



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, April 16, 2024 - 9:30 a.m.
Laguna Woods Village Community Center
Board Room/Virtual Meeting
24351 El Toro Road
Laguna Woods, California**

Directors Present: Mark Laws, Andrew Ginocchio, S.K. Park, Jim Cook, Moon G. Yun, Reza Karimi, Nathaniel Ira Lewis, N. Cris Prince, David Veeneman

Directors Absent: Brad Rinehart (Noticed), Jules Zalon (Not Noticed)

Staff Present: Siobhan Foster-CEO, Makayla Schwietert, Paul Nguyen, Alan Grimshaw, Tom Siviglia, Megan Feliz, David Rudge, Dan Laurie, Bart Mejia, Ian Barnette, Connie Habal, Blessilda Wright, Steve Hormuth

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

1. Call meeting to order / Establish Quorum – President Laws, Chair

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

2. Pledge of Allegiance

Director Cook led the Pledge of Allegiance.

3. Approval of Agenda

President Laws asked for a motion to approve the Agenda.

Director Park 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. March 19, 2024 – Regular Board Meeting

b. April 5, 2024 – Agenda Prep Meeting

Director Cook made a motion to approve the minutes of March 19, 2024 – Regular Board Meeting and the April 5, 2024 – Agenda Prep Meeting. Director Veeneman seconded.

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

5. Report of the Chair

President Laws commented on the following:

- Introduction of the newest Third Director, David Veeneman
- VMS Expectations
- Looking for two new Third Representatives on VMS next month due to vacancies
- Asking for members to join our Boards

6. Open Forum (Three Minutes per Speaker)

- A member commented on the work of the Foundation of Laguna Woods Village
- A member commented on the charging issues he is encountering at his assigned carport space on a daily basis and the pothole in the street that has been there for over a month (by Gate 8) Via Serena North and Via Vista
- A lessee (approved to speak by owner of unit) commented on wanting a hard copy packet
- A member commented on a request to replace their garage door, the garage door was impaired during sale of unit back in 2015

7. Responses to Open Forum Speakers

- Multiple Directors commented on the QR Code to access the Agenda Packet
- Presidents Laws commented on looking into the garage door issue, electric grid issue, and the pothole issue

8. CEO Report

CEO Siobhan Foster reported on:

- FCC Proposal Broadband Bulk Billing
- FCC Proposal – How to Help
- Asbestos Abatement Process
- Community Tour Experience
- Employee Excellence Awards

CEO Foster answered questions from the Board.

9. 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.*

President Laws asked for a motion to approve the Consent Calendar as presented.

Director Cook made a motion to approve the Consent Calendar. Director Lewis seconded the motion.

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 February 2024, 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. **Recommendations from the Finance Committee**
 - (1) Entertain a Motion to Approve a Resolution for Recording a Lien Against Member ID #933-040-65

RESOLUTION 03-24-30

Recording of a Lien

WHEREAS, Member ID 933-040-65; 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, April 16, 2024, that the Board of Directors hereby approves the recording of a Lien for Member ID 933-040- 65; 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 #935-110-10

RESOLUTION 03-24-31

Recording of a Lien

WHEREAS, Member ID 935-110-10; 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, April 16, 2024, that the Board of Directors hereby approves the recording of a Lien for Member ID 935-110- 10; 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 #932-450-32

RESOLUTION 03-24-32

Recording of a Lien

WHEREAS, Member ID 932-450-32; 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, April 16, 2024, that the Board of Directors hereby approves the recording of a Lien for Member ID 932-450- 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.

- (4) Entertain a Motion to Approve a Resolution for Recording a Lien Against Member ID #932-311-00

RESOLUTION 03-24-33

Recording of a Lien

WHEREAS, Member ID 932-311-00; 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, April 16, 2024, that the Board of Directors hereby approves the recording of a Lien for Member ID 932-311- 00; 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. Recommendations from the Landscape Committee

- (1) Recommendation to Deny the Request for off-schedule tree trimming of one Canary Pine Tree located at 3133-A

RESOLUTION 03-24-34

**Deny the Request for Off-Schedule Trimming of One
Canary Pine Tree 3133-A Via Serena N**

WHEREAS, on April 4, 2024, the Landscape Committee reviewed a request from the Member at 3133-A for the off-schedule trimming of one Canary Pine tree. The Member cited the reason as the shrubs below need more light and the branches are already dead; and

WHEREAS, the Committee determined that the tree does not meet the requirements for off-schedule trimming and recommends denying the request for off-schedule trimming of one Canary Pine tree located at 3133-A Via Serena N.;

