

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

February 20, 2007

The Regular Meeting of the Third Laguna Hills Mutual Board of Directors, a California non-profit mutual benefit corporation, was held on Tuesday, February 20, 2007 at 9:00 A.M. at 24351 El Toro Road, Laguna Woods, California.

Directors Present: Jim Matson, Gunter Vogt, Isabel Muennichow, Bob Hatch, George Arnold, Larry Souza, Carol Moore, Dominic Burrasca, Richard Moos, Ray Gros, John Heiney

Directors Absent: None

Others Present: Milt Johns, Patty Fox
Executive Session: Milt Johns, Patty Fox, Cris Trapp

CALL TO ORDER

Director Jim Matson, President of the Corporation, chaired the meeting and stated that it was a regular meeting held pursuant to notice duly given and that a quorum was present. The meeting was called to order at 9:00 A.M.

A moment of silence was held to honor the US Troops serving our country and those placed in harm's way.

PLEDGE OF ALLEGIANCE

Director Carol Moore led the Membership in the Pledge of Allegiance to the Flag.

ACKNOWLEDGEMENT OF PRESS

Cheryl Walker from the Laguna Woods Globe, and by way of remote cameras, the LWV Channel 6 Camera Crew were acknowledged as present.

APPROVAL OF AGENDA

The Agenda was approved as amended by adding under the Consent Calendar *Approval of the Gate 11 Water Savings Pilot Program Concept.*

APPROVAL OF THE MINUTES

The Minutes of the Regular Meeting of January 16, 2007 were approved as submitted.

MEMBER COMMENTS

- Jerry Sheinblum (3488-C) announced the next CCA Townhall Meeting
- Bud Nesvig (2392-3H) commented Garden Villa Recreation Rooms
- Lucie Falk (3377-A) commented on the policy on the distribution of information
- Pam Grundke (2399-3C) thanked the Board on behalf of the Resident's Voice for opening lines of communication and invited the Board Members to all Voice Meetings
- Nancy Bellitto (2261-N) commented on a bill received for service

CHAIRMAN'S REPORT – Jim Matson

President Matson entertained a motion to change the time of the regularly scheduled Board Meeting. A motion was made and seconded to change the meeting time from 9:00 A.M. to 9:30 A.M. By a vote of 9-1-0 (Director Moore opposed), the motion carried.

President Matson appointed Director Larry Souza to interface with the Energy Savings Group that is currently being organized.

GENERAL MANAGER'S REPORT

Mr. Milt updated the Membership on the current GRF projects.

TREASURER'S REPORT

Director Richard Moos reported on the Treasurer's Report and Resale & Lease Activities.

OLD BUSINESS

No action was taken.

NEW BUSINESS

The Secretary of the Corporation, Director Isabel Muennichow, read the proposed changes to the Mutual Committee Appointments resolution. Director Muennichow moved to approve the resolution. Director Hatch seconded the motion.

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

RESOLUTION 03-07-10

RESOLVED, February 20, 2007 that the following persons are hereby appointed to serve on the committees and services of this corporation:

Finance

Richard Moos, Chair
Bob Hatch, Vice Chair
Dominic Burrasca
Carol Moore
Advisors: Jim Hart, Rich Haskell

Laguna Canyon Foundation Representative

Richard Moos

Landscape

Gunter Vogt, Chair
Larry Souza, Vice Chair
George Arnold
Dominic Burrasca
Bob Hatch
Richard Moos

Isabel Muennichow
Advisors: John Dudley, Ann Souza
Non Voting Advisor: Linda Wilson

Long Range Planning

Isabel Muennichow, Chair
Bob Hatch, Vice Chair
Jim Matson
Larry Souza
Carol Moore
Gunter Vogt
George Arnold

Maintenance and Construction

Larry Souza, Chair
George Arnold
Dominic Burrasca
Ray Gros
Bob Hatch

John Heiney

Carol Moore
Richard Moos
Isabel Muennichow
Gunter Vogt
Advisors: John Paulus

New Resident Orientation

Per Rotation List

Plumbing Ad Hoc Committee

Ray Gros, Chair
Jim Matson

Resident Information Services

Dominic Burrasca
Carol Moore

Select Audit

Richard Moos
Bob Hatch

Standards Sub-Committee

John Heiney, Chair (replaced Jim Matson, Chair)
Bob Hatch
Larry Souza
Dominic Burrasca
Ray Gros

Gunter Vogt

Traffic

George Arnold, Chair

Dominic Burrasca

John Heiney

RESOLVED FURTHER, Resolution 03-06-60, adopted November 21, 2006 is hereby superseded and canceled.

