

**MINUTES OF THE OPEN MEETING OF THE  
BOARD OF DIRECTORS OF UNITED LAGUNA WOODS MUTUAL  
A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION**

**August 11, 2015**

The Regular Meeting of the Board of Directors of United Laguna Woods Mutual, a California Non-Profit Mutual Benefit Corporation, was held on Tuesday, August 11, 2015 at 9:00 A.M. at 24351 El Toro Road, Laguna Woods, California.

Directors Present: Pat English, Jack Bassler, Ming-Lee Chang, Ken Hammer, Don Tibbetts, Jan LaBarge, Juanita Skillman, Tony Dauer, Anthony Liberatore, Lenny Ross, Eva Lydick

Directors Absent: None

Staff Present: Cris Robinson, Kim Taylor, Betty Parker, Wendy Panizza  
(Executive Session: Cris Robinson, Kim Taylor, Blessilda Fernandez, Pamela Bashline and Betty Parker)

Others Present: Jeff Beaumont Esq. of Beaumont Gitlin Tashjian,  
Mr. Jim Beres, Supervisor of Animal Services,  
Ms. Maureen McDonald from Johnson Controls (JCI)

**CALL TO ORDER**

Pat English, President of the Corporation, chaired and opened the meeting, and stated that it was a Regular Meeting held pursuant to notice duly given. A quorum was established, and the meeting was called to order at 9:00 AM.

**PLEDGE OF ALLEGIANCE**

Director Ken Hammer led the Pledge of Allegiance to the Flag.

**ACKNOWLEDGEMENT OF MEDIA**

A representative of the Laguna Woods Globe was present and the Channel 6 Camera Crew, by way of remote cameras, was acknowledged as present.

**APPROVAL OF AGENDA**

Director Tibbetts moved to approve the agenda as amended by removing the following items from the Consent Calendar 442-D, 942-D, 124-F to 5e, 15f and 15g. Director Ross seconded the motion.

By a vote of 9-0-0 (Director Lydick was absent for the vote) the motion carried and the agenda was approved as amended.

Without objection, the Board agreed to consider agenda items out of order.

**PRESENTATIONS**

Mr. Jim Beres, Supervisor of Animal Services, provided a presentation regarding the posting of coyote warning signs in the community and answered questions from the Board and residents.

Ms. Maureen McDonald from Johnson Controls (JCI) provided a presentation regarding an energy development study to identify potential energy savings that JCI could provide.

### **UNITED MUTUAL MEMBER COMMENTS AND PUBLIC FORUM**

United Mutual Members were given the opportunity to speak to items that are not on the agenda.

- Maxine McIntosh (68-C) commented on the renovation of Clubhouse 2 and costs associated with the renovations.
- Carol Cooper (2159-B) spoke to her opposition of the cancellation of the Associa contract and spoke to higher monthly assessments.
- Johanna Thornton (508-C) commented on a rat issue that she is experiencing at her manor and a neighbor issue regarding common area and pets.
- Marion Levine (438-D) commented on her concerns of the United Boards support of GRF terminating the Associa contract.
- Kathy Housden (927-O) thanked the Board for serving the community and asked the Board to reverse their support of GRF terminating the Associa contract and asked the Board to renegotiate with all the Boards.
- Georgiana Willis (858-D) spoke to different ways to handle options in lieu of GRF terminating the Associa.
- Roberta Berk (933-B) asked the Board to stay with their decision to support GRF regarding termination of the Associa contract.
- Horace Reynolds (28-C) commented on the economic, environmental and social impact of termination of the Associa contract and the lack of a plan and implored the Board to negotiate with the other Boards.
- Jeanne Sanner (615-C) asked Board to listen to the United residents and asked if the Board will send out a survey regarding self-management to obtain an understanding of what the United community wants.
- Barbara Copley (410-D) commented on her support of the United Board decision to support GRF in terminating the Associa contract.
- Dick Rader (270-D) commented on a letter sent by GRF to the PCM employees and asked that the community read the letter.

