



OPEN SESSION

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

**Tuesday, February 20, 2024 - 9:30 a.m.
Laguna Woods Village Community Center
Board Room/Virtual Meeting
24351 El Toro Road
Laguna Woods, California**

Directors Present: Ralph Engdahl, N. Cris Prince, Andrew Ginocchio, S.K. Park, Jim Cook, Moon G. Yun, Reza Karimi, Nathaniel Ira Lewis, Jules Zalon

Directors Absent: Mark Laws (Noticed), Brad Rinehart (Noticed)

Staff Present: Siobhan Foster-CEO, Paul Nguyen, Makayla Schwieter, Bart Mejia, Megan Feliz, Steve Hormuth, Dan Yost

Others Present: VMS – Mary Seto, Wei-Ming Tao
GRF – None
United – None
VMS – None

1. Call meeting to order / Establish Quorum – First Vice President Cook, Chair

First Vice President Cook called the meeting to order at 9:30 a.m. and established that a quorum was present.

2. Pledge of Allegiance

Director Prince led the Pledge of Allegiance.

3. Approval of Agenda

First Vice President Cook asked for a motion to approve the Agenda.

Director Karimi made a motion to approve the Agenda. Director Lewis seconded.

Hearing no further changes or objections, the agenda was approved by consent.

4. Approval of Minutes

- a. January 16, 2024 – Regular Board Meeting
- b. February 2, 2024 – Agenda Prep Meeting

Director Karimi made a motion to approve the minutes of January 16, 2024 – Regular Board Meeting. Director Lewis seconded.

Hearing no further changes or objections, the minutes were approved by consent.

Director Prince made a motion to approve the minutes of the February 2, 2024 – Agenda Prep Meeting. Director Karimi seconded.

Hearing no further changes or objections, the minutes were approved by consent.

5. Report of the Chair

First Vice President Cook commented on the following:

- Thanked Director Engdahl for his years of service on the Third Board.
- There will be a vacancy on Third Board due to Director Engdahl resigning.

6. Open Forum (Three Minutes per Speaker)

- A member commented on the work of the Foundation of Laguna Woods Village.
- A member commented on having an alteration done in front of their unit in the common area sidewalk.

7. Responses to Open Forum Speakers

- Director Cook commented on the alteration issue and that this will have to be forwarded to the Manor Alterations Department to go out and look at the area.

8. Department Update – Dan Yost, Risk Manager: Insurance Overview

Dan Yost, Risk Manager, gave an Insurance overview on the following and answered questions from the Board.

- Hazard & Liability Insurance
- Property Insurance
- Executive Liability Insurance
- Insurance Program through 12-31-2023
- Davis-Stirling

9. CEO Report

CEO Siobhan Foster reported on:

- VMS Update – Amendment to VMS Bylaws to allow full time employment for residents
- Third Basic Assessment
- 2024 Third Assessment Without Taxes
- Comparison Chart 55 + Communities
- SCE to present on Rate Proposal
- Ways to Comment on Edison Proposal
- CH 1 Project Update
- 2024 LWAA Exhibit

CEO Foster answered questions from the Board.

10. Consent Calendar - *All matters listed under the Consent Calendar were recommended for action by committees and were enacted by the Board by one motion. Items removed from the Consent Calendar by members of the Board were moved for further discussion and action by the Board.*

First Vice President Cook asked for a motion to approve the Consent Calendar as presented.

Director Prince made a motion to approve the Consent Calendar. Director Karimi seconded.

Hearing no changes or objections, the motion to approve the Consent Calendar was approved by consent.

- a. Consistent with its statutory obligations the Board members individually reviewed Third Laguna Hills Mutual preliminary financials for the month of December 2023, and by this vote ratify that such review be confirmed in this month's Board Member Open Session Meeting minutes per Civil Code §5501.
- b. **Recommendation from the Finance Committee**
 1. Entertain a Motion to Approve a Resolution for Recording a Lien Against Member ID # 932-120-59

RESOLUTION 03-24-06

Recording of a Lien

WHEREAS, Member ID 932-120-59; 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, February 20, 2024, that the Board of Directors hereby approves the recording of a Lien for Member ID 932-120-59 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.