The Secretary of the Corporation, Director Isabel Muennichow, read the proposed changes to the GRF Committee Appointments resolution. Director Muennichow moved to approve the resolution. Director Hatch seconded the motion.

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

RESOLUTION 03-07-11

RESOLVED, February 20, 2007 that, in compliance with Article 7, Section 7.3 of the Golden Rain Foundation Bylaws, adopted May 2006, the following persons are hereby appointed to serve on the committees of the Golden Rain Foundation:

Business Planning

Richard Moos

Jim Matson

Bus Services Committee

Dominic Burrasca

George Arnold (replaced Jim Keysor)

Broadband Services Committee

Carol Moore

Jim Matson (replaced Isabel Muennichow)

Community Activities

George Arnold

Carol Moore

Finance

Bob Hatch

Richard Moos

Government and Public Relations

Isabel Muennichow

Dominic Burrasca (replaced Jim Keysor)

Joint Long Range Planning

Isabel Muennichow
Bob Hatch

Landscape Committee

Gunter Vogt
Larry Souza (replaced Dominic Burrasca)

Maintenance and Construction

Larry Souza
John Heiney (replaced Jim Matson)

Security

Ray Gros
George Arnold

RESOLVED FURTHER, that Resolution 03-06-50, adopted October 17, 2006 is superseded and cancelled.

CONSENT CALENDAR

Absent any objections and by way of consensus, the Consent Calendar was approved as amended and the following actions were taken:

Maintenance & Construction Committee Recommendations:

2168-B	Denial of request to install secondary walkway to entrance of manor
3442-A	Approval of request to retain window alteration, with contingencies
3461-A	Approval of request to install non-standard 14" Solatubes, with contingencies
5074	Approval of landings, walkway additions and driveway concrete additions, with contingencies
5283	Approval of request for courtyard renovation, with contingencies
5304	Approval of request to install non-standard 14" Solatubes, with contingencies
5335-C	Approval of request to retain retrofit windows with grids, with contingencies
5504-C	Approval of request to extend back patio onto common area, with contingencies
5593-A	Approval of request for room and window alterations, with contingencies

Approval of the Gate 11 Water Savings Pilot Program Concept.

Landscape Committee Recommendations

No Recommendations. Meeting was not held.

Finance Committee Recommendation

No Recommendations. Meeting was not held.

COMMITTEE REPORTS

Director Larry Souza reported from the Maintenance and Construction Committee.

The Secretary of the Corporation read the following proposed resolution authorizing the revocation of Alteration Standard *Section 20 –Paint Policy*.

RESOLUTION 03-07

WHEREAS, Alteration Standard *Section 20 – Paint Policy* is currently outdated by the Mutual's Paint Policy which changes regularly and is adopted by separate resolution by the Mutual Board;

NOW THEREFORE BE IT RESOLVED, April 17, 2007, that the Board of Directors of this Corporation hereby authorizes the revocation of Alteration Standard *Section 20 –Paint Policy*, and

RESOLVED FURTHER, that all installations of alterations that require painting will be subject to the Third Laguna Hills Mutual Paint Policy; 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; and

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

Director Hatch made a motion to approve the resolution. Director Moos seconded the motion. Discussion ensued.

Director Moos made a motion to table the resolution to the April Meeting to satisfy the required statutory thirty-day notice requirements. The motion was seconded and carried unanimously.

The Secretary of the Corporation read the following proposed resolutions on approving revisions to Mutual Alteration Standards regarding Satellite Dishes on One, Two and Three Story Buildings – Sections 5A, 5B, and 5C:

RESOLUTION 03-07

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

WHEREAS, on November 21, 2006 the Board of Directors of this Corporation adopted Resolution 03-06-57 which established a policy on Satellite Dishes on One Story Buildings; and

WHEREAS, the Maintenance & Construction Committee of this Corporation recognizes the need to further amend a portion of the Mutual Alteration Standards with regard to *Section 5A – Satellite Dishes on One Story Buildings*;

NOW THEREFORE BE IT RESOLVED, April 17, 2007, that Mutual Alteration Standard Section 5A - Satellite Dishes on One Story Buildings, is hereby amended as attached to the official minutes of this meeting; 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; and

RESOLVED FURTHER, that Resolution M3-96-28, adopted May 21, 1996 is hereby amended, and Resolution 03-06-57 adopted November 21, 2006 is hereby amended.

