



THIRD LAGUNA HILLS

— M U T U A L —

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

August 15, 2017

The Regular Meeting of the Third Laguna Hills Mutual Board of Directors, a California non-profit mutual benefit corporation, was held on Tuesday, August 15, 2017, at 9:30 AM, at 24351 El Toro Road, Laguna Woods, California

Directors Present: Rosemarie diLorenzo Dickins, Burt Baum, John Frankel, Annette Sabol Soule, Susan Caine, Bert Moldow and Bunny Carpenter (entered at 9:35)

Directors Absent: James Tung, Bill Walsh, Jules Zalon and Steve Parsons

Staff Present: Open Session: Brad Hudson, Lori Moss, Leslie Cameron, Cheryl Silva and Chuck Holland

Executive Session: Brad Hudson, Lori Moss, Francis Rangel and Leslie Cameron

Others Present: VMS Directors Dennis O'Connor

Executive Session: Sandra L. Gottlieb, Esq. of Swedelson Gottlieb

1. CALL TO ORDER

Rosemarie diLorenzo Dickins, 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 AM.

2. PLEDGE OF ALLEGIANCE

Director Frankel led the Membership in the Pledge of Allegiance.

3. ACKNOWLEDGEMENT OF MEDIA

The Village Television Camera Crew, by way of remote cameras, was acknowledged as present.

4. APPROVAL OF AGENDA

Director Frankel moved to approve the agenda as presented. The motion was seconded by Director Baum and passed unanimously.

5. APPROVAL OF THE MINUTES

5a. July 18, 2017 – Regular Session

5b. July 20, 2017 – Special Open Session

Director Soule moved to approve the minutes as presented. The motion was seconded by Director Frankel and passes unanimously.

6. REPORT OF THE CHAIR

President diLorenzo Dickins stated that Third will have an assessment increase of .08 percent and the total increase, including GRF, will be 1.4 percent. Meet the candidates will be held on August 22, 2017 at 10:00 AM in the Board Room. There are four candidates and four openings for the election; due to Civil Code, a vote will still have to be held. Legal counsel was able to resolve four high profile cases that will not go to court.

7. UPDATE FROM VMS

Dennis O'Connor gave the Board a brief update of the VMS meetings and presentations by Department Heads. He gave an overview of the projects going on in Mr. Holland's, Information Technology Department. The ultimate strategy is to use technology within the field to make jobs more efficient. Mr. Munoz has been working on many projects in the community and he is currently working with VMS to create a Handyman Service.

8. REPORT OF THE CEO

CEO Brad Hudson spoke about the paving, painting, and roofing projects currently happening throughout the Village. Gates 8 and 9 will be undergoing re-construction and each instillation is a custom project. Beam replacement projects in the three story buildings are underway as part of the Dry Rot Remediation Program. There will be a Town Hall Meeting for technology on Thursday at 4:00 PM in the Board Room. There will be a Real Estate Meeting tomorrow at 2:00 PM in the Board Room. Plan-a-Ride bus service will now be available on Holidays and Sundays and will replace regular service. Plan-a-Ride is an on demand service. Resident can made reservations by calling the Transportation Department at 949-597-4659.

9. OPEN FORUM

Marvin Rawitch (5510-3B) commented on mobile phones and the signal from providers. He asked if the mobile providers could come out and look at the dead spots.

Chris Collins (3306-Q) spoke about the partnership with the Braille Institute and the one year project that helps residents acquire magnifying glasses, reading lights, and canes.

MaryAnn Kreter (5152) commented on the sewer line that is plugged up with the tree roots at her Manor. She is willing to pay to have the tree removed and replaced with a mature tree.

Julie Neilson (3338-1B) commented on her sewage line and asked for help from Staff.

Ed McGill (2390-2C) commented on the broken door knobs missing on the inside of buildings 2390, 2391, 2393, and 2394 trash rooms. Three residents have been locked in for short periods of time.

Bob Jacobs (5109) commented on the pepper trees that were trimmed by a neighbor outside of his manor and suggests that neighbors should be contacted when a situation like this happens.

Lynn Corboz (3250-O) commented on the Land Use Policy and asked the Board to make an exception on the Casa Rosa models for the patios and she read the legal opinion from Sandra Gottlieb, Esq.

10. RESPONSES TO OPEN FORUM SPEAKERS

CEO Hudson and Directors Baum, Carpenter, Moldow and diLorenzo Dickins spoke in response to the Members comments.