### **RESPONSE TO MEMBER COMMENTS**

The United Mutual Directors briefly responded to Member Comments.

### **CHAIR'S REMARKS**

President English provided an overview of the accomplishments and cost savings of the Board in this last year, spoke to the Trust and support of GRF in terminating the Associa contract.

### **APPROVAL OF MINUTES**

Director LaBarge moved to approve the Regular Open Meeting minutes of July 14, 2015 as written and the 2016 Business Planning Meeting – Version 2 of July 17, 2015 as amended by noting that John Beckett should be replaced by Lenny Ross in the attendance roll call, and

approved the 2016 Business Planning Meeting – Version 3 of August 6, 2015 as written. Director Hammer seconded the motion.

By a vote of 10-0-0 the motion carried.

### **UNFINISHED BUSINESS**

No Unfinished Business came before the Board this month.

### **NEW BUSINESS**

(11a) Director Ross moved to approve ratifying a Supplemental Appropriation not to exceed \$3,500 for Pangea to perform a survey regarding land use. Director Hammer seconded the motion.

Member Heather Gerson (53-N), Barbara Copley (410-D), Dick Rader (270-D), Rhoda Lindner (2013-C) and Maxine McIntosh (68-C) commented on the motion.

By a vote of 9-1-0 (Director Dauer opposed) the motion carried.

(11b) The Secretary of the Corporation, Director Skillman, read the following proposed resolution approving a Supplemental Appropriation not to exceed \$5,000 for Johnson Control (JCI) to perform a study to identify potential energy savings:

#### **RESOLUTION 01-15-108**

#### **Approve Johnson Controls (JCI) Performing Study to Identify Potential Energy Savings**

**WHEREAS**, the United Laguna Woods Mutual works diligently to identify savings throughout the Mutual for its residents;

**NOW THEREFORE BE IT RESOLVED**, August 11, 2015, the Board of Directors of this Corporation hereby authorizes a supplemental appropriation not to exceed \$5,000, from the Contingency Fund, for Johnson Controls (JCI) to perform a study to identify potential energy savings within United Mutual; 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 Skillman moved to approve the resolution. Director Dauer seconded the motion, and discussion ensued.

Member Rhoda Lindner (2013-C) commented on the resolution.

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

(11c) Director LaBarge moved to approve the posting of coyote warning signs on United property. Director Lydick seconded the motion.

By a vote of 9-0-0 (Director Hammer was absent for the vote) the motion carried.

(11d) President English called for volunteers to help with opening of United Mutual ballots on September 25, 2015.

(11e) Without objection, the Board appointed Maxine McIntosh as Moderator for United Mutual's Meet the Candidates.

(11f) Without objection, the Board agreed to discuss distribution of a letter to Members regarding Management in their closed session Board meeting.

### **CONSENT CALENDAR**

(12) Without objection, the Board approved the Consent Calendar as amended by removing 442-D, 942-D, 124-F to the Maintenance and Construction Committee as 15e, 15f and 15g.

Director Lydick moved to take 76-P from the Consent Calendar and it put under Maintenance and Construction Committee as 15h. Director Tibbetts seconded the motion. By a vote of 10-0-0 the motion carried and the Board took the following actions:

### **(12a) Maintenance and Construction Committee Recommendations:**

#### **RESOLUTION 01-15-109**

##### **Variance Request**

**RESOLVED**, August 11, 2015, that the variance request of Ms. Anne Fitzpatrick of 191-A Avenida Majorca to install a concrete walkway with a handrail at Manor 191-A is hereby denied; and

**RESOLVED FURTHER**, that the denial is due to the community not being an assisted living facility; 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.