RESOLUTION 03-07

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

WHEREAS, on November 21, 2006 the Board of Directors of this Corporation adopted Resolution 03-06-58 which established a policy on Satellite Dishes on Two Story Buildings; and

WHEREAS, the Maintenance & Construction Committee of this Corporation recognizes the need to further amend a portion of the Mutual Alteration Standards with regard to *Section 5B – Satellite Dishes on Two Story Buildings*;

NOW THEREFORE BE IT RESOLVED, April 17, 2007, that Mutual Alteration Standard Section 5B - Satellite Dishes on Two Story Buildings, is hereby amended as attached to the official minutes of this meeting; 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; and

RESOLVED FURTHER, that Resolution M3-96-28, adopted May 21, 1996 is hereby amended, and Resolution 03-06-58 adopted November 21, 2006 is hereby amended.

RESOLUTION 03-07

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

WHEREAS, on November 21, 2006 the Board of Directors of this Corporation adopted Resolution 03-06-59 which established a policy on Satellite Dishes on Three Story Buildings; and

WHEREAS, the Maintenance & Construction Committee of this Corporation recognizes the need to further amend a portion of the Mutual Alteration Standards with regard to *Section 5C – Satellite Dishes on Three Story Buildings*;

NOW THEREFORE BE IT RESOLVED, April 17, 2007, that Mutual Alteration Standard *Section 5C - Satellite Dishes on Three Story Buildings*, is hereby amended as attached to the official minutes of this meeting; 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; and

RESOLVED FURTHER, that Resolution M3-96-28, adopted May 21, 1996 is hereby amended, and Resolution 03-06-59 adopted November 21, 2006 is hereby amended.

Director Moos moved to approve all three resolutions. Director Souza seconded the motion. Discussion ensued.

Director Moos made a motion to table the resolutions to the April Meeting to satisfy the required statutory thirty-day notice requirements. Director Vogt seconded the motion and the motion carried unanimously.

The Secretary of the Corporation read the following proposed resolution on approving a Saturday work hour policy:

RESOLUTION 03-07

WHEREAS, the General Requirements for all Alteration Standards with respect to Saturday work hours is ambiguous;

NOW THEREFORE BE IT RESOLVED, April 17, 2007 that the Board of Directors of this Corporation hereby adopts the following Saturday work hour policy for inclusion in the General Requirements of all Alteration Standards:

“No work shall commence prior to 8:00 am and no work shall be permitted after 5:00 pm on Saturday.”

RESOLVED FURTHER, that the General Requirements of all Alteration Standards will be modified to reflect this change; 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 Vogt moved to approve the resolution. The motion was seconded and discussion ensued.

Director Carol Moore made a motion to table the resolution to the April Meeting to satisfy the required statutory thirty-day notice requirements. Director Souza seconded the motion.

Without objection the motion to table was withdrawn.

By a vote of 3-7-0 (Directors Arnold, Gros and Souza voted in favor) the main motion failed.

The Secretary of the Corporation read the following resolution on approving revisions to the Mutual's Exterior Paint Policy:

RESOLUTION 03-07

WHEREAS, by way of Resolution M3-97-31 the Board adopted its Exterior Paint Colors and Procedures Policy which allows residents to select building paint colors; and

WHEREAS, Resolution M3-02-09 allows residents to select colors from approved exterior paint color palettes, as long as buildings that are side by side are not the same color; and

WHEREAS, the Maintenance and Construction Committee recommended revising the Mutual's Paint Policy to allow manor owners more flexibility on selecting exterior paint colors;

NOW THEREFORE BE IT RESOLVED, the Board of Directors of this Corporation hereby modifies the existing Policy on Exterior Paint Colors and Procedures by removing the restriction that no two buildings that are side by side can be the same color, thus allowing side by side buildings in this area to be painted the same color; and

RESOLVED FURTHER, that Resolution M3-97-31 adopted June 17, 1997 and Resolution M3-02-09 adopted February 19, 2002 are hereby amended; and Resolution 03-06-64 adopted December 4, 2006 is hereby superseded and cancelled; and

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

Director Souza moved to approve the resolution. Director Moos seconded the motion.

Director Moos made a motion to table the resolution to the April Meeting to satisfy the required statutory thirty-day notice requirements. Director Souza seconded the motion and the motion carried unanimously.

Director John Heiney reported from the Standards Sub Committee.

Director Ray Gros reported from the Plumbing Ad-Hoc Committee.

Mutual Member Lucie Falk (3377-A) addressed the Board on disclosure to new buyers.

Director Gunter Vogt reported from the Landscape Committee.

Mutual Member Lucie Falk (3377-A) addressed the Board on her request for tree removal.

Director Isabel Muennichow reported from the Third Long Range Planning Committee.