NOW THEREFORE BE IT RESOLVED, April 16, 2024, the Board of Directors denies the off-schedule trimming of one Canary Pine tree located at 3133-A; 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 Removal of One Canary Pine Tree located at 3113-D

RESOLUTION 03-24-35

**Deny the Request for Removal of
One Canary Pine Tree 3133-D Via Serena N**

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 April 4, 2024, the Landscape Committee reviewed a request from the Member at 3133-D to remove one Canary Pine tree. The Member cited the reasons for removal being is potential for tree root intrusion; and

WHEREAS, staff inspected the condition of the tree and determined the tree is in good health, with no lean or surface roots growing towards the manor; 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 Canary Pine tree located at 3133-D Via Serena N;

NOW THEREFORE BE IT RESOLVED, April 16, 2024, the Board of Directors denies the request for the removal of one Canary Pine tree located at 3133-D; 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 Deny the Request for the Removal of One Aleppo Pine Tree located at 4006-3E

RESOLUTION 03-24-36

Deny the Request for Removal of One Aleppo Pine Tree 4006-3E 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 April 4, 2024, the Landscape Committee reviewed a request from the Member at 4006-3E to remove one Aleppo Pine tree. The Member cited the reason for removal being is water intrusion perceived to be caused by blocked roof gutters from pine needles; and

WHEREAS, staff inspected the condition of the tree and determined the tree is in good health, and the proximity of the tree to the manor being more than sufficient room; 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 Aleppo Pine tree located at 4006-3E Calle Sonora Oeste;

NOW THEREFORE BE IT RESOLVED, April 16, 2024, the Board of Directors denies the request for the removal of one Aleppo Pine tree located at 4006-3E; and

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

d. Recommendations from the Architectural Controls and Standards Committee

(1) Recommendation to Approve the Variance Request to Wall Mount Condenser at PTAC Sleeve Location Below Top of Balcony Rail at Manor 3382-O Punta Alta

RESOLUTION 03-24-37

Variance Request

WHEREAS, Member located at 3382-O Punta Alta, a Catalina style manor, requests Architectural Control and Standards Committee approval of a variance to wall mount condenser at PTAC sleeve location below top of balcony rail; 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 April 08, 2024; and

WHEREAS, the Architectural Control and Standards Committee reviewed the variance and moved for approval of the variance to wall mount condenser at PTAC sleeve location below top of balcony rail;

NOW THEREFORE BE IT RESOLVED, on April 16, 2024, the Third Laguna Hills Mutual Board hereby approves the request to wall mount condenser at PTAC sleeve location below top of balcony rail; 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 3382- O Punta Alta and all future Mutual Members at 3382-O Punta Alta; 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) Recommendation to Approve the Variance Request to Build Laundry Room in Garage at Manor 3451-C Bahia Blanca West

RESOLUTION 03-24-38

Variance Request

WHEREAS, Member located at 3451-C Bahia Blanca West, a Navarro style manor, requests Architectural Control and Standards Committee approval of a variance to build laundry room in garage; 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 April 08, 2024; and

WHEREAS, the Architectural Control and Standards Committee reviewed the variance and moved for approval of the variance to build laundry room in garage;

NOW THEREFORE BE IT RESOLVED, on April 16, 2024, the Third Laguna Hills Mutual Board hereby approves the request to build laundry room in garage; 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 3451- C Bahia Blanca West and all future Mutual Members at 3451-C Bahia Blanca West; 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) Recommendation to Approve the Variance Request to Install 30' x 10' Aluminum Trellis on CAUA Patio with 2-Foot Overhang at Manor 5232 Moya

RESOLUTION 03-24-39

Variance Request

WHEREAS, Member located at 5232 Moya, a Villa Paraisa style manor, requests Architectural Control and Standards Committee approval of a variance to install 30' x 10' aluminum trellis on CAUA patio with 2-foot overhang; 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 April 08, 2024; and

WHEREAS, the Architectural Control and Standards Committee reviewed the variance and moved for approval of the variance to install 30' x 10' aluminum trellis on CAUA patio with 2-foot overhang;

NOW THEREFORE BE IT RESOLVED, on April 16, 2024, the Third Laguna Hills Mutual Board hereby approves the request to install 30' x 10' aluminum trellis on CAUA patio with 2-foot overhang; 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 5232 Moya and all future Mutual Members at 5232 Moya; 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.

