposed alteration is located at least partially in Common Area.
4. The alteration would relieve the Mutual of the burden of management and maintenance of an area which is generally inaccessible and not of general use to the other members of Third.
5. The member is required to complete the Agreement Regarding Permitted Alteration of Common Area (the "Common Area Agreement").

RESOLVED FURTHER, the member is required to comply with all of the contingencies as presented in the report and approved by the Board; and

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

Landscape Committee Recommendations:

2255-C	Deny request for tree removal
3043-A	Approve request for tree trimming of 2 trees, at Mutual's expense
5064	Approve removal of the Carrot Wood Tree at Mutual's expense, replacement tree to be at the Mutual Member's expense, and approval to crown reduce the Brazilian California Pepper trees at Mutual's expense
5231	Approve request to crown reduce the Ficus Benjamina tree at Mutual's expense, and deny request to crown reduce the New Zealand Christmas Tree
4005-2A	Approve request for tree replacement at Mutual's expense and approve the shrub replacements at Mutual Member's expense

Finance Committee Recommendations:

RESOLUTION 03-15-66

Recording of a Lien

WHEREAS, Member ID 931-681-21 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 19, 2015, that the Board of Directors hereby approves the recording of a Lien for Member ID 931-681-21; 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 03-15-67

Recording of a Lien

WHEREAS, Member ID 932-450-27 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 19, 2015, that the Board of Directors hereby approves the recording of a Lien for Member ID 932-450-27; 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 03-15-68

Recording of a Lien

WHEREAS, Member ID 932-720-37 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 19, 2015, that the Board of Directors hereby approves the recording of a Lien for Member ID 932-720-37; 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

Mr. Jerry Storage updated the membership on ongoing GRF projects within the Community.

MEMBER COMMENTS

Third Mutual Members were given the opportunity to speak to items.

- Kitty Platt (3249-B) commented on lawsuits and possible issues with lending in the community.
- Ms. Marilyn Howe, daughter, commented on an insurance issue regarding her mother's (Virginia Parada) Manor (2352-A).
- Gloria Moldow (3503-A) announced that the Energy Club is hosting an Auto Rally this Thursday at Clubhouse 3.
- Franklin Smith (5369-3D) commented on minutes not having Member Comments and not having some minutes and Agendas on the website.
- Fred Sherman (3161-A) commented on issues that he is having with the service in the community.
- Lenta Jarrett (4010-1C) commented on her dissatisfaction with weed blowers at the Garden Villas and in the Community.
- Jennie Piazza (3427-N) commented on the Energy Committee and a problem she is having with a neighbor regarding an awning.
- Catherine Brians (392-B) commented on the Laguna Woods Foundation and solicited donations for the Foundation.

DIRECTORS' RESPONSES TO MEMBER COMMENTS

The Directors briefly responded to Member Comments.

UNFINISHED BUSINESS

Director McRae, Secretary of the Corporation, read a proposed resolution approving revisions to the Third Mutual Committee Appointments. Director McRae moved to approve the resolution. Director Troutman seconded the motion and discussion ensued.

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

RESOLUTION 03-15-69

Mutual Committee Appointments

RESOLVED, May 19, 2015, that the following persons are hereby appointed to serve on the committees and services of this Corporation; and

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

Board Operating Rules Committee

Jim Matson, Chair
Rosemarie di Lorenzo Dickins
James Tung
Beth Perak

City of Laguna Woods General Plan Amendment Task Force

Judith Troutman
Beth Perak

Communications Committee

Beth Perak, Chair
John Luebbe
Bunny Carpenter
Judith Troutman
Non-Voting Advisor: Joan Milliman, Hal Horne, Donna Dwaileebe

Electrical Vehicle Charging Ad Hoc Committee

Bert Moldow
John Luebbe
Ray Gros
Non-Voting Advisors: Bill Walsh and Steven Leonard

Energy Committee

Bert Moldow, Chair
James Tung
John Luebbe
Non-Voting Advisors: Bill Walsh, Steven Leonard

Executive Committee

Judith Troutman, Chair
Ray Gros
Rosemarie di Lorenzo Dickins
John McRae – Alternate
James Tung – Alternate

Finance (Committee of the Whole)