2. Entertain a Motion to Approve a Resolution for Recording a Lien Against Member ID # 932-670-82

RESOLUTION 03-24-07

Recording of a Lien

WHEREAS, Member ID 932-670-82; 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, February 20, 2024, that the Board of Directors hereby approves the recording of a Lien for Member ID 932-670-82 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.

3. Entertain a Motion to Approve a Resolution for Recording a Lien Against Member ID # 931-631-48

RESOLUTION 03-24-08

Recording of a Lien

WHEREAS, Member ID 931-631-48; 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, February 20, 2024, that the Board of Directors hereby approves the recording of a Lien for Member ID 931-631-48 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.

4. Entertain a Motion to Approve a Resolution for Recording a Lien Against Member ID # 931-720-15

RESOLUTION 03-24-09

Recording of a Lien

WHEREAS, Member ID 931-720-15; 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, February 20, 2024, that the Board of Directors hereby approves the recording of a Lien for Member ID 931-720-15 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.

c. Recommendation from the Landscape Committee

1. Recommendation to Approve the Request for the Removal of One Rusty Fig Tree Located at 3153-A Alta Vista

RESOLUTION 03-24-10

**Approve the Request
for Removal of One Rusty Leaf Fig Tree
3153-A Alta Vista**

WHEREAS, February 16, 2021, that the Board of Directors adopted Resolution 03-21-10 Tree Maintenance Policy which states:

“...Unless there is a purposeful reason, trees should not be removed merely because they are messy, or because of residents’ personal preferences concerning shape, color, size, or fragrance. Trees shall not be removed to preserve, enhance or create a view.

- Trees shall not be removed to preserve, enhance or create a view.
- Trees which are damaging or will damage a structure, pose a hazard, diseased, in failing health or interfering with neighboring trees, will be considered for removal.
- Removal requests will be reviewed by a staff arborist and, if necessary, referred to the Committee...”

WHEREAS, on February 1, 2024, the Landscape Committee reviewed a request from the Member at 3153-A to remove one Rusty Leaf Fig tree. The Member cited safety concerns due to proximity to home; and

WHEREAS, staff inspected the condition of the tree and determined that the proximity of the tree to the unit would preclude root pruning and would jeopardize the stability of the tree; and

WHEREAS, the Committee determined that the tree meets the guidelines set forth in Resolution 03-21-10 and recommends approving the request for the removal of one Rusty Leaf Fig tree located at 3153-A Alta Vista;

NOW THEREFORE BE IT RESOLVED, February 20, 2024, the Board of Directors approves the request for the removal of one Rusty Leaf Fig tree located at 3153-A Alta Vista; and

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

2. Recommendation to Deny the Request for the Removal of One Eucalyptus Desert Gum Tree Located at 4010-3E Calle Sonora Oeste

RESOLUTION 03-24-11

**Deny the Request
for Removal of One Eucalyptus
4010-3E Calle Sonora Oeste**

WHEREAS, February 16, 2021, that the Board of Directors adopted Resolution 03-21-10 Tree Maintenance Policy which states:

“...Unless there is a purposeful reason, trees should not be removed merely because they are messy, or because of residents’ personal preferences concerning shape, color, size, or fragrance. Trees shall not be removed to preserve, enhance or create a view.

- Trees shall not be removed to preserve, enhance or create a view.
- Trees which are damaging or will damage a structure, pose a hazard, diseased, in failing health or interfering with neighboring trees, will be considered for removal.
- Removal requests will be reviewed by a staff arborist and, if necessary, referred to the Committee...”