11. CONSENT CALENDAR

Director Moldow made a motion to approve the Consent Calendar. The motion was seconded by Director Soule and passed by a vote of 6-0-0

11a. Architectural Control and Standards Committee Recommendations:

RESOLUTION 03-17-83

Variance Request

WHEREAS, Dalia G. Hernandez of 5512-C Paseo Del Lago West requested to Convert a Patio into a Room Addition, Third Laguna Hills Mutual, submitted a request for a variance to construct an alteration on Exclusive 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 Executive Common Area Use Policy as approved by the Board via Resolution 03-15-155 as revised in accordance with California Civil Code §4600 on October 20, 2015; and

NOW THEREFORE BE IT RESOLVED, on August 15, 2017, 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. No improvement shall be installed, constructed, modified or altered at Manor **5512-C**, ("Property") within the Third Laguna Hills Mutual ("Mutual") unless

and until a Mutual Consent for Manor Alterations application for the improvement has been made to, and approved, in writing, by, the Village Management Services, Inc. ("VMS, Inc."), Manor Alterations Division ("Division"), or, in the event of a Variance from the Mutual's Alteration Standards, the Architectural Control and Standards Committee ("ACSC"). In the event written permission is given for the installation, construction, modification or alteration of any improvement(s) upon the Property, the Member Owner or Owners ("Member Owner") agrees to comply with the Mutual's Governing Documents and any specific terms or conditions imposed, and that the installation, construction, modification or alteration shall be in strict compliance with the terms of the approval.

2. A Mutual Consent for Manor Alterations has been granted at **5512-C** for **Converting Patio into Room Addition**, subject to the attached plans stamped approved and is subject to the final inspection by the Division. Any variations to the approved attached plans are not allowed and could result in a stop work notice and/or severe fines to the Member.
3. Member Owner hereby consents to and grants to the Mutual and the Division, and their representatives, a right of entry upon the Property at any time to be used to inspect the Property and the improvements thereon and for the Mutual and the Division, and their representatives and contractors to remedy any violation upon the Property, including, but not limited to, removing trash, removing any improvement installed without approval or modifying an improvement to bring the same into compliance with the terms of the approval.
4. All costs for maintenance, repair, renovation, replacement or removal of the improvement, present and future, are the responsibility of the Property's Member Owner at 5512-C and all future Mutual members at 5512-C.
5. Member Owner shall be responsible for all activity by contractors, subcontractors, material suppliers and their employees and agents and any others who perform work on the Property, including any violation of the Mutual's Governing Documents, including, but not limited to, traffic and parking violations, maintenance of a clean job site at all times, and use of Mutual property for storage of equipment or materials without prior approval. Member Owner acknowledges and agrees that all such persons are his/her invitees. Member Owner shall be responsible for informing all his/her invitees of the Mutual's Rules and Regulations. Member Owner shall be liable for any

violation of the Mutual's Governing Documents by any invitee, including any fine, assessment or other charge levied in connection therewith.

6. Member is responsible for following the gate clearance process (<http://www.lagunawoodsvillage.com>) in place to admit contractors and other invites.
7. Member Owner's contractors and other invitees shall travel to and from the job site by the most direct route available and are not authorized to use Mutual recreational facilities or other amenities while they are in the Village for performance of work in connection with the Property.
8. Parking of contractors or other invitees' vehicles is prohibited in covered resident parking, open resident spaces, handicapped spaces or fire lanes. Contractors or other invitees must park on the street. To the extent possible contractors' or other invitees' vehicles should be limited in number.
9. Member Owner(s) of the Property must sign and submit to the Mutual, c/o VMS, Inc., at the Division office located in the Laguna Woods Village Community Center, an executed and notarized "Recordable Common Area Agreement" for a proposed improvement that would utilize any portion of the Mutual's Common Area. Prior to the issuance of a Mutual Consent for Manor Alterations, that "Recordable Common Area Agreement" must be filed with the Orange County Clerk/Recorder.
10. A City of Laguna Woods permit is required, which may include the requirement to obtain clearance from the South Coast Air Quality Management District (Asbestos Hot Line at (909) 396-2336). Prior to the issuance of a Mutual Consent for Manor Alterations, the appropriate City of Laguna Woods permit number(s) must be submitted to the Division office located in the Laguna Woods Village Community Center. The City permit must be finalized within the prescribed timeframe, and a copy of the final permit must be submitted to the Division within two weeks.
11. Prior to the issuance of a Mutual Consent for Manor Alterations, a complete set of unit specific plans prepared by a licensed architect or structural engineer depicting the proposed improvement must be submitted to the Division office located in the Laguna Woods Village Community Center. The plans must depict any required structural modifications ensuring the structural integrity of the building is maintained upon completion of the proposed improvement.

12. Prior to the issuance of a Mutual Consent for Manor Alterations, if required, a Mutual Roof Alteration Notification (“Tie-In Form”) must be submitted to the Division. All roof tie-ins must be performed by a C-39 Licensed Contractor. The Member Owner may hire a C-39 Licensed Contractor of his/her own choice to perform roof tie-ins for the installation of solar panels on all roof types except PVC Cool Roofs. For PVC Cool Roofs, regardless of the roof type, all tie-ins must be performed by the Mutual’s roofing contractor at the Member Owner’s expense. All tie-ins may only be made to sound structural elements. Existing structural elements proposed to be tied to, which exhibit signs of dry rot or other structural defects, must first be replaced or repaired at the Member Owner’s expense during construction of the improvement.
13. Prior to the issuance of a Mutual Consent for Manor Alterations, the Member Owner shall request a Broadband infrastructure inspection to assure that Mutual property is appropriately identified in order to be addressed during construction.
14. Prior to the issuance of a Mutual Consent for Manor Alterations, the Member Owner shall request a Maintenance and Construction Department inspection to assure that Mutual property is appropriately addressed during construction.
15. Prior to the issuance of a Mutual Consent for Manor Alterations, any altered exterior surface should match the Building color; vinyl fence/gate will be either white or taupe, tubular steel or wrought iron fence/gate will be black or white; the approved colors and materials are identified on the ground floor of the Community Center within Resident Services.
16. All improvements must be installed in accordance with the California State Building Code, and the published Mutual Architectural Alterations Standards. See <http://www.lagunawoodsvillage.com>.
17. During construction, work hours established by the Mutual and the Noise Ordinance set forth in the City of Laguna Woods Municipal Code must be adhered to at all times.
18. During construction, both the Mutual Consent for Manor Alterations and the City Building Permit must be on display for public view at all times in a location approved by the Division.