Wei-Ming Tao, Chair
Rosemarie di Lorenzo Dickins, Vice Chair
Non-Voting Advisors: Colin Johnston, ~~Richard Johnston~~, and John Davis

Garden Villa Recreation Room Subcommittee

Rosemarie di Lorenzo Dickins, Chair

John McRae

Bunny Carpenter

Voting Advisors: Lenta Jarrett, Sharon Molineri, Shari Horne

Laguna Woods Village Traffic Hearings

Ray Gros

Landscape

James Tung, Chair

Judith Troutman, Vice Chair

John McRae

Non-Voting Advisors: John Dudley

Maintenance and Construction (Committee of the Whole)

Rosemarie di Lorenzo Dickins, Chair

Bunny Carpenter, Vice Chair

Non-Voting Advisors: Robert Sherinian, David Finley, **John Frankel**

Meet and Confer

Jim Matson, Chair

James Tung

John Luebbe

Ray Gros

New Resident Orientation

Per Rotation List

Paint Color Subcommittee

Jim Matson, Chair

Rosemarie di Lorenzo Dickins

Judith Troutman

Non-Voting Advisor: Ruth Matson

Resident Problem Resolution Services

Ray Gros, Chair

Jim Matson

James Tung

Slope Renovation/Turf Conversion Sub-Committee

Jim Matson, Chair

James Tung

John McRae

Non-Voting Advisor: Darlene Bacus

Standards Subcommittee

John McRae, Chair
James Tung
Judith Troutman
Ray Gros
Non-Voting Advisor: TBD

Laguna Canyon Foundation

Ray Gros

RESOLVED FURTHER, that Resolution 03-15-46, adopted April 21, 2015, is hereby superseded and canceled.

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.

NEW BUSINESS

Director McRae, Secretary of the Corporation, read a proposed resolution revising 03-12-22 to include requiring a toilet upgrade when a Unit is leased or rented. Director McRae moved to approve the resolution. Director Troutman seconded the motion and discussion ensued.

By a vote of 8-0-1 (Director di Lorenzo-Dickins abstained) the motion carried, and the Board adopted the following resolution as written:

RESOLUTION 03-15-70

Standard Replacement Toilet

WHEREAS, recent changes to the California Civil Code and the Uniform Plumbing Code have mandated that all high-water usage toilets in commercial property as well as single and multi-family residential properties be replaced with water-conserving plumbing fixtures; and

WHEREAS, California Civil Code 1101.4 requires that on or before **January 1, 2017**, noncompliant plumbing fixtures in any single-family residential real property shall be replaced with water-conserving plumbing fixtures; and

WHEREAS, California Civil Code 1101.5 requires that on or before **January 1, 2019**, all noncompliant plumbing fixtures in any multifamily residential real property shall be replaced with water-conserving plumbing fixtures; and

WHEREAS, California Civil Code 1101.3.1 defines water conserving toilets as any toilet manufactured to use ~~less than~~ 1.6 gallons **or less** of water per flush; and

WHEREAS, California *Plumbing* Code 402.2.2.1 requires that single flush toilets installed on or after July 1, 2011, shall have an effective flush volume that does not exceed 1.28 gallons (4.8 liters) when tested in accordance with ASME A112.19.2, Standard for Vitreous China; and

NOW THEREFORE BE IT RESOLVED, May 19, 2015, that the Board of Directors of this Corporation hereby requires that prior to the date any record fee title to a Manor is transferred, and when a Manor is leased/rented, the Manor Owner must replace all non-compliant toilets within their Manor with toilets which meet or exceed the applicable California Civil and Building Code requirements for toilets and have a greater than or equal to 1,000 grams per flush MaP rating, 3 inch minimum flush valve, are ADA and WaterSense-qualified and are eligible for rebates from SoCalWaterSmart.com, as the Mutual standard replacement toilet; and

RESOLVED FURTHER, that any 1.6 gallon per flush or lower toilets installed in a manor prior to May 19, 2015 are considered compliant with California Civil requirements for toilets and will not require replacement under this resolution; and

RESOLVED FURTHER, that Resolution 03-12-22, adopted February 21, 2012, is 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.

COMMITTEE REPORTS

On behalf of Director Wei-Ming Tao, Director Judith Troutman gave the Finance Committee Report, and commented on the Resale & Lease Activities.

