



**OPEN MEETING**

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

Thursday, July 26, 2018  
Laguna Woods Village Community Center  
**Sycamore Room • 12:00 p.m.**

The Special Meeting of the Third Laguna Hills Mutual Board of Directors, a California non-profit mutual benefit corporation, was held on Thursday, July 26, 2018, at 12:00 noon, at 24351 El Toro Road, Laguna Woods, California in the Sycamore Room

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Directors Present: Rosemarie diLorenzo, Bill Walsh, Steve Parsons, James Tung, Burt Baum, Roy Bruninghaus, John Frankel, Cush Bhada, Jack Connelly, Bunny Carpenter and Jules Zalon (arrived late)

Directors Absent: None

Staff Present: Brad Hudson, Siobhan Foster, Kurt Wiemann, Francis Rangel and Cheryl Silva

1. Call Meeting to Order – Rosemarie diLorenzo, President

Rosemarie diLorenzo called the meeting to order at 12:01 p.m. and established that a quorum was present.

2. Approval of the Agenda

Director Bhada made a motion, seconded by Director Walsh to approve the agenda.

Director Walsh made a motion to amend the open agenda to add Common Area Use Policy as agenda item (6). Director Parsons made a motion to amend the open agenda to add federal tariffs and the financial impact on the budget to the closed agenda.

Director Tung made a motion, seconded by Director Carpenter, to approve the amended agenda. The motion passed by unanimous consent.

3. Members Comments

Member of (2370-3A) spoke against having to remove his washer and dryer when he sells his unit. He bought the unit with these appliances already installed. Member of (3232-C) spoke regarding landscaping issues. The Board asked her to make a request with Resident Services so it can be placed on the next Third Landscape Committee agenda.

4. Consent Calendar

Director Walsh made a motion to accept staff recommendation for the items on the Consent Calendar. Director Tung made a comment regarding the denial of item 4(b). Director Carpenter seconded the motion and the motion passed by unanimous consent.

- (a) 3191-B (El Doble, PL804R\_Z, 46R) Approve Installation of Enclosure Under Existing Covered Patio

**RESOLUTION 03-18-116**  
**Variance Request**

**WHEREAS**, Ms. Eriko Kusumoto of 3191-B Via Buena Vista, an El Doble style manor, is requesting Board approval of a variance to install an enclosure on the front covered patio; and,

**WHEREAS**, a Neighborhood Awareness Notice was sent to Owners of affected Units on July 16, 2018, notifying them that an application to make an alteration to a neighboring Unit had been made and that comments or objections could be made in writing to the Architectural Controls and Standards Committee or in person at the Architectural Controls and Standards Committee Meeting on July 23, 2018.

**NOW THEREFORE BE IT RESOLVED**, on July 26, 2018, the Board of Directors hereby approves the request to install an enclosure on the front covered patio and that the proposed alteration is constructed in accordance with the Conditions of Approval as included in the official Board Decision Notice;

**RESOLVED FURTHER**, 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 3191-B and all future Mutual members at 3191-B;

**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.

- (b) 3197-B (El Doble, PL703R-C) Deny Request to Install Pavers on Common Area

**RESOLUTION 03-18-117**  
**Variance Request**

**WHEREAS**, Mr. and Mrs. Dennis Nicholson of 3197-B Via Buena Vista, an El Doble style manor, is requesting Board approval of a variance to install pavers in the courtyard and to enclose the area with a fence; and,

**WHEREAS**, a Neighborhood Awareness Notice was sent to Owners of affected Units on July 16, 2018, notifying them that an application to make an alteration to a neighboring Unit had been made and that comments or objections could be made in writing to the Architectural Controls and Standards Committee or in person at the Architectural Controls and Standards Committee Meeting on July 23, 2018.

**NOW THEREFORE BE IT RESOLVED**, on July 26, 2018, the Board of Directors hereby denies the request to install pavers on common area in the courtyard and the request to enclose the common area adjacent to the entrance of the manor with a fence;

**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.

- (c) 3284-C (La Reina, SB104C, 4R) Approve Retention of Stacked Stone Veneer Coverings in Atrium, Entry and Garage

**RESOLUTION 03-18-118**  
**Variance Request**

**WHEREAS**, Mr. Daniel Gilbert of 3284-C San Amadeo, a La Reina style manor, is requesting Board approval of a variance to retain the stacked stone veneer on the walls of the atrium, entry, and garage; and,

**WHEREAS**, a Neighborhood Awareness Notice was sent to Owners of affected Units on July 16, 2018, notifying them that an application to make an alteration to a neighboring Unit had been made and that comments or objections could be made in writing to the Architectural Controls and Standards Committee or in person at the Architectural Controls and Standards Committee Meeting on July 23, 2018.