#### **RESOLUTION 01-15-110**

##### **Variance Request**

**RESOLVED**, August 11, 2015, that the variance request of Ms. Beverly Caffarelli to install a telescoping flagpole at Manor 315-D, is hereby approved; and

**RESOLVED FURTHER**, all costs for installation, repair, and maintenance associated with the subject alterations are the responsibility of the Mutual Member(s) at 315-D; and

**RESOLVED FURTHER**, a required Mutual permit must be obtained through the Permits and Inspections Office located in the Laguna Woods Village Community Center; and

**RESOLVED FURTHER**, all irrigation modifications, (if any) associated with the proposed alteration are to be completed by the Landscape Division at the expense of the Mutual Members(s) at 315-D.; 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.

#### **RESOLUTION 01-15-111**

##### **Variance Request – Appeal**

**RESOLVED**, August 11, 2015, that the appeal request of Ms. Amy Babcock of 765-B Calle Aragon to install a concrete walkway at Manor 765-B, is hereby denied; and

**RESOLVED FURTHER**, that the denial is due to the proposed alteration being located in common area; 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.

#### **(12b) Landscape Committee Recommendations:**

36-B	Deny appeal request for trimming
792-C	Approve request for tree removal

#### **(12c) Finance Committee Recommendations:**

#### **RESOLUTION 01-15-112**

##### **Recording of a Lien**

**WHEREAS**, Member ID 947-402-11 is currently delinquent to United Laguna Woods Mutual with regard to the monthly assessment; and

**WHEREAS**, a Notice of Delinquent Assessment (Lien) will be filed upon adoption of this resolution following at least a majority vote of the Board (with no

delegation of such action by the Board), acting in an open meeting, and for which the Board's vote is recorded in the minutes;

**NOW THEREFORE BE IT RESOLVED**, August 11, 2015, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-402-11; 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.

### **RESOLUTION 01-15-113**

#### **Recording of a Lien**

**WHEREAS**, Member ID 947-358-66 is currently delinquent to United Laguna Woods Mutual with regard to the monthly assessment; and

**WHEREAS**, a Notice of Delinquent Assessment (Lien) will be filed upon adoption of this resolution following at least a majority vote of the Board (with no delegation of such action by the Board), acting in an open meeting, and for which the Board's vote is recorded in the minutes;

**NOW THEREFORE BE IT RESOLVED**, August 11, 2015, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-358-66; 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.

### **RESOLUTION 01-15-114**

#### **Recording of a Lien**

**WHEREAS**, Member ID 947-453-42 is currently delinquent to United Laguna Woods Mutual with regard to the monthly assessment; and

**WHEREAS**, a Notice of Delinquent Assessment (Lien) will be filed upon adoption of this resolution following at least a majority vote of the Board (with no delegation of such action by the Board), acting in an open meeting, and for which the Board's vote is recorded in the minutes;

**NOW THEREFORE BE IT RESOLVED**, August 11, 2015, that the Board of Directors hereby approves the recording of a Lien for Member ID 947-453-42; 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.

**(13) GENERAL MANAGER'S REPORT**

In Jerry Storage's absence, Cris Robinson provided a brief update on the ongoing projects in GRF and United Mutual.

**COMMITTEE REPORTS**

**(14) FINANCE REPORT**

Director Lenny Ross reported from the Finance Committee, gave the United Treasurer's Report, and commented on the Resale Activities Report.

Betty Parker entered the meeting at 11:10 AM.

Director Ross summarized the actions taken at the 2016 Business Planning Meeting - Version 3 and the impact on GRF reserve contributions of \$16.04, of which, \$5.01 to the Contingency Fund, \$5.01 to the Reserves Fund and \$6.02 to Shareholder assessment reduction.

Betty Parker left the meeting at 11:15 AM.

**(15) Maintenance and Construction Committee**

Director Tibbetts reported from the Maintenance and Construction Committee.