19. It is mandatory that no waste or materials associated with the construction be dumped in the Village trash bins; such waste or materials associated with the construction must be disposed of offsite by the contractor.
20. The Mutual Consent for Manor Alterations expires six months after the date of approval, unless an application is submitted with fees and approved by the Division for an extension. Only one extension for a maximum of an additional six months may be granted.
21. Violations of the forgoing conditions or the Mutual's Governing Documents (See <http://www.lagunawoodsvillage.com>), including, but not limited to, work outside the approved plans, excessive noise, illegal dumping, or working after hours, will result in disciplinary action, which could result in a stop work notice, loss of privileges and/or severe fines to the Owner Member. Such fines left unpaid will result in forfeiture of a portion or all of the Conformance Deposit required above or other legal remedy.
22. Mutual member shall indemnify, defend and hold harmless Third and its officers, directors, committee members and agents from and against any and all claims, demands, costs, fines, judgments, settlements and any other costs, expenses, amounts and liabilities arising from Mutual member's improvements and installation, construction, design and maintenance of same.

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 03-17-84

Variance Request

WHEREAS, Ms. Lucy Liu Rosenzweig of 2253-A Via Puerta– Non-Standard Room Addition requested to Convert a Patio into a Room Addition, Third Laguna Hills Mutual, submitted a request for a variance to construct an alteration on Exclusive 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 Exclusive Common Area Use Policy as approved by the Board via Resolution 03-15-155 as revised in accordance with California Civil Code § 4600 on October 20, 2015; and

NOW THEREFORE BE IT RESOLVED, on August 15, 2017, 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. No improvement shall be installed, constructed, modified or altered at Manor 2253-A, ("Property") within the Third Laguna Hills Mutual ("Mutual") unless and until a Mutual Consent for Manor Alterations application for the improvement has been made to, and approved, in writing, by, the Village Management Services, Inc. ("VMS, Inc."), Manor Alterations Division ("Division"), or, in the event of a Variance from the Mutual's Alteration Standards, the Architectural Control and Standards Committee ("ACSC"). In the event written permission is given for the installation, construction, modification or alteration of any improvement(s) upon the Property, the Member Owner or Owners ("Member Owner") agrees to comply with the Mutual's Governing Documents and any specific terms or conditions imposed, and that the installation, construction, modification or alteration shall be in strict compliance with the terms of the approval.
2. A Mutual Consent for Manor Alterations has been granted at 2253-A for Non-Standard Room Addition, subject to the attached plans stamped approved and is subject to the final inspection by the Division. Any variations to the approved attached plans are not allowed and could result in a stop work notice and/or severe fines to the Member.
3. Prior to the Issuance of a Mutual Consent for Manor Alteration Permit, a Neighbor Awareness Form(s) must be obtained from the affected neighbor(s) at 2252-C, 2252-D, 2253-B, 2254-C, 2254-D and 2255-A. No construction may proceed prior to receiving this executed form and approval by the Manor Alterations Department and the City of Laguna Woods.
4. Member Owner hereby consents to and grants to the Mutual and the Division, and their representatives, a right of entry upon the Property at any time to be used to inspect the Property and the improvements thereon and for the Mutual and the Division, and their representatives and contractors to remedy any violation upon the Property, including, but not limited to, removing trash, removing any improvement installed without approval or modifying an improvement to bring the same into compliance with the terms of the approval.
5. All costs for maintenance, repair, renovation, replacement or removal of the improvement, present and future, are the responsibility of the Property's Member Owner at 2253-A and all future Mutual members at 2253-A.
6. Member Owner shall be responsible for all activity by contractors, subcontractors, material suppliers and their employees and agents and any others who perform work on the Property, including any violation of the Mutual's Governing Documents, including, but not limited to, traffic and parking violations, maintenance of a clean job site at all times, and use of

Mutual property for storage of equipment or materials without prior approval. Member Owner acknowledges and agrees that all such persons are his/her invitees. Member Owner shall be responsible for informing all his/her invitees of the Mutual's Rules and Regulations. Member Owner shall be liable for any violation of the Mutual's Governing Documents by any invitee, including any fine, assessment or other charge levied in connection therewith.