10. Unfinished Business

- a. Entertain a Motion to Approve the Revision to Resale Inspection Fees (March 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 03-24-40

REVISED RESELL INSPECTION FEE

WHEREAS, resale inspections are utilized to identify any damages and/or modifications to the property for which the selling party may be financially responsible, as well as identify any necessary repairs and/or replacements that may be the Mutual's financial responsibility; and

WHEREAS, a recent cost analysis revealed that a portion of the costs associated with the resale inspection process is not recovered from the requesting member, and an increase in the fee would serve to recover more of the administrative costs associated with the transactions;

NOW THEREFORE BE IT RESOLVED, April 16, 2024, the Board of Directors of this Corporation hereby revises the Resale Inspection Fees as follows:

| | |
|--------------------------------|-------|
| First Inspection | \$250 |
| Re-Inspection (if required) | \$ 50 |
| Final Inspection (if required) | \$ 90 |

RESOLVED FURTHER, that the inspection fees will be calculated as the product of the estimated number of hours and the adopted bill rates, then rounded up to the nearest ten dollars and that it be automatically updated annually using the new labor rates; and

RESOLVED FURTHER, that each charge will be billed separately; and

RESOLVED FURTHER, that when a progress inspection is requested or when a request for final inspection fails, the Member will be charged a re-inspection fee; and

RESOLVED FURTHER, no fee will be charged for a final inspection if, after the first inspection, it is determined that there are no corrections for the member to complete prior to the close of escrow; and

RESOLVED FURTHER, that the first inspection portion of the fees will be billed as a chargeable service to the seller upon completion of the first inspection, and the re-inspection and final inspection portion of the fee will be collected through escrow upon closing; and

RESOLVED FURTHER, Resolution 03-07-119 adopted December 18, 2007, is hereby superseded and canceled; and

RESOLVED FURTHER, that future revisions to the Resale Inspection Fee will be included with the Annual Assessment Letter Packet that the Finance Department issues every year in November under the Architectural Review Procedures section of the Annual Policy Statement; 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 Cook made a motion to approve Revised Resale Inspection Fees.
Director Park seconded.

Discussion ensued among the Board.

Multiple members commented on this item.

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

- b. Entertain a Motion to Approve the Elimination of Standard 8: Porch Lift/Elevators (March 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 03-24-41

ELIMINATION OF STANDARD 8: PORCH LIFTS/ELEVATORS

WHEREAS, the Architectural Control and Standards Committee recognizes the need to review Standards as necessary; and

WHEREAS, the Architectural Control and Standards Committee recognized the need to rescind Standard: 8 Porch Lifts/Elevators;

NOW THEREFORE BE IT RESOLVED, April 16, 2024, the Board of Directors of this Corporation hereby rescinds Standard 8: Porch Lifts/Elevators; and

RESOLVED FURTHER, Resolution M3-96-25 adopted March 12, 1996, 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 Cook made a motion to approve the Elimination of Standard 8: Porch Lift/Elevators. Director Yun seconded.

A member commented on this item.

Hearing no changes, the motion was called to a vote and passed unanimously. Director Ginocchio was not present for the vote.

11. New Business

a. Entertain a Motion to Approve the Revision to Standard 37: Patio and Balcony Covers/Awnings (April initial notification – 28-day notification for member review and comments to comply with Civil Code §4360)

Alan Grimshaw, Building Permits and Inspection Manager, discussed the item and answered questions from the Board.

RESOLUTION 03-24-XX

REVISED STANDARD 37: PATIO AND BALCONY COVERS / AWNINGS

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

WHEREAS, the Mutual recognizes the need to revise Standard 37: Patio Covers, Awnings;

NOW THEREFORE BE IT RESOLVED, May 21, 2024, that the Board of Directors of this Corporation hereby adopts revision and amendments to Standard 37: Patio and Balcony Covers / Awnings as attached to the official minutes of this meeting; and

RESOLVED FURTHER, that Resolution 03-19-18 adopted February 19, 2019, is hereby superseded in its entirety and no longer in effect; and

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

Director Cook made a motion to approve the Revision to Standard 37: Patio and Balcony Covers/Awnings for discussion purposes and to postpone the final vote for 28-days per Civil Code §4360. Director Lewis seconded.

Discussion ensued among the board.

President Laws requested staff to look into section 3.4 to make it more clear.

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

b. Entertain a Motion to Approve the Temporary Storage Containers Policy (April initial notification – 28-day notification for member review and comments to comply with Civil Code § 4360)

Dan Laurie, Security Supervisor 2, discussed the item and answered questions from the Board.