The Secretary of the Corporation, Director Skillman, read the following proposed resolution approving continuing the Interior Preventive Maintenance at the existing staffing level through December 2015, with a Supplemental Appropriation of \$135,200:

**RESOLUTION 01-15-115**

**2015 Preventive Maintenance Program**

**WHEREAS**, due to optimized efficiencies realized in the Smoke Alarm Installation Program, the Interior Preventive Maintenance Program crew completed the smoke alarm installations five months earlier than anticipated; and

**WHEREAS**, the Interior Preventive Maintenance Program crew has shifted back to the standard preventive maintenance tasks effective April 2015 and an appropriation of funds is required to continue through the remainder of 2015;

**NOW THEREFORE BE IT RESOLVED**, August 11, 2015, that the Board of Directors of this Corporation hereby authorizes an unbudgeted operating expense of \$135,200 in General Maintenance – Interior Preventive

Maintenance to continue the Interior Preventive Maintenance Program at the existing staffing level through December 31, 2015; 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 Skillman moved to approve the resolution. Director Tibbetts seconded the motion and discussion ensued.

Member Roberta Berk (933-B) commented on the resolution.

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

The Secretary of the Corporation, Director Skillman, read the following proposed resolution approving the Installation of a Top Load Washing Machine at Laundry Room 115:

**RESOLUTION 01-15-116**

**Top Load Washing Machine Request**

**WHEREAS**, Ms. Nancy Chamberlain of Manor 699-B Avenida Sevilla, on behalf of the residents who utilize Laundry Room 115, is requesting a top load washing machine for easier access;

**NOW THEREFORE BE IT RESOLVED**, August 11, 2015, that the Board of Directors of this Corporation authorizes the installation of a top load washing machine at Laundry Room 115, funded as an unbudgeted expense from the Replacement Fund- Laundry; 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 Skillman moved to approve the resolution. Director Hammer seconded the motion and discussion ensued.

Members Steven Leonard (696-D) and Maxine McIntosh (68-C) commented on the resolution.

By a vote of 8-2-0 (Directors LaBarge and Dauer opposed) the motion carried and the Board of Directors adopted the resolution.

The Secretary of the Corporation, Director Skillman, read the following proposed resolution approving revisions to the Mutual's Exterior Paint Color Palette:

**RESOLUTION 01-15-117**

**Exterior Paint Color Palette**

**WHEREAS**, by way of Resolution 01-13-93, the Board of Directors approved the Exterior Paint Color Palette for use on the Mutual's structures during execution of the Mutual's Exterior Paint Program, and

**WHEREAS**, the color groupings are sorted for availability for use on single story/Seville style buildings and multiple story buildings; and

**WHEREAS**, the United Paint Color Subcommittee reviewed feedback regarding the established color groups and have recommended changes to the color palette;

**NOW THEREFORE BE IT RESOLVED**, August 11, 2015, that the Board of Directors of this Corporation hereby establishes a new Exterior Paint Color Palette by removing all color groups that include the color "Handmade" (as attached to these minutes); and

**RESOLVED FURTHER**, that in order to maintain the operational and logistical efficiencies of the current program, the new Exterior Paint Color Palette will become effective with structures in Cul-de-sac 16, and all remaining structures on the 2015 Exterior Paint Program scope and subsequent annual paint program scopes; and

**RESOLVED FURTHER**, that Resolution 01-13-154 adopted August 13, 2013 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 Skillman moved to approve the resolution. Director Hammer seconded the motion and discussion ensued.

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

The Secretary of the Corporation, Director Skillman, read the following proposed resolution approving revisions to the United Exterior Paint Palette Color Change Procedures to Require Agreement of a Majority of All the Member's making a Request at that Particular Building:

**RESOLUTION 01-15-XX**

**United Exterior Paint Palette Color Change Procedures**

**WHEREAS**, the Paint Color Subcommittee of this Corporation recognizes the need to amend a portion of the United Laguna Woods Exterior Paint Palette Color Change Procedures;

**NOW THEREFORE BE IT RESOLVED**, October 13, 2015, that the Board of Directors of this Corporation hereby amends the Exterior Paint Program Paint Color Selection Procedure to require agreement from a majority of all member occupants of the particular building making the request instead of requiring agreement from 100% of all member occupants of the particular building making the request (as attached to these minutes); and

**RESOLVED FURTHER**, that Resolution 01-13-155 adopted August 11, 2013 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 Dauer moved to approve the resolution. Director Bassler seconded the motion and discussion ensued.