WHEREAS, on February 1, 2024, the Landscape Committee reviewed a request from the Member at 4010-3E to remove one Eucalyptus tree. The Member cited the reasons as roof encroachment and tree health; and

WHEREAS, staff inspected the condition of the tree and determined the tree is in fair health, with sufficient room to accommodate the canopy spread; and

WHEREAS, staff did see areas of dead wood, which can be full restored with shaping of the canopy; and

WHEREAS, the Committee determined that the tree does not meet the guidelines set forth in Resolution 03-21-10 and recommends denying the request for the removal of one Eucalyptus tree located at 4010-3E Calle Sonora Oeste;

NOW THEREFORE BE IT RESOLVED, February 20, 2024, the Board of Directors denies the request for the removal of one Eucalyptus tree located at 4010-3E; and

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

3. Recommendation to Approve the Request for the Removal of Two Rusty Cypress Trees Located at 5371-2F Punta Alta

RESOLUTION 03-24-12

Approve the Request for Removal of Two Cypress Trees 5371-2F Punta Alta

WHEREAS, February 16, 2021, that the Board of Directors adopted Resolution 03-21-10 Tree Maintenance Policy which states:

“...Unless there is a purposeful reason, trees should not be removed merely because they are messy, or because of residents’ personal preferences concerning shape, color, size, or fragrance. Trees shall not be removed to preserve, enhance or create a view.

- Trees shall not be removed to preserve, enhance or create a view.
- Trees which are damaging or will damage a structure, pose a hazard, diseased, in failing health or interfering with neighboring trees, will be considered for removal.
- Removal requests will be reviewed by a staff arborist and, if necessary, referred to the Committee...”

WHEREAS, on February 1, 2024, the Landscape Committee reviewed a request from the Member at 5371-2F to remove two Cypress trees. The Member cited safety concerns due to health of the tree and potential fire hazard; and

WHEREAS, staff inspected the condition of the trees and determined the tree to be in poor health, with pest damage, decay, and broken branches in the canopy; and

WHEREAS, the Committee determined that the trees meet the guidelines set forth in Resolution 03-21-10 and recommends approving the request for the removal of two Cypress trees located at 5371-2F Punta Alta;

NOW THEREFORE BE IT RESOLVED, February 20, 2024, the Board of Directors approves the request for the removal of two cypress trees located at 5371-2F Punta Alta; and

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

4. Recommendation to Approve the Request for the Removal of One Rusty Fig Tree Located at 5510-3C Paseo Del Lago West

RESOLUTION 03-24-13

Approve the Request for Removal of One Rusty Leaf Fig Tree 5510-3C Paseo Del Lago West

WHEREAS, February 16, 2021, that the Board of Directors adopted Resolution 03-21-10 Tree Maintenance Policy which states:

“...Unless there is a purposeful reason, trees should not be removed merely because they are messy, or because of residents’ personal preferences concerning shape, color, size, or fragrance. Trees shall not be removed to preserve, enhance or create a view.

- Trees shall not be removed to preserve, enhance or create a view.
- Trees which are damaging or will damage a structure, pose a hazard, diseased, in failing health or interfering with neighboring trees, will be considered for removal.
- Removal requests will be reviewed by a staff arborist and, if necessary, referred to the Committee...”

WHEREAS, on February 1, 2024, the Landscape Committee reviewed a request from the Member at 5510-3C to remove one Rusty Leaf Fig tree. The Member cited safety concerns due to proximity to three balconies along with damaging root mass; and

WHEREAS, staff inspected the condition of the tree and determined that the proximity to the manors requires regular clearance trimming and that the tree has highly vigorous root intrusion to the foundation of the building; and

WHEREAS, the Committee determined that the tree meets the guidelines set forth in Resolution 03-21-10 and recommends approving the request for the removal of one Rusty Leaf Fig tree located at 5510-3C Paseo Del Lago West;

NOW THEREFORE BE IT RESOLVED, February 20, 2024, the Board of Directors approves the request for the removal of one Rusty Leaf Fig tree located at 5510-3C Paseo Del Lago West; and

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

5. Recommendation to Approve the Request for the Removal of Two Podocarpus Trees Located at 5570-A Lux Del Sol

RESOLUTION 03-24-14

Approve the Request for Removal of Two Podocarpus Trees 5570-A Lux Del Sol

WHEREAS, February 16, 2021, that the Board of Directors adopted Resolution 03-21-10 Tree Maintenance Policy which states:

“...Unless there is a purposeful reason, trees should not be removed merely because they are messy, or because of residents’ personal preferences concerning shape, color, size, or fragrance. Trees shall not be removed to preserve, enhance or create a view.