7. Member is responsible for following the gate clearance process (<http://www.lagunawoodsvillage.com>) in place to admit contractors and other invitees.
8. Member Owner's contractors and other invitees shall travel to and from the job site by the most direct route available and are not authorized to use Mutual recreational facilities or other amenities while they are in the Village for performance of work in connection with the Property.
9. Parking of contractors or other invitees' vehicles is prohibited in covered resident parking, open resident spaces, handicapped spaces or fire lanes. Contractors or other invitees must park on the street. To the extent possible contractors' or other invitees' vehicles should be limited in number.
10. Member Owner(s) of the Property must sign and submit to the Mutual, c/o VMS, Inc., at the Division office located in the Laguna Woods Village Community Center, an executed and notarized "Recordable Common Area Agreement" for a proposed improvement that would utilize any portion of the Mutual's Common Area. Prior to the issuance of a Mutual Consent for Manor Alterations, that "Recordable Common Area Agreement" must be filed with the Orange County Clerk/Recorder.
11. A City of Laguna Woods permit is required, which may include the requirement to obtain clearance from the South Coast Air Quality Management District (Asbestos Hot Line at (909) 396-2336). Prior to the issuance of a Mutual Consent for Manor Alterations, the appropriate City of Laguna Woods permit number(s) must be submitted to the Division office located in the Laguna Woods Village Community Center. The City permit must be finalized within the prescribed timeframe, and a copy of the final permit must be submitted to the Division within two weeks.
12. Prior to the issuance of a Mutual Consent for Manor Alterations, a complete set of unit specific plans prepared by a licensed architect or structural engineer depicting the proposed improvement must be submitted to the Division office located in the Laguna Woods Village Community Center. The plans must depict any required structural modifications ensuring the structural integrity of the building is maintained upon completion of the proposed improvement.

13. Prior to the Issuance of a Mutual Consent for Manor Alterations, the Member Owner must have conducted an inspection of the waste lines, by a VMS Plumber, to assure no repairs are needed. The inspection will be a chargeable service to the Member Owner. Inspection appointments are to be made with Resident Services, by authorized persons only. Findings from the video inspection will be recorded on the chargeable service ticket for Manor Alterations staff to review.
14. Prior to the issuance of a Mutual Consent for Manor Alterations, if required, a Mutual Roof Alteration Notification ("Tie-In Form") must be submitted to the Division. All roof tie-ins must be performed by a C-39 Licensed Contractor. The Member Owner may hire a C-39 Licensed Contractor of his/her own choice to perform roof tie-ins for the installation of solar panels on all roof types except PVC Cool Roofs. For PVC Cool Roofs, regardless of the roof type, all tie-ins must be performed by the Mutual's roofing contractor at the Member Owner's expense. All tie-ins may only be made to sound structural elements. Existing structural elements proposed to be tied to, which exhibit signs of dry rot or other structural defects, must first be replaced or repaired at the Member Owner's expense during construction of the improvement.
15. Prior to the issuance of a Mutual Consent for Manor Alterations, the Member Owner shall request a Landscape Department inspection in order to assure all landscape, irrigation, and drainage modifications associated with the improvements are identified and completed by the Landscape Department at the expense of the Member Owner. All gutter drainage shall be directed away from structures, free standing walls, foundations, and pedestrian walkways.
16. Prior to the issuance of a Mutual Consent for Manor Alterations, the Member Owner shall request a Maintenance and Construction Department inspection to assure that Mutual property is appropriately addressed during construction.
17. Prior to the issuance of a Mutual Consent for Manor Alterations, any altered exterior surface should match the Building color; vinyl fence/gate will be either white or taupe, tubular steel or wrought iron fence/gate will be black or white; the approved colors and materials are identified in the Community Center ground floor by Resident Services.
18. All improvements must be installed in accordance with the California State Building Code, and the published Mutual Architectural Alterations Standards. See <http://www.lagunawoodsvillage.com>.
19. During construction, work hours established by the Mutual and the Noise Ordinance set forth in the City of Laguna Woods Municipal Code must be adhered to at all times.

20. During construction, both the Mutual Consent for Manor Alterations and the City Building Permit must be on display for public view at all times in a location approved by the Division.
21. It is mandatory that no waste or materials associated with the construction be dumped in the Village trash bins; such waste or materials associated with the construction must be disposed of offsite by the contractor.
22. The Mutual Consent for Manor Alterations expires six months after the date of approval, unless an application is submitted with fees and approved by the Division for an extension. Only one extension for a maximum of an additional six months may be granted.
23. Violations of the forgoing conditions or the Mutual's Governing Documents (See <http://www.lagunawoodsvillage.com>), including, but not limited to, work outside the approved plans, excessive noise, illegal dumping, or working after hours, will result in disciplinary action, which could result in a stop work notice, loss of privileges and/or severe fines to the Owner Member. Such fines left unpaid will result in forfeiture of a portion or all of the Conformance Deposit required above or other legal remedy.
24. Mutual member shall indemnify, defend and hold harmless Third and its officers, directors, committee members and agents from and against any and all claims, demands, costs, fines, judgments, settlements and any other costs, expenses, amounts and liabilities arising from Mutual member's improvements and installation, construction, design and maintenance of same.