Members Maxine McIntosh (68-C) and Kay Anderson (57-R) commented on the resolution.

By a vote of 9-1-0 (Director LaBarge opposed) the resolution was approved and postponed to the October meeting to comply with Civil Code §4360, to satisfy the 30-day notification requirement.

The Board discussed the variance request of Sirous Rostamnejad of 442-D Avenida Sevilla to retain a bathroom addition at his Manor.

Director Tibbetts moved to approve the variance request of Sirous Rostamnejad of 442-D Avenida Sevilla to retain a bathroom addition at his Manor. Director Bassler seconded the motion and discussion ensued.

Wendy Panizza entered the meeting at 11:50 AM.

By a vote of 6-4-0 (Directors LaBarge, Chang, Hammer and Skillman opposed) the motion carried.

The Board discussed the appeal variance request of Mr. Lawrence Oliver of 942-D Avenida Majorca to retain a front patio enclosure at Manor.

Director Tibbetts moved to approve the appeal variance request of Mr. Lawrence Oliver of 942-D Avenida Majorca to retain a front patio enclosure at Manor. Director Bassler seconded the motion and discussion ensued.

The Contractor from Patio Masters spoke on behalf of Member Lawrence Oliver of 942-D Avenida Majorca.

By a vote of 6-3-1 (Directors Chang, Hammer and Skillman opposed; Director LaBarge abstained) the motion carried.

The Board discussed the variance request of Frank Warsinski of Manor 124-F to have the Mutual install a new walkway between building 124 and laundry facility 31.

Member Maxine McIntosh (68-C) commented on the discussion.

Director LaBarge moved to approve the expedited removal of the tree at the Mutual's expense and to have the Mutual install a new walkway between building 124 and laundry facility 31, at the Mutual Member's expense. Director Chang seconded the motion and discussion ensued.

By a vote of 8-2-0 (Directors Bassler and Skillman opposed) the motion carried.

The Board discussed the appeal request of Ms. Danielle Chung of 76-P Calle Aragon for the Mutual to allow her to retain a satellite dish at Manor.

Director Dauer moved to deny the appeal request of Ms. Danielle Chung of 76-P Calle Aragon for the Mutual to allow her to retain a satellite dish at Manor. Director Hammer seconded the motion and discussion ensued.

By a vote of 10-0-0 the motion carried.

### **RESOLUTION 01-15-118**

#### **Variance Request – Appeal**

**RESOLVED**, August 11, 2015, that the appeal request of Ms. Danielle Chung of 76-P Calle Aragon for the Mutual to allow her to retain a satellite dish at Manor 76-P, is hereby denied; and

**RESOLVED FURTHER**, that the denial is due to the subject satellite dish causing a negative visual aesthetic to the manor and surrounding area as well as setting a negative precedent for similar future installations; and

**RESOLVED FURTHER**, removal of the subject satellite dish must be done within 30 days of the Board's ruling on the matter; 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.

Wendy Panizza left the meeting at 12:30 PM.

**(16) Walkway Lighting Ad Hoc Committee**

Director Liberatore reported from the Walkway Lighting Sub-Committee that the existing walkway lighting project will be complete by the end of August thereby completing the Ad Hoc

**(17) Water Conservation Subcommittee Committee**

Director Liberatore reported from the Water Conservation Ad Hoc Committee.

**(18) Landscape Committee**

Director Lydick reported from the Landscape Committee and spoke to pesticides and herbicides being tested in test cul-de-sacs.

**(19) Governing Documents Review Committee**

Director Skillman reported from the Governing Documents Review Committee.

**(20) Parking Committee**

Director Hammer reported from the Parking Committee.

Director Hammer moved to approve the Urban Crossroads re-striping proposal to coincide cyclical paving seal coat project, over the next 5 years, to increase overall parking spaces, the cost to be covered within normal operating budget. Director Bassler seconded the motion.