Director James Tung reported from the Landscape Committee.

The Board discussed merging all the Community's Landscape Committees: United Mutual, Third Mutual, Mutual No. Fifty, and the Golden Rain Foundation.

Director Tung moved that Third Board, in concept, approve the idea of having joint Landscape meetings with GRF, Third Mutual, Mutual No. Fifty, and United Mutual to work out the issues of a joint Committee and after the issues have been resolved a final resolution to be vetted by each Board. Director Moldow seconded the motion.

By a vote of 8-0-0 (Director Troutman was absent for the vote) the motion carried.

Director Rosemarie di Lorenzo-Dickins reported from the Maintenance and Construction Committee.

Director McRae, Secretary of the Corporation, read a proposed resolution approving revisions to Alteration Standard Section 34 Windows and Window Attachments:

RESOLUTION 03-15-XX

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 34 Windows and Window Attachments;

NOW THEREFORE BE IT RESOLVED, July 21, 2015 that Mutual Alteration Standard Section 34 Windows and Window Attachments is hereby amended as attached to the official minutes of this meeting; and

RESOLVED FURTHER, that Resolution 03-11-215, adopted December 20, 2011 is 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 di Lorenzo Dickins moved to send the proposed revisions to Alteration Standard Section 34 Windows and Window Attachments back to the Maintenance and Construction Committee for further review. Director Perak seconded the motion.

By a vote of 8-0-0 (Director Troutman was absent for the vote) the motion carried.

Director McRae, Secretary of the Corporation, read a proposed resolution establishing a RFP Study Group for the Third Mutual Maintenance and Construction Committee. Director McRae moved to approve the resolution as amended by adding John Frankel as an Advisor. Director Carpenter seconded the motion and discussion ensued.

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

Resolution 03-15-71

**Establish a RFP Study Group for the Third Maintenance and
Construction Committee**

WHEREAS, on January 20, 2015 the Board approved the Third Mutual Board Operation Procedures for Contracts under Resolution 03-15-09; and

WHEREAS, the procedures outline the roles and responsibilities of Committees, Committee Chairs, Board of Directors and the managing agent; and

WHEREAS, the Third Maintenance and Construction Committee endorsed forming a RFP Study Group to perform various approvals outlined in the Operations Procedures; and

NOW THEREFORE BE IT RESOLVED, May 19, 2015, the Board of Directors of this Corporation hereby approves establishing a RFP Study Group for the Third Maintenance and Construction Committee; and

RESOLVED FURTHER, the Third Maintenance and Construction Committee delegates the following approvals to the RFP Study Group for Projects that qualify for review under the Board approved Operations Procedures for Contracts:

- Item 4: Scope of Work/Specifications (SOW)
- Item 5: Request for Proposal (RFP)
- Item 6: Bidder's list
- Item 7: Bid Opening
- Item 8: Price and Cost Analysis
- Item 9: Bid Review

RESOLVED FURTHER, that the RFP Study Group will consist of the following members:

Bunny Carpenter, Chair
Judith Troutman, Vice Chair
Jim Matson, Member
Robert Sherinian, Advisor
David Finley, Advisor
John Frankel, Advisor

RESOLVED FURTHER, that the RFP Study Group will provide updates to the Third Maintenance and Construction Committee; 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 Tung reported from the Water Subcommittee.

Director Moldow reported from the Energy Committee.

Director McRae, Secretary of the Corporation, read a proposed resolution approving a budget increase of \$240,000 to add LED lighting to the remaining 47 Garden Villas. Director McRae moved to approve the resolution. Director Luebbe seconded the motion and discussion ensued.

Without objection, per Director Tao's suggestion, the Board amended the resolution to change "from the Replacement Fund" to "from the Unappropriated Expenditures Fund" in the resolution.