**NOW THEREFORE BE IT RESOLVED**, on July 26, 2018, the Board of Directors hereby approves the request to retain the stacked stone veneer stacked stone veneer on the walls of the atrium, entry, and garage;

**RESOLVED FURTHER**, 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 3284-C and all future Mutual members at 3284-C;

**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.

- (d) 5086 (Villa Reposa, C11RA\_1) Approve Room Expansion, Construct New Pitched Roof and New Entry Door

**RESOLUTION 03-18-119**  
**Variance Request**

**WHEREAS**, Mr. Chin-Hou Wang of 5086 Ovalo, a Villa Reposa style manor, is requesting Board approval of a variance to expand the kitchen and dining room onto the existing side patio, construct a new pitched roof, and install a new entry door; and,

**WHEREAS**, a Neighborhood Awareness Notice was sent to Owners of affected Units on July 16, 2018, notifying them that an application to make an alteration to a neighboring Unit had been made and that comments or objections could be made in writing to the Architectural Controls and Standards Committee or in person at the Architectural Controls and Standards Committee Meeting on July 23, 2018.

**NOW THEREFORE BE IT RESOLVED**, on July 26, 2018, the Board of Directors hereby approves the request to expand the kitchen and dining room onto the existing side patio, construct a new pitched roof, and install a new entry door and that the proposed alteration is constructed in accordance with the Conditions of Approval as included in the official Board Decision Notice;

**RESOLVED FURTHER**, 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 5086 and all future Mutual members at 5086;

**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.

- (e) 5422 (San Marco, C12C\_2) Approve Raise Living Room Ceiling above Existing Structural Members

**RESOLUTION 03-18-120**  
**Variance Request**

**WHEREAS**, Ms. Jennifer Hwang of 5422 Calle Carmenita , a San Marco style manor, is requesting Board approval of a variance to raise the living room ceiling above the existing structural members; and,

**WHEREAS**, a Neighborhood Awareness Notice was sent to Owners of affected Units on July 16, 2018, notifying them that an application to make an alteration to a neighboring Unit had been made and that comments or objections could be made in writing to the Architectural Controls and Standards Committee or in person at the Architectural Controls and Standards Committee Meeting on July 23, 2018.

**NOW THEREFORE BE IT RESOLVED**, on July 26, 2018, the Board of Directors hereby approves the request to raise the living room ceiling above the existing structural members and that the proposed alteration is constructed in accordance with the Conditions of Approval as included in the official Board Decision Notice;

**RESOLVED FURTHER**, 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 5422 and all future Mutual members at 5422;

**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.

- (f) 5583-A (Casa Lorenzo, 12R\_13) Approve Conversion of Laundry Room to Bathroom, Patio Wall Revision, Add Windscreen, and Install Hot Tub. Deny Patio Wall Revision and Gates Addition

**RESOLUTION 03-18-121**  
**Variance Request**

**WHEREAS**, Ms. Linda De Villers of 5583-A Via Dicha, a Casa Lorenzo style manor, is requesting Board approval of a variance to convert laundry room to bathroom, a rear patio wall revision with gates, adding a windscreen, and a hot tub; and,

**WHEREAS**, a Neighborhood Awareness Notice was sent to Owners of affected Units on July 16, 2018, notifying them that an application to make an alteration to a neighboring Unit had been made and that comments or objections could be made in writing to the Architectural Controls and Standards Committee or in

person at the Architectural Controls and Standards Committee Meeting on July 23, 2018.

**NOW THEREFORE BE IT RESOLVED**, on July 26, 2018, the Board of Directors hereby approves the request to convert laundry room to bathroom, adding a windscreen and a hot tub, and that the proposed alterations are constructed in accordance with the Conditions of Approval as included in the official Board Decision Notice;

**RESOLVED FURTHER**, that the request for a rear patio wall revision and adding gates was denied due to conflicts with the Common Area Use Policy;

**RESOLVED FURTHER**, 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 5583-A and all future Mutual members at 5583-A;

**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.

#### 5. Statuary Items Residing on Common Area

Director Baum gave a summary of the Compliance Case against putting statues in common area.

Director Walsh made a motion, seconded by Director Bhada, to open the topic up for discussion.

Director Frankel made a motion to accept staff recommendation to deny Building 3280's request to store statues in the common area. The motion was seconded by Director Bruninghaus.

Discussion ensued among the Directors.

Francis Rangel, Compliance Manager, gave the Board the background regarding this request and stated the current Compliance Rules regarding statues.

Member of (3280-O) spoke in favor of allowing statues in the Breezeways at the building because they are considered works-of-art done by one of the neighbors.

President diLorenzo called for the vote and the motion passed 6-4-0 (Directors Baum, Bhada, Carpenter, Zalon opposed)

This item as added to the agenda.

6. Review the Revised Common Area Policy

Discussion ensued among the Directors regarding the revised Common Area Use Policy.

Director diLorenzo made a motion, seconded by Director Parsons, to postpone the vote of the Revised Common Area Use Policy to the next regular open meeting in August 21<sup>st</sup>. The motion passed by unanimous consent.

7. Recess to Closed Session

8. Closed Session to Discuss Legal and Contractual Issues

9. Adjournment

The meeting was adjourned at 1:53 p.m.



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Burt Baum, Secretary of the Board  
Third Laguna Hills Mutual