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 03-17-85

Variance Request

WHEREAS, Mr. David Langdon - 2328-Q Via Mariposa W. requested a Bathroom Addition, Third Laguna Hills Mutual, submitted a request for a variance to construct an alteration on Exclusive 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 Exclusive Common Area Use Policy as approved by the Board via Resolution 03-15-155 as revised in accordance with California Civil Code § 4600 on October 20, 2015; and

NOW THEREFORE BE IT RESOLVED, on August 15, 2017, 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. Prior to the issuance of a Mutual Consent for Manor Alterations, a complete set of unit specific plans depicting methods to reduce acoustical nuisance to neighboring units must be submitted to the Division office located in the Laguna Woods Village Community Center.
2. Prior to the Issuance of a Mutual Consent for Manor Alteration Permit, a Neighbor Awareness Form(s) must be obtained from the affected neighbor(s) at 2328-D and 2328-R. No construction may proceed prior to receiving this executed form and approval by the Manor Alterations Department and the City of Laguna Woods.
3. No improvement shall be installed, constructed, modified or altered at Manor 2328-Q, ("Property") within the Third Laguna Hills Mutual ("Mutual") unless and until a Mutual Consent for Manor Alterations application for the improvement has been made to, and approved, in writing, by, the Village Management Services, Inc. ("VMS, Inc."), Manor Alterations Division ("Division"), or, in the event of a Variance from the Mutual's Alteration Standards, the Architectural Control and Standards Committee ("ACSC"). In the event written permission is given for the installation, construction, modification or alteration of any improvement(s) upon the Property, the Member Owner or Owners ("Member Owner") agrees to comply with the Mutual's Governing Documents and any specific terms or conditions imposed, and that the installation, construction, modification or alteration shall be in strict compliance with the terms of the approval.
4. A Mutual Consent for Manor Alterations has been granted at 2328-Q for a Bathroom Addition, subject to the attached plans stamped approved and is subject to the final inspection by the Division. Any variations to the approved attached plans are not allowed and could result in a stop work notice and/or severe fines to the Member.
5. Member Owner hereby consents to and grants to the Mutual and the Division, and their representatives, a right of entry upon the Property at any time to be used to inspect the Property and the improvements thereon and for the Mutual and the Division, and their representatives and contractors to remedy any violation upon the Property, including, but not limited to, removing trash, removing any improvement installed without approval or modifying an improvement to bring the same into compliance with the terms of the approval.

6. All costs for maintenance, repair, renovation, replacement or removal of the improvement, present and future, are the responsibility of the Property's Member Owner at 2328-Q and all future Mutual members at 2328-Q.
7. Member Owner shall be responsible for all activity by contractors, subcontractors, material suppliers and their employees and agents and any others who perform work on the Property, including any violation of the Mutual's Governing Documents, including, but not limited to, traffic and parking violations, maintenance of a clean job site at all times, and use of Mutual property for storage of equipment or materials without prior approval. Member Owner acknowledges and agrees that all such persons are his/her invitees. Member Owner shall be responsible for informing all his/her invitees of the Mutual's Rules and Regulations. Member Owner shall be liable for any violation of the Mutual's Governing Documents by any invitee, including any fine, assessment or other charge levied in connection therewith.
8. Member is responsible for following the gate clearance process (<http://www.lagunawoodsvillage.com>) in place to admit contractors and other invites.
9. Member Owner's contractors and other invitees shall travel to and from the job site by the most direct route available and are not authorized to use Mutual recreational facilities or other amenities while they are in the Village for performance of work in connection with the Property.
10. Parking of contractors or other invitees' vehicles is prohibited in covered resident parking, open resident spaces, handicapped spaces or fire lanes. Contractors or other invitees must park on the street. To the extent possible contractors' or other invitees' vehicles should be limited in number.
11. A City of Laguna Woods permit is required, which may include the requirement to obtain clearance from the South Coast Air Quality Management District (Asbestos Hot Line at (909) 396-2336). Prior to the issuance of a Mutual Consent for Manor Alterations, the appropriate City of Laguna Woods permit number(s) must be submitted to the Division office located in the Laguna Woods Village Community Center. The City permit must be finalized within the prescribed timeframe, and a copy of the final permit must be submitted to the Division within two weeks.
12. Prior to the issuance of a Mutual Consent for Manor Alterations, a complete set of unit specific plans prepared by a licensed architect or structural engineer depicting the proposed improvement must be submitted to the Division office located in the Laguna Woods Village Community Center. The plans must depict any required structural modifications ensuring the structural integrity of the building is maintained upon completion of the proposed improvement.