- Trees shall not be removed to preserve, enhance or create a view.

- Trees which are damaging or will damage a structure, pose a hazard, diseased, in failing health or interfering with neighboring trees, will be considered for removal.
- Removal requests will be reviewed by a staff arborist and, if necessary, referred to the Committee...”

WHEREAS, on February 1, 2024, the Landscape Committee reviewed a request from the Member at 5570-A to remove two Podocarpus trees. The Member cited safety concerns due to the trees leaning toward the house and root intrusion; and

WHEREAS, staff inspected the condition of the tree and determined that the trees were in poor condition with a lean towards the house, and weak attachments due to competing branches; and

WHEREAS, the Committee determined that the trees meet the guidelines set forth in Resolution 03-21-10 and recommends approving the request for the removal of two Podocarpus trees located at 5570-A Lux Del Sol;

NOW THEREFORE BE IT RESOLVED, February 20, 2024, the Board of Directors approves the request for the removal of two Podocarpus trees located at 5570-A Lux Del Sol; and

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

d. Recommendation from the Architectural Controls and Standards Committee

1. Recommendation to Approve the Variance Request for Extension of Rear Patio at Manor 5110 Miembro

RESOLUTION 03-24-15

Variance Request

WHEREAS, Member located at 5110 Miembro, a Villa Serena style manor, requests the Architectural Control and Standards Committee approval of a variance for 4'-6" x 40'-0" patio extension per Standard 21 Interlocking Pavers on common area; and

WHEREAS, a Neighborhood Awareness Notice was sent to members of affected units 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 Control and Standards Committee or in person at the Architectural Control and Standards Committee Meeting on February 12, 2024; and

WHEREAS, the Architectural Control and Standards Committee reviewed the variance and moved for approval of the variance for 4'-6" x 40'-0" patio extension per Standard 21 Interlocking Pavers on common area;

NOW THEREFORE BE IT RESOLVED, on February 20, 2024, the Third Laguna Hills Mutual Board hereby approves the variance for 4'-6" x 40'-0" patio extension per Standard 21 Interlocking Pavers on common area; and

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 at 5110 Miembro and all future mutual members at 5110 Miembro; 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.

11. Unfinished Business

- a. Entertain a Motion to Approve Elimination of the Low-Flow Toilet Statement of Compliance (**January initial notification – 28-day notification for member review and comments to comply with Civil Code §4360 has been satisfied**)

Director Prince read the following resolution:

RESOLUTION 03-24-16

Replacement Toilet at Manor Transfer

WHEREAS, on January 19, 2016, the Board of Directors adopted the Replacement Toilet at Manor Transfer requirement to set forth requirements for the replacement of all noncompliant toilets prior to the date any record fee title to a manor is transferred; and

WHEREAS, the Manor Alterations Committee has recognized the need to re-evaluate the Replacement Toilet at Manor Transfer requirement and determined that, in an effort to expedite these real estate transactions, that such requirement be enforced by the City of Laguna Woods at the time the member processes the required building permit and should be rescinded in its entirety;

NOW THEREFORE BE IT RESOLVED, February 20, 2024, the Board of Directors of this Corporation hereby rescinds Resolution 03-16-07, adopted January 19, 2016; and

RESOLVED FURTHER, that a mutual consent will not be required; instead, the member will be required to submit and comply with the online no-fee Toilet Replacement form to Manor Alterations. Note that this form only applies to the replacement of existing toilets. Relocations and new installations follow the normal Mutual Consent process.