RESOLUTION 03-24-XX

Temporary Containers Policy

Adopted [May 21, 2024]

WHEREAS, the placement of temporary containers such as dumpsters, portable storage units (PODS), and contractor trailers has caused safety and mobility concerns throughout the village; and

WHEREAS, the Resident Policy & Compliance Committee has revised the policy that addresses these concerns;

NOW THEREFORE BE IT RESOLVED, May 21, 2024 the Board of

Directors hereby adopts the revised Temporary Container Policy as attached to the official meeting minutes;

RESOLVE FURTHER, the safety, placement, and housekeeping of these items are the responsibility of the owner/resident; and

RESOLVE FURTHER, that Third reserves the right to remove or relocate any item to remedy as unsafe condition; and

RESOLVE FURTHER, Resolution 03-18-111 adopted July 17, 2018 is hereby superseded and canceled; and

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

Director Prince made a motion to approve the Temporary Storage Containers Policy for discussion purposes and to postpone the final vote for 28-days per Civil Code §4360. Director Lewis seconded.

Discussion ensued among the Board.

Staff was directed to make updates to the policy.

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

c. Entertain a Motion to Approve the Internal Dispute Resolution Policy (April initial notification – 28-day notification for member review and comments to comply with Civil Code § 4360)

RESOLUTION 03-24-XX

Internal Dispute Resolution
Adopted [May 21, 2024]

WHEREAS, Civil Code §5910 establishes requirements for Internal Dispute Resolution meetings; and

WHEREAS, the Resident Policy and Compliance Committee recognizes the need to revise the Internal Dispute Resolution to make the process simple for members; and

NOW THEREFORE BE IT RESOLVED; May 21, 2024, that the Board of Directors of this Corporation hereby approves the revised Internal Dispute Resolution, as attached to the official minutes of this meeting; and

RESOLVED FURTHER, that Resolution 03-20-07 adopted January 21, 2020 is hereby superseded in its entirety and canceled;

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

Director Veeneman made a motion to approve the Internal Dispute Policy for discussion purposes and to postpone the final vote for 28-days per Civil Code §4360. Director Yun seconded.

Discussion ensued among the Board.

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

d. Entertain a Motion to Approve Update Committee Assignments

President Laws read the following resolutions:

RESOLUTION 03-24-42

Third Mutual Committee Appointments

RESOLVED, April 16, 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

David Veeneman

Reza Karimi, Alternate

~~Non-Voting Advisors: Wei-Ming Tao~~

Architectural Control and Standards Committee (meets monthly)

James Cook, Chair

Brad Rinehart

Nathaniel Ira Lewis

Reza Karimi

David Veeneman

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

David Veeneman

Moon Yun, Alternate

Maintenance and Construction Committee (meets every other month)

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 Hearings Committee (meets monthly)

Mark Laws, Chair

Jim Cook

Cris Prince

Andy Ginocchio, Alternate

SK Park, Alternate

Water Conservation Committee (meets quarterly)

Jules Zalon, Chair

Reza Karimi

Brad Rinehart

Nathaniel Ira Lewis

David Veeneman

Garden Villa Recreation Room Committee (meets thrice yearly)

SK Park, Chair

Moon Yun

David Veeneman

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

Andy Ginocchio

Cris Prince

Reza Karimi

Nathaniel Ira Lewis

Moon Yun

SK Park

Brad Rinehart

David Veeneman

Management Agreement Ad Hoc Committee (meets periodically)

Reza Karimi, Chair

Brad Rinehart

Andy Ginocchio

Nathaniel Ira Lewis

Cris Prince

RESOLVED FURTHER, that Resolution 03-24-29, adopted March 19, 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 03-24-43

GRF Committee Appointments

RESOLVED, April 16, 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)~~

SK Park (Third)

Andy Ginocchio (Third)

Reza Karimi, Alternate (Third)

Finance Committee (meets every other month)

Andy Ginocchio (Third)

~~David Veeneman (Third)~~

Moon Yun, Alternate (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)

Brad Rinehart (Third)

Reza Karimi, Alternate (Third)

~~**Clubhouse Renovation Ad Hoc Committee** (meets as scheduled)~~ Andy

~~Ginocchio (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)
David Veeneman, Alternate (Third)

Disaster Preparedness Task Force (meets every other month)

SK Park (Third)
Moon Yun (Third)
David Veeneman, Alternate (Third)

Laguna Woods Village Traffic Hearings (meets every month)

SK Park (Third)
David Veeneman, Alternate (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 03-24-21, adopted February 20, 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 Cook made a motion to approve the resolutions for Third Mutual Committee Assignments and GRF Committee Assignments. Director Park seconded.