13. Prior to the Issuance of a Mutual Consent for Manor Alterations, the Member Owner must have conducted an inspection of the waste lines, by a VMS Plumber, to assure no repairs are needed. The inspection will be a chargeable service to the Member Owner. Inspection appointments are to be made with Resident Services, by authorized persons only. Findings from the video inspection will be recorded on the chargeable service ticket for Manor Alterations staff to review.
14. All improvements must be installed in accordance with the California State Building Code, and the published Mutual Architectural Alterations Standards. See <http://www.lagunawoodsvillage.com>.
15. During construction, work hours established by the Mutual and the Noise Ordinance set forth in the City of Laguna Woods Municipal Code must be adhered to at all times.
16. During construction, both the Mutual Consent for Manor Alterations and the City Building Permit must be on display for public view at all times in a location approved by the Division.
17. It is mandatory that no waste or materials associated with the construction be dumped in the Village trash bins; such waste or materials associated with the construction must be disposed of offsite by the contractor.
18. The Mutual Consent for Manor Alterations expires six months after the date of approval, unless an application is submitted with fees and approved by the Division for an extension. Only one extension for a maximum of an additional six months may be granted.
19. Violations of the forgoing conditions or the Mutual's Governing Documents (See <http://www.lagunawoodsvillage.com>), including, but not limited to, work outside the approved plans, excessive noise, illegal dumping, or working after hours, will result in disciplinary action, which could result in a stop work notice, loss of privileges and/or severe fines to the Owner Member. Such fines left unpaid will result in forfeiture of a portion or all of the Conformance Deposit required above or other legal remedy.
20. Mutual member shall indemnify, defend and hold harmless Third and its officers, directors, committee members and agents from and against any and all claims, demands, costs, fines, judgments, settlements and any other costs, expenses, amounts and liabilities arising from Mutual member's improvements and installation, construction, design and maintenance of same.

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.

11b. Landscape Committee Recommendations:

- 3205-C Deny Request for Tree Removal
- 3010-A Approve Request for Tree Removal
- 3421-3A Approve Request for Tree Removal at Owner's Expense
- 3530-B Deny Request for Off-Scheduled Trimming
- 5499-3F Approve Request for Tree Removal

11c. Finance Committee Recommendations:

Approval of Resolution to Record Lien against Member ID: 931-370-39

RESOLUTION 03-17-86

Recording of a Lien

WHEREAS, Member ID 931-370-39 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, August 15, 2017, that the Board of Directors hereby approves the recording of a Lien for Member ID 931-370-39; 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.

12. UNFINISHED BUSINESS

12a. Golf Cart Parking Task Force Update

Director Soule presented an update from the Golf Cart Parking Task Force. Director Sabol Soule informed the Board that she has appointed members to the Golf Cart Parking Task Force and they will be meeting this Friday to develop objectives.

12b. Entertain a Motion to Amend Third Mutual Committee Assignments:

RESOLUTION 03-17-87

Mutual Committee Appointments

RESOLVED, August 15, 2017 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:

Architectural Standards and Control Committee

Bert Moldow, Chair
John Frankel
Bill Walsh
Steve Parsons
Annette Sabol-Soule
Rosemarie diLorenzo Dickins, Alternate
Mike Butler, Voting Advisor
~~Roger Morris, Voting Advisor~~

Governance Committee

Rosemarie diLorenzo Dickins, Chair
James Tung
Burt Baum
Bert Moldow
Bunny Carpenter, Alternate
Steve Parsons, Alternate
Annette Sabol-Soule
Non-Voting Advisor: Kathleen Baum

Communications Committee

Burt Baum, Chair
Susan Caine
Bill Walsh
Bunny Carpenter
Non-Voting Advisors: Carol St. Hillaire

Energy and Technology Committee

Bill Walsh, Chair
Bert Moldow, Co-Chair
Burt Baum
John Frankel
Non-Voting Advisors: Steven Leonard, Leon St. Hillaire

Executive Hearing Committee

Rosemarie diLorenzo Dickins, Chair
James Tung, Co-Chair
Bunny Carpenter
John Frankel
Steve Parsons
Jules Zalon, Alternate
Annette Sabol-Soule, Alternate

Finance (Committee of the Whole)

Steve Parsons, Chair
Rosemarie diLorenzo Dickins, Vice Chair
Non-Voting Advisors: Colin Johnston, John Hess, Wei-Ming Tao

Garden Villa Recreation Room Subcommittee

Bert Moldow, Chair
Rosemarie diLorenzo Dickins, Alternate
Voting Advisors: Lynn Jarrett, Sharon Molineri, Stuart Hack

Laguna Woods Village Traffic Hearings

John Frankel
~~Annette Sabol-Soule~~
Jules Zalon
Susan Caine, Alternate

Landscape

James Tung, Chair
Bunny Carpenter – Vice Chair
John Frankel
Susan Caine
Non-Voting Advisors: John Dudley, Bob Figeira

Maintenance and Construction (Committee of the Whole)

Bert Moldow, Chair
John Frankel, Vice Chair
Non-Voting Advisors: Marty Lopata

Meet and Confer & Resident Problem Resolution

Rosemarie diLorenzo Dickins
James Tung
Burt Baum

New Resident Orientation

Per Rotation List

Water Conservation Committee

James Tung, Chair
John Frankel
Jules Zalon

Third Mutual Earthquake Task Force

Steve Parsons, Chair
John Frankel
Burt Baum
Colin Johnston
Dan Yost
Steve Leonard
Roger Morris
James Tung
David Southerland
Tim Moy, Advisor
Randy Scott, (Garden Villas) Advisor
Ralph Beck (registered geologist), Advisor
Margaret Vinci (Cal-Tech), Advisor