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 Ginocchio made a motion to approve the resolution for the Replacement

Toilet at Manor Transfer. Director Yun seconded.

Discussion ensued among the Board.

Hearing no further changes, the motion was called to a vote and passed unanimously.

- b. Entertain a Motion to Approve the Elimination of the Manor Alteration Conformance Deposit Fee (January initial notification – 28-day notification for member review and comments to comply with Civil Code § 4360 has been satisfied)**

Director Prince read the following resolution:

RESOLUTION 03-24-17

ELIMINATION OF MANOR ALTERATION CONFORMANCE DEPOSIT FEE

WHEREAS, the Architectural Controls and Standards Committee recognizes the need to amend Manor Alteration fees and create new Manor Alteration fees as necessary; and

WHEREAS, the Architectural Controls and Standards Committee recognizes the need to cancel the conformance deposit fee;

NOW THEREFORE BE IT RESOLVED, February 20, 2024, the Board of Directors of this Corporation hereby cancels Resolution 03-17-119, adopted October 20, 2017; and

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

Director Karimi made a motion to approve the resolution for the elimination of the manor alteration conformance deposit fee. Director Park seconded.

Discussion ensued among the Board.

Hearing no further changes, the motion was called to a vote and passed unanimously.

- c. Entertain a Motion to Approve the Revision to Architectural Standard 21: Patio Slabs (January initial notification – 28-day notification for member review and comments to comply with Civil Code § 4360 has been satisfied)**

Director Prince read the following resolution:

RESOLUTION 03-24-18

REVISE STANDARD 21: PATIO SLABS, WALKWAYS AND PAVERS

WHEREAS, the Architectural Controls and Standards Committee recognizes the need to amend Standards and create new Standards as necessary; and

WHEREAS, the Architectural Controls and Standards Committee recognized the need to update and clarify the construction methods and materials of patio slabs, walkways and pavers;

NOW THEREFORE BE IT RESOLVED, February 20, 2024, that the Board of Directors of this Corporation hereby adopts revision and amendments to Standard 21: Patio Slabs; and

RESOLVED FURTHER, Resolution 03-18-44 adopted March 23, 2018, is hereby superseded and canceled; and

Director Karimi made a motion to approve the resolution for standard 21. Director Yun seconded.

Discussion ensued among the Board.

Hearing no further changes, the motion was called to a vote and passed unanimously.

12. New Business

a. Entertain a Motion to Approve the 2024 Inspector of Elections

Director Prince read the following resolution:

RESOLUTION 03-24-19

Approve Inspector of Election Services

WHEREAS, Civil Code §5110 requires an association to select an independent third party or parties as an inspector of elections; and

WHEREAS, in accordance with Civil Code §5110, §5115, §5120, and §5125, the inspector of elections performs several tasks during an election, including but not limited to print and mail voter packages, inspect and tabulate ballots, and certify results;

NOW THEREFORE BE IT RESOLVED, February 20, 2024, that due to UniLect Corporation's agreement to conform to the criteria established in the specifications as inspector of election and its familiarity with the Community, the Board of Directors of The Third Laguna Hills Mutual hereby approves UniLect Corporation to perform inspector of election services for the 2024 Election of Directors; and

RESOLVED FURTHER; that the officers and agents of this Corporation are directed on behalf of the Corporation to carry out this resolution.

Director Park made a motion to approve the resolution for the Inspector of Election Services. Director Yun seconded.

Discussion ensued among the Board.

Hearing no further changes, the motion was called to a vote and passed unanimously.