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

e. Third's Investment Policy and Plan (Oral Discussion)

Director Andy Ginocchio discussed the Third Mutual Investment Policy.

Discussion ensued among the Board.

Director Lewis made a motion to keep the current investment policy and plan.
President Laws seconded.

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

f. Qualifications the Third Board Directors would like of its VMS Board Directors (Oral Discussion)

The Board discussed what they would like to see in the VMS Board Directors.

- President Laws – VMS Should work as a for profit company, good negotiation skills, work well with other
- Director Ginocchio – VMS Candidate should have a more understanding of what the mutual needs, team player, bring ideas, thinks creatively
- Director Karimi – Extensive management background on how to run a corporation
- Director Lewis – Successful business background, impact immediate and long-term financial success of the Mutual
- Director Park – good quality to improve efficiency of staff

12. Third Mutual Committee Reports

- a. Report of the Finance Committee / Financial Report – Director Ginocchio. The committee met on April 2, 2024; next meeting June 4, 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 April 8, 2024; next meeting May 13, 2024, at 1:30 p.m. in the Board Room and as a virtual meeting.
- c. [Note; Brad was absent; therefore, this item was skipped].
- d. Report of the Landscape Committee – Director Lewis. The committee met on April 4, 2024; next meeting May 2, 2024 at 9:30 a.m. in the Board Room and as a virtual meeting.
- e. Report of the Water Conservation Committee – President Laws. The committee met on January 25, 2024; next meeting is April 25, 2024, at 2 p.m. in the Board Room.

- f. Report of the Resident Policy and Compliance Committee – President Laws. The committee met on March 27, 2024; next meeting April 23, 2024 at 9:30 a.m. in the Board Room and as a virtual meeting.
- g. Report of the Garden Villa Recreation Room Committee – SK Park. The committee met on March 13, 2024; next meeting July 24, 2024 at 1:30 p.m. in the Board Room.

13. GRF Committee Highlights

- a. GRF Community Activities Committee – Director Ginocchio. This committee met on April 11, 2024; the next meeting is May 9, 2024 at 1:30 p.m. in the Board Room and as a virtual meeting.
- b. Space Planning Ad Hoc Committee – Director Ginocchio. This Ad Hoc committee last met on April 10, 2024; the next meeting is May 1, 2024 at 1:30 p.m. at Clubhouse 5 and as a virtual meeting.
- c. Report of the Laguna Woods Village Traffic Hearings – Director Park. The closed hearings were held on March 20, 2024; next meeting April 17, 2024 at 9:00 a.m. in the Board Room.
- d. Information Technology Advisory Committee – Director Park. This closed committee last met on March 29, 2024; next meeting is April 26, 2024 at 1:30 p.m. virtually.
- e. GRF Media and Communications Committee – Director Cook. The committee met on April 15, 2024; the next meeting is July 15, 2024 at 1:30 p.m. in the Board Room.
- f. [Note; Brad was absent; therefore, this item was skipped].
- g. Disaster Preparedness Task Force – Director Park. The task force met on March 26, 2024; the next meeting is May 28, 2024, at 9:30 a.m. in the Board Room.
- h. The following GRF Committees have not met since the last Third Board Meeting of March 19, 2024:
 - i. GRF Finance Committee – Director Ginocchio. The committee met on February 21, 2024; next meeting April 17, 2024, at 1:30 p.m. in the Board Room and as a virtual meeting.
 - ii. GRF Security and Community Access Committee – Director Park. The committee last met on February 28, 2024, and the next meeting is April 24, 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 February 14, 2024; the next meeting is April 19, 2024 at 1:30 p.m. in the Board Room.
- v. Clubhouse Facilities Renovation Ad Hoc Committee – Director Ginocchio. The committee met on February 27, 2024; the next meeting is TBA.
- vi. 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.

14. 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.*

- *Revision to Standard 37: Patio and Balcony Awnings*
- *Temporary Storage Containers Policy*
- *Internal Dispute Resolution Policy*

15. Directors' Comments

- Director Veeneman thanked the Board for a warm welcome

16. 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 12:13 p.m.

Closed Session Agenda

Approval of Agenda

Approval of the Minutes

(a) March 19, 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 4:57 p.m.

DocuSigned by:

N. Cris Prince

544TFC1EQ518422...
N. Cris Prince, Secretary of the Board
Third Laguna Hills Mutual