Third Mutual Parking Task Force

John Frankel,
Chair Bert Moldow
Bunny Carpenter
Bill Walsh
Annette Sabol-Soule

Third Mutual Resident Policy and Compliance Task Force

Burt Baum, Chair
Rosemarie diLorenzo Dickins
Bert Moldow
Bunny Carpenter
Steve Parsons, Alternate
Stuart Hack, Advisor
Marty Lopata, Advisor

Third Mutual Dry Rot Task Force

John Frankel, Chair
Bunny Carpenter
Bert Moldow
Burt Baum
Steve Parsons

Third Mutual Projects Task Force

Bert Moldow, Chair
Bunny Carpenter

Rosemarie diLorenzo Dickins
John Frankel

RESOLVED FURTHER, that Resolution 03-17-26, adopted March 21, 2017 is hereby superseded and canceled; 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 Baum made a motion to appoint the Mutual Committee Assignments. The motion was seconded by Director Soule and passed unanimously.

13. NEW BUSINESS

13a. Entertain a Motion to Suspend Cable/Internet in the Event of Disciplinary Action – Resolution (initial notification – Postpone 30-days for Member comments and suggestions to conform to the notification requirement)

Secretary of the Board, Burt Baum, read the following resolution to Suspend Cable/Internet Service as a Disciplinary Action.

RESOLUTION 90-17-xx

Suspension of Cable/Internet as a Disciplinary Action

WHEREAS, the Golden Rain Foundation Corporation is an association formed to manage a common interest development under the Davis-Stirling Common Interest Development Act (Articles of Incorporation, Article XI);

WHEREAS, the purpose of the Golden Rain Foundation Corporation is to develop and maintain facilities and services (Bylaw 2.1.1), operate community facilities (Bylaw 2.1.2) and operate as a Common Interest Development in accordance with the Davis-Stirling Common Interest Development Act, in providing community facilities (Bylaw 2.1.3); and

WHEREAS, the Golden Rain Foundation Corporation has the power to adopt rules and regulations, including disciplinary procedures with regard to its Mutual Members and permitted and approved Qualifying Residents, Co-occupants, Tenants and their guests (Bylaw 2.2.3), and the authority to establish policy (Bylaw 2.3); and

WHEREAS, Cable television services for the Mutual Members, Qualifying Residents, Co-occupants, Tenants and their guests are provided by way of a contract between the Golden Rain Foundation Corporation and a cable provider (“Master Contract”), and then a bulk service contract between the Golden Rain Foundation Corporation and the Housing Mutual’s, which

consists of Laguna Woods Mutual No. Fifty, Third Laguna Hills Mutual and United Laguna Woods Mutual; and

WHEREAS, each of the Housing Mutual's Bylaws empowers their respective Boards to manage and govern property, facilities and services, including the adoption of policies and rules (Laguna Woods Mutual No. Fifty Bylaws 2.1, 2.2 and 2.3; Third Laguna Hills Mutual Bylaws 2.1.3, 2.2.3 and 2.3; United Laguna Woods Mutual Bylaws 2.1, 2.2 and 2.3);

WHEREFORE, the Board of Directors acknowledges that cable television is a jointly administered amenity, of both the Housing Mutual's and the Golden Rain Foundation Corporation;

NOW THEREFORE, BE IT RESOLVED, September 19, 2017, that the Board of Directors of the Golden Rain Foundation Corporation, and the Board of Directors for each of the Housing Mutual's, each possess the power to take disciplinary action against their respective Mutual Members, including, but not limited to, the suspension of cable television and internet services;

RESOLVED FURTHER, it is within the sole authority of the Golden Rain Foundation to negotiate the terms of the Master Contract, including, but not limited to, pricing and programing;

RESOLVED FURTHER, it is the sole obligation of the Golden Rain Foundation to develop, maintain, operate, and/or repair the facilities necessary to provide cable television for the Mutual Members, Qualifying Residents, Co-occupants, Tenants and their guests;

RESOLVED FURTHER, this resolution cancels and supersedes Resolution 90-06-110.

AUGUST Initial Notification

Should the Board endorse the proposed revisions, Staff recommends that a motion be made and seconded to accept the resolution and allow discussion to ensure that the resolution reads to the satisfaction of the Board. Staff then recommends that a Board Member postpones the resolution to the next available Board Meeting no less than 30-days from the postponement to comply with Civil Code §4360.

Director Baum made a motion to give Third Mutual the ability to Suspend Cable/Internet services as part of the Disciplinary Process. The motion was seconded by Director Moldow and passed by a vote of 6-0-0

- 13b. Entertain a Motion to Approve General Requirements for Alterations on Three Story Buildings with Mutual Solar Panels - Resolution - (initial notification

- Postpone 30-days for Member comments and suggestions to conform to the notification requirement)

Secretary of the Board, Burt Baum, read the following resolution to approve general requirements for alteration on three story buildings with mutual solar panels.