- b. Entertain a Motion to Approve the Additional Dwelling Unit (ADU) Policy **(February initial notification – 28-day notification for member review and comments to comply with Civil Code §4360)**

Director Prince read the following resolution:

RESOLUTION 03-24-XX

Prohibition on Accessory Dwelling Units (ADU) & Junior Accessory Dwelling Units (JADU)

WHEREAS, the Third Laguna Hills Mutual recognizes the need to amend policies and create new policies as necessary; and

WHEREAS, the Mutual recognizes the need to revise the Operating Rules of the Corporation and enact a new policy prohibiting Accessory Dwelling Units (ADU) & Junior Accessory Dwelling Units (JADUs); and

WHEREAS, the Mutual is a condominium project and each of the units located herein are condominium units; therefore, California Civil Code Â§ 4751, does not apply to the Mutual and the condominium units located therein; and

WHEREAS, this policy is designed to confirm that owners are not permitted to construct an ADU or JADU within their units located in the Mutual. In addition, garages shall not be converted to a dwelling structure, nor converted to be used for living purposes;

NOW THEREFORE BE IT RESOLVED, on March 19, 2024, the Board of Directors of the Mutual hereby adopt the Prohibition on ADU & JADU Policy; and

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

Director Yun made a motion to approve the Resolution Prohibition on Accessory Dwelling Units (ADU) & Junior Accessory Dwelling Units (JADU) for discussion purposes and to postpone the final vote for 28-days per Civil Code §4360. Director Lewis seconded.

Discussion ensued among the Board.

Hearing no changes, the motion was called to a vote and passed unanimously.

c. Entertain a Motion to Approve Update Committee Assignments

Resolution 03-24-20

Third Mutual Committee Appointments

RESOLVED, February 20, 2024, that the following persons are hereby appointed to serve on the committees and services of this Corporation;

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

Finance Committee (meets every other month)

Andy Ginocchio, Chair
Moon Yun
Brad Rinehart
SK Park
Reza Karimi
Non-Voting Advisors: Wei-Ming Tao

Architectural Control and Standards Committee (meets monthly)

James Cook, Chair
Brad Rinehart
Nathaniel Ira Lewis
Reza Karimi
~~Ralph Engdahl~~
Andy Ginocchio, Alternate
Non-Voting Advisors: Mike Butler, Mike Plean, Lisa Mills

Landscape Committee (meets monthly)

Nathaniel Ira Lewis, Chair
SK Park
Brad Rinehart
Reza Karimi
~~Ralph Engdahl~~
Moon Yun, Alternate

Maintenance and Construction Committee (meets every other month)

~~Ralph Engdahl, Chair~~
Brad Rinehart, Chair
James Cook
Moon Yun
SK Park
Reza Karimi
Andy Ginocchio, Alternate

Resident Policy and Compliance Committee (meets monthly)

Mark Laws, Chair

Moon Yun

Andy Ginocchio

Cris Prince

Nathaniel Ira Lewis

SK Park, Alternate

Non-Voting Advisors: Stuart Hack, Theresa Keegan

Executive Hearing Committee (meets monthly)

Mark Laws, Chair

Jim Cook

Cris Prince

~~Ralph Engdahl, Alternate~~

Andy Ginocchio, Alternate

Water Conservation Committee (meets quarterly)

Jules Zalon, Chair

Reza Karimi

Brad Rinehart

Nathaniel Ira Lewis

Garden Villa Recreation Room Committee (meets thrice yearly)

SK Park, Chair

Moon Yun

Reza Karimi

Voting Advisors: Stuart Hack, Lynn Jarrett

Non-Voting Advisors: Lorna Seung

Executive Committee (can attend Closed Meetings / Executive Sessions)

Mark Laws

Jim Cook

~~Ralph Engdahl~~

Andy Ginocchio

Cris Prince

Reza Karimi

Nathaniel Ira Lewis

Moon Yun

SK Park

Brad Rinehart

Management Agreement Ad Hoc Committee (meets periodically)

Reza Karimi, Chair

Brad Rinehart

Andy Ginocchio

Nathaniel Ira Lewis

Cris Prince

S.K. Park, Alternate

RESOLVED FURTHER, that Resolution 03-24-03, adopted January 16, 2024, 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 this resolution.