The Secretary of the Corporation read the following resolution on establishing vehicle operation and parking standards:

RESOLUTION 03-07

RESOLVED, April 17, 2007 that the Board of Directors of this Corporation hereby adopts the attached "Standard for Vehicle Operation and Parking on Property Owned or Managed by Third Laguna Hills Mutual" to govern the appropriate use for vehicle operation and parking on the property owned or managed by the Mutual; and

RESOLVED FURTHER, that such Standard is intended to adhere to and not contradict the California Vehicle Code and/or Davis-Stirling Act; and

RESOLVED FURTHER, that enforcement of said rules shall commence upon proper notice to the Membership of the Community; and

RESOLVED FURTHER, that such Standard shall run in accordance with the Laguna Woods Village Traffic Rules and Regulations, adopted by way of Resolution M3-02-32; 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; and

RESOLVED FURTHER, that Resolutions M3-78-899 adopted May 26, 1978, ~~M3-79-101 adopted November 29, 1979~~, M3-86-130 adopted November 18, 1986, and M3-89-27 adopted July 18, 1989 are hereby superseded and cancelled.

Director Vogt moved to approve the resolution. Director Hatch seconded the motion and discussion ensued.

Director Muennichow moved to strike "M3-79-101 adopted November 29, 1979" from the last Resolved Further. Absent objection, the statement was struck from the resolution.

Director Hatch amended the motion to refer the proposed parking policy to an Ad Hoc Committee comprised of Directors Arnold, Gros and Muennichow. Director Moos seconded the motion. By a vote of 9-0-1 (Director Gros abstained), the motion carried.

The Secretary of the Corporation read the following resolution on establishing carport storage standards:

RESOLUTION 03-07

RESOLVED, April 17, 2007 that the Board of Directors of this Corporation hereby establishes the following standards governing carport storage:

RESOLVED FURTHER, that carports are to be used exclusively for the parking of personal, non-commercial vehicles used for personal transportation; and

RESOLVED FURTHER, that except as permitted by the Mutual, carport storage of personal property in carports shall be contained in cabinets in accordance with the Mutual Standards; and

RESOLVED FURTHER that the storage of bicycles, ladders, battery chargers, grocery carts, bottled water, and the like, which are owned by members of the corporation and are not unsightly, or unsuitable, as may be determined by the managing agent, is permitted; and

RESOLVED FURTHER, that storage of any type of material in crawl spaces of buildings managed by this Corporation, and in voids of buildings managed by this Corporation, shall not be permitted and shall be removed and the property stored, if necessary, at the expense of the owner; and

RESOLVED FURTHER, that the improper or unsafe storage of any item or materials that creates a substantial and material threat to the health, safety and well-being of all residents, including but not limited to noxious, corrosive or combustible materials is strictly prohibited; and

RESOLVED FURTHER, that the Corporation shall issue Notice of Violations to Mutual Members in violation of this resolution which may result in member disciplinary action; and

RESOLVED FURTHER, that Resolution M3-85-141, adopted November 19, 1985 is hereby superseded and cancelled; and

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

Director Vogt moved to approve to motion. Director John Heiney seconded the motion. Discussion ensued.

Director Muennichow made a motion to refer the policy to the Ad Hoc Committee. Director Heiney seconded the motion and the motion carried by a vote of 9-0-1 (Director Gros abstained).

By way of consensus, the Board appointed Director Gros as Chair of the Ad Hoc Committee.

Mutual Member Bus Nesvig (2392-3H) commented on establishing a real estate firm.

Director Dominic Burrasca reported from Resident Information Services.

Director George Arnold reported from the Traffic Committee.

GRF COMMITTEE REPORTS

Director Robert Hatch reported from the GRF Finance Committee.

Director Larry Souza reported from the Maintenance & Construction Committee.

Director George Arnold reported from the Community Activities Committee.

Director Dominic Burrasca reported from the Landscape Committee.

Director Isabel Muennichow reported from the Government and Public Relations Committee.

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

Director Carol Moore reported from the Broadband Services Committee.

Director Dominic Burrasca reported from the Bus Services Committee.

DIRECTORS COMMENTS

- Director Moore commented on petitions and open GRF land planning meetings
- Director Souza commented on lack of audience members during today's meeting
- Director Hatch commented on communicating with the residents
- Director Gros commented on dangers of installing security doors and windows on manor
- President Matson encouraged residents to improve their manors

The meeting recessed at 11:02 A.M. and reconvened into Executive Session at 11:13 A.M.

The Traffic Committee of the Board met in Executive Session on January 24, 2007 to discuss member disciplinary issues.

During its January 16, 2007 Regular Executive Session Board Meeting the Board reviewed and approved the Minutes of the Regular Executive Meeting of December 19, 2006; discussed litigation issues; heard four member disciplinary hearing matters, and two disciplinary Appeal hearings; and approved the recording of a Notice of Default for Member ID 931-350-62.

With no further business before the Board of Directors, the meeting was adjourned at 2:50 P.M.

Isabel Muennichow, Secretary