Resolution 03-17-XX

Construction on 3-Story Buildings with Solar Panels

WHEREAS, manor owners from time to time have requested to install an alteration on the roof of a 3-story building, and

WHEREAS, the Architectural Control and Standards Committee recommends that procedures be established for all contractors working on 3-story buildings that contain Mutual owned Solar Panels on the roof; and

THEREFORE IT BE RESOLVED ON SEPTEMBER 19, 2017, any proposed alteration to the roof of a 3-story building submitted to the Manor Alterations Division which has Mutual owned Solar Panels installed will require the contractor to supply site specific structural calculations, wet stamped by a licensed structural engineer confirming the structural adequacy of the roof structure to support any additional imposed loads or roof penetrations proposed with the alteration; and

RESOLVED FURTHER, no alteration can obstruct the operations of the Mutual Owned Solar Panels; and

RESOLVED FURTHER, no installation can accommodate access to the roof from the manor; and

RESOLVED FURTHER, contractors will be required to follow all State and Federal laws and regulations to assure the safety of the contractor(s) working on the roof of 3-story buildings, and will be required to follow CAL-OSHA guidelines, and

RESOLVED FURTHER, all contractors will need approval by the Manor Alterations Division before any construction may begin. Once approved by the Manor Alterations Division, staff will assist the contractor to gain access to the roof of the building; 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.

AUGUST Initial Notification

Should the Board endorse the proposed revisions, Staff recommends that a motion be made and seconded to accept the resolution and allow discussion

to ensure that the resolution reads to the satisfaction of the Board. Staff then recommends that a Board Member postpones the resolution to the next available Board Meeting no less than 30-days from the postponement to comply with Civil Code §4360.

Director Baum made a motion to approve procedures for alterations on 3-story buildings with Mutual Photovoltaic (Solar) Panels. The motion was seconded by Director Soule and passed by a vote of 6-0-0.

14. Committee Reports

14a. Report of the Finance Committee/Financial Report

Director Soule, reported from the Finance Committee, gave updates on Third Mutual financial, delinquencies and commented on the Resale Activities Report. Next meeting will be September 5, 2017 at 1:30 PM.

14b. Report of the Architectural Control and Standards Committee

Director Moldow reported from the Architectural Control and Standards Committee. The next meeting will be September 7, 2017 at 11:30 AM.

14c. Report of the Maintenance & Construction Committee

Director Moldow reported from the Maintenance and Construction Committee. The next meeting will be August 29, 2017 at 9 AM

14d. Report of Landscape Committee

CEO Hudson gave a Power Point presentation from the Landscape Department. Mr. Hudson addressed questions from the Board. Next meeting will be September 7 at 9 AM.

14e. Report of the Laguna Woods Village Traffic Hearings

Director Soule reported from the Laguna Woods Village Traffic Hearings.

14f. Report of the Communications Committee

Director Baum reported from the Communications Committee. Next meeting will be August 28 at 1:30 PM.

14g. Report of the Energy and Technology Committee

Director Moldow reported from the Energy and Technology Committee. The next meeting will be October 3 at 10 AM.

14h. Report of the Water Committee

Director Frankel reported from the Water Committee.

14i. Report of the Resident Policy and Compliance Task Force

Director Baum reported from the Resident Policy and Compliance Task Force. The next meeting will be sometime in September.

15. GRF COMMITTEE HIGHLIGHTS

Members reported on the following GRF Committees they had attended.

15a. Business Planning Committee – None Scheduled

15b. Community Activities Committee – Next Meeting September 7, 2017

15c. Finance Committee – Next Meeting August 23, 2017

15d. Landscape Committee – Next Meeting September 21, 2017

15e. Maintenance & Construction Committee – Next Meeting September 18, 2017

15f. Media and Communications Committee – Next Meeting August 21, 2017

15g. Mobility & Vehicles Committee – Next Meeting October 2, 2017

15h. Security and Community Access Committee – Next Meeting August 24, 2017

16. FUTURE AGENDA ITEMS

16a. Standard for Trellis Removal

16b. Entertain a Motion to Approve Manor Alteration Conditions

16c. Entertain a Motion Include a Requirement for Acoustical Considerations for all Alterations that have Adjoining Walls.

17. DIRECTORS' COMMENTS

Director Soule commented on third story alteration standards

Director Baum commented on President diLorenzo Dickins efforts in working with Steve Parson on the 2018 Budget to keep the assessments low.

18. RECESS

The Board recessed at 12:03 PM and reconvened into Executive Session at 12:50 PM.

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

During the July 15, 2017, – Regular Executive Session Board Meeting, the Board approved the minutes of July 18, 2017 Regular Executive Session; approved two Write-offs and one Notice of Sale; heard two Disciplinary Hearings and two Appeal Hearing; imposed Fines for Violations of the Mutual's Rules and Regulations; discussed other Member Disciplinary matters; discussed leasing matters; discussed Member Delinquency matters; discussed Personnel matters; and discussed Litigation matters.

During the July 25, 2017, Executive Hearing Committee meeting the Committee held seven member Disciplinary Hearings; and five Common Area Damage Reimbursement Hearings.

19. ADJOURNMENT

With no further business before the Board of Directors, the meeting was adjourned at 5:12 PM.

Burt Baum, Secretary
Third Laguna Hills Mutual