Resolution 03-24-21

GRF Committee Appointments

RESOLVED, February 20, 2024, that in compliance with Article 7, Section 7.3 of the Golden Rain Foundation Bylaws, the following persons are hereby appointed to serve on the committees of the Golden Rain Foundation:

Community Activities Committee (meets monthly)

Mark Laws (Third)
Andy Ginocchio (Third)
Reza Karimi, Alternate (Third)

Finance Committee (meets every other month)

Andy Ginocchio (Third)
Moon Yun (Third)
Brad Rinehart, Alternate (Third)

Landscape Committee (meets every three months)

Nathaniel Ira Lewis (Third)
SK Park (Third)
Reza Karimi, Alternate (Third)

Maintenance & Construction Committee (meets every other month)

SK Park (Third)
~~Ralph Engdahl (Third)~~
Brad Rinehart, ~~Alternate~~ (Third)
Reza Karimi, Alternate (Third)

Clubhouse Renovation Ad Hoc Committee (meets as scheduled)

Andy Ginocchio (Third)
~~Ralph Engdahl (Third)~~
Reza Karimi, Alternate (Third)

Media and Communications (meets every other month)

Jim Cook (Third)
Cris Prince, (Third)
Moon Yun, Alternate (Third)

Website Ad Hoc Committee (meets as scheduled)

Mark Laws (Third)

Broadband Ad Hoc Committee (meets every month)

Cris Prince (Third)
Jim Cook (Third)
Reza Karimi, Alternate (Third)

Mobility & Vehicles Committee (meets as scheduled)

SK Park (Third)
Moon Yun (Third)
Reza Karimi, Alternate (Third)

Security and Community Access Committee (meets every other month)

SK Park (Third)
Reza Karimi (Third)

Disaster Preparedness Task Force (meets every other month)

SK Park (Third)
Moon Yun (Third)

Laguna Woods Village Traffic Hearings (meets every month)

SK Park (Third)
Mark Laws, Alternate (Third)

Information Technology Advisory Committee (ITAC) (meets monthly)

Mark Laws (Third)
SK Park (Third)

Space Planning Ad Hoc Committee (meets as scheduled)

Reza Karimi (Third)
Andy Ginocchio (Third)
SK Park (Third)

Select Audit Committee (meets as scheduled)

Peggy Moore

RESOLVED FURTHER, that Resolution 03-24-04, adopted January 16, 2024, 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 this resolution.

Director Park made a motion to approve the resolutions for Third Mutual Committee Assignments and GRF Committee Assignments. Director Lewis seconded.

Hearing no changes, the motion was called to a vote and passed 8-1-0 as amended. Director Zalon opposed.

d. Discuss Reducing the Percentage of Leases Allowed in Third Mutual
Director Karimi discussed reducing the percentage of leases allowed in Third Mutual.

Pamela Bashline, Community Service Manager, answered questions from the Board.

Discussion ensued among the board.

The Board discussed creating an Ad Hoc Committee to discuss this item when President Laws comes back.

13. Third Mutual Committee Reports

- a. Report of the Finance Committee / Financial Report – Director Ginocchio. The Committee met on February 6, 2024; next meeting April 2, 2024 at 1:30 p.m. in the Board Room and as a virtual meeting.
 - (1) Treasurer’s Report
 - (2) Third Finance Committee Report

- b. Report of the Architectural Controls and Standards Committee – Director Cook. The Committee met February 12, 2024; next meeting March 11, 2024, at 1:30 p.m. in the Board Room and as a virtual meeting.

- c. Report of the Maintenance and Construction Committee – Director Cook. The Committee met on January 8, 2024; next meeting March 4, 2024 at 1:30 p.m. in the Board Room and as a virtual meeting.

- d. Report of the Landscape Committee – Director Lewis. The Committee met on February 1, 2024; next meeting March 7, 2024 at 9:30 a.m. in the Board Room and as a virtual meeting.

- e. Report of the Water Conservation Committee – Director Zalon. The Committee met on January 25, 2024; next meeting is April 25, 2024.