By a vote of 10-0-0 the motion carried, and the Board adopted the following resolution as written:

RESOLUTION 03-15-72

LED Lighting Installations at Remaining 47 Garden Villa Buildings

WHEREAS, on October 21, 2014, by way of resolution 03-14-11, the Board approved to continue the Garden Villa LED pilot program to evaluate the cost effectiveness, aesthetics, and obtain resident feedback; and

WHEREAS, the Garden Villa LED pilot program is complete and has received positive feedback from residents; and

WHEREAS, LED lighting is more energy efficient and less costly to operate than the lighting technology currently employed in the Mutual; and,

WHEREAS, the Third Laguna Hills Energy and Finance Committees have recommended that the Board approve the completion of the LED Lighting Installations at the remaining 47 Garden Villa buildings;

NOW THEREFORE BE IT RESOLVED, May 19, 2015, that the Board of Directors of this Corporation hereby authorizes a supplemental appropriation of \$240,000 from the ~~Replacement Fund~~ **Unappropriated Expenditures Fund** to complete LED Lighting Installations at the remaining 47 Garden Villa buildings; 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 McRae, Secretary of the Corporation, read a proposed resolution for an appropriation of \$2,000 from the Unappropriated Expenditures Fund for use on miscellaneous projects at the discretion of the Energy Committee. Director McRae moved to approve the resolution. Director di Lorenzo-Dickins seconded the motion and discussion ensued.

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

RESOLUTION 03-15-73

Funding for Miscellaneous Energy Projects

WHEREAS, the Energy Committee has requested a contingency funding source for small miscellaneous projects that arise during the year; and

NOW THEREFORE BE IT RESOLVED, May 19, 2015, the Board of Directors of this Corporation hereby authorizes an appropriation of \$2,000 from the Unappropriated Expenditures Fund, for use on miscellaneous projects at the discretion of the Energy Committee; and

RESOLVED FURTHER, the Energy Committee may proceed on small unforeseen projects using this funding without obtaining approval from the Board, by means of regular procurement procedures in place for the Corporation;

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 di Lorenzo Dickins moved to rescind resolution 03-14-115 – Appropriation of \$4,000 for the LED Retrofit of the LH Buildings. Director Troutman seconded the motion. Discussion ensued.

By a vote of 9-0-0 the motion carried and resolution 03-14-115 was rescinded.

Director Gros reported from Resident Problem Resolution Services.

Director Gros reported from the Laguna Woods Village Traffic Hearings.

Director Perak reported from the Communications Committee.

Director Gros reported on the Laguna Canyon Foundation.

GRF COMMITTEE HIGHLIGHTS

Director Moldow reported from the GRF Mobility and Vehicles Committee.

Director Luebbe reported from the GRF Energy Committee.

Director Perak reported from the GRF Community Activities Committee meeting.

Director Tung reported from the GRF Landscape Committee.

Director di Lorenzo-Dickins reported further from the GRF Community Activities Committee and the GRF Clubhouse 2 Renovation Ad Hoc Committee.

Director Gros reported from the GRF Security and Community Access Committee.

Director Carpenter reported from the GRF Maintenance and Construction Committee.

Director Troutman reported from the GRF AED Task Force.

Director McRae provided an overview of GRF Committees and Committee Chairs.

DIRECTORS' COMMENTS

The Directors made their final comments.

ADDITIONAL MEMBER COMMENTS

John Frankel (3473-E) commented on transit issues.

Fred Sherman (3161-A) commented on the cost savings that the Board is implementing and suggested improving reserves.

The Board recessed at 12:05 PM and reconvened into Executive Session at 12:45 PM.

Summary of Previous Closed Session Meetings per Civil Code Section §4935

During its April 21, 2015 Regular Executive Session Board Meeting, the Board approved the March 17, 2015 Regular Executive Session minutes, and the March 24, 2015 Special Executive meeting minutes, as written. The Board heard three (3) disciplinary hearings and imposed \$450 in fines for violations of the Mutual's rules and regulations; approved one hearing request; discussed other member disciplinary matters; approved two delinquent assessment debt write-offs; approved one (1) Chargeable Services debt write-off; approved recording one (1) Notice of Default; discussed requiring a toilet upgrade when a Unit is leased/rented; discussed FHA Certification; discussed and considered Contractual Matters; discussed Litigation matters; and discussed personnel matters.

During the Special Executive Committee Board meeting of April 28, 2015 the Board heard seven (7) Common Area Damage Reimbursement Hearings.

During the Special Executive Session Board meeting of April 29, 2015 the Board discussed and considered litigation and personnel matters.

During the Special Executive Session Board meeting of May 8, 2015 the Board discussed and considered contractual matters.

With no further business before the Board of Directors, the meeting was adjourned at 4:25 PM.

John McRae, Secretary