- f. Report of the Resident Policy and Compliance Committee – Director Prince. The Committee met on January 23, 2024; next meeting February 27, 2024 at 9:30 a.m. in the Board Room and as a virtual meeting.

14. GRF Committee Highlights

- a. GRF Community Activities Committee – Director Ginocchio. This Committee met on February 8, 2024; the next meeting is March 14, 2024 at 1:30 p.m. in the Board Room and as a virtual meeting.

- b. GRF Mobility and Vehicles Committee – Director Yun. This Committee met on February 7, 2024; the next meeting is May 1, 2024 at 1:30 p.m. in the Board Room.

- c. GRF Maintenance & Construction Committee – Director Engdahl. The Committee met on February 14, 2024; next meeting April 10, 2024, at 9:30 a.m. in the Board Room and as a virtual meeting.
- d. Space Planning Ad Hoc Committee – Director Ginocchio. This Ad Hoc Committee last met on January 31, 2024; next meeting March 6, 2024 at 1:30 p.m. in the Board Room.
- e. GRF Landscape Committee – Director Lewis. This committee met on February 14, 2024; the next meeting is May 8, 2024 at 1:30 p.m. in the Board Room and as a virtual meeting.
- f. Disaster Preparedness Task Force – Director Park. The task force met on January 30, 2024; the next meeting is March 26, 2024, at 9:00 a.m. in the Board Room.
- g. Report of the Laguna Woods Village Traffic Hearings – Director Park. The hearings were held on January 17, 2024; next meeting February 21, 2024 in the Board Room.
- h. Information Technology Advisory Committee – Director Park. This closed Committee last met on February 2, 2024; next meeting is February 23, 2024.
- i. The following GRF Committees have not met since the last Third Board Meeting of January 16, 2024:
 - i. GRF Finance Committee – Director Ginocchio. The Committee met on December 20, 2023; next meeting February 21, 2024, at 1:30 p.m. in the Board Room and as a virtual meeting.
 - ii. GRF Security and Community Access Committee – Director Park. This Committee last met on October 25, 2023, and the next meeting is February 28, 2024, at 1:30 p.m. in the Board Room and as a virtual meeting.
 - iii. Website Ad Hoc Committee – Director Laws. The Committee last met on May 22, 2023; the next meeting is TBA.
 - iv. GRF Broadband Ad Hoc Committee – Director Cook. This closed Committee last met on November 20, 2023; the next meeting is TBA.
 - v. GRF Media and Communications Committee – Director Cook. The Committee met on January 15, 2024; the next meeting is April 15, 2024 at 1:30 p.m. in the Board Room.
 - vi. Clubhouse Facilities Renovation Ad Hoc Committee – Director Engdahl. This Committee met on January 3, 2024; the next meeting is February 27, 2024, at 1:30 p.m. in the Board Room.

15. Future Agenda Items-- *All matters listed under Future Agenda Items are Resolutions on 28-day public review or items for a future Board Meeting. No action will be taken by the Board on these agenda items at this meeting. The Board will take action on these items at a future Board Meeting.*

- *Additional Dwelling Unit (ADU) Policy*

16. Directors' Comments

- Director Park commented on Third's Reserve Fund
- Director Engdahl commented on his time of the Board and his support for the Board
- Multiple Directors thanked Director Engdahl for his time on the Board
- Director Zalon commented on the procedure of calling Directors by their first name

17. Recess - *At this time, the meeting will recess for lunch and reconvene to Executive Session to discuss the following matters per California Civil Code §4935.*

The meeting was recessed into closed session at 11:31 a.m.

Closed Session Agenda

Approval of Agenda

Approval of the Minutes

(a) January 16, 2024 – Regular Closed Executive Committee Meeting

Discuss and Consider Member Matters

Discuss Personnel Matters

Discuss and Consider Contractual Matters

Discuss and Consider Litigation Matters

17. Adjournment

The meeting was adjourned at 2:54 p.m.

DocuSigned by:

N. Cris Prince

N. Cris Prince, Secretary of the Board
Third Laguna Hills Mutual