Member Maxine McIntosh (68-C) commented on the motion.

By a vote of 10-0-0 the motion carried.

**(21) Report on Disciplinary Cases**

Director Ross reported on disciplinary cases in United Mutual.

**(22) Laguna Woods Village Traffic Hearings**

Director Hammer reported from the Laguna Woods Village Traffic Hearings.

**GRF COMMITTEE HIGHLIGHTS**

The Directors briefly gave highlights from GRF Committees on which they serve.

**DIRECTORS' FORUM**

The Directors briefly made final comments.

President English thanked everyone for coming to the meeting.

### **MEETING RECESS**

The Regular Open Session Meeting recessed at 12:45 PM. and reconvened into the Regular Executive Session at 1:30 PM.

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

During the July 14, 2015 Regular Executive Session meeting the Board reviewed and approved the minutes of the Regular Executive Session meeting of June 9, 2015, Special Executive Session meeting of June 25, 2015 and the Special Executive Committee meeting of June 25, 2015; heard four (4) disciplinary hearings and imposed \$250 in fines for violations of the Mutual's rules and regulations; held one (1) Internal Dispute Resolution; discussed the delinquency report; discussed and considered numerous Member disciplinary matters; discussed and considered Membership and Occupancy matters; discussed litigation matters; discussed the Probate Court Petition matter; and discussed the Third Mutual Storm Drain Settlement.

During the July 17, 2015 Special Closed Session Meeting the Board discussed and considered a Member matter.

During the July 23, 2015 Special Closed Session All Boards meeting the Board discussed and considered contractual matters.

During the July 27, 2015 Special Closed Session Meeting the Board discussed and considered Legal Matters.

During the July 30, 2015 Special Closed Session Meeting the Board discussed and considered Contractual Matters.

During the July 31, 2015 Special Closed Executive Session Meeting the Board discussed and considered Member Disciplinary Matters.

During the August 7, 2015 Special Closed Session Meeting the Board discussed and considered Contractual Matters.

### **ADJOURNMENT**

With no further business before the Board of Directors, the meeting was adjourned at 6:30 PM.

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Juanita Skillman, Secretary

**United Laguna Woods Mutual  
Exterior Paint Color Palettes  
Revised 8/13/13 Resolution 01-13-154  
Revised 8/11/15 Resolution 01-15-XX**

**Residential Buildings (Manors) – Single Story and Seville Style Buildings**

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<b><u>Group</u></b>	<b><u>Body Color</u></b>	<b><u>Trim Color</u></b>
A	Lancaster Whitewash	Dry Sage
<del>B</del>	<del>Handmade</del>	<del>Springfield Tan</del>
C	Coastal Fog	Smoky Mountain
<del>D</del>	<del>Handmade</del>	<del>Dry Sage</del>
E	Hush	Smoky Mountain
F	Travertan	Omaha Tan
G	Pearl White	Sandy Beige
H	Berkshire Beige	Lancaster Whitewash
I	Dry Sage	Lancaster Whitewash

*Block walls surrounding patios will be painted the lighter of the trim or body color where applicable*

*The default color for manor entry doors will be the building's selected color group trim color. An alternative entry door color may be selected by the occupant member at each manor from the following options: the body color from the building's selected color group, or Spanish Brown, Taliesin Blue or Spiced Berry.*

**Residential Buildings (Manors) – Multiple Story Buildings**

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<b><u>Group</u></b>	<b><u>Body Color</u></b>	<b><u>Trim Color</u></b>
A	Lancaster Whitewash	Dry Sage
<del>B</del>	<del>Handmade</del>	<del>Springfield Tan</del>
C	Coastal Fog	Smoky Mountain
<del>D</del>	<del>Handmade</del>	<del>Dry Sage</del>
E	Hush	Smoky Mountain
F	Travertan	Omaha Tan
G	Pearl White	Sandy Beige

*Block walls surrounding patios will be painted the lighter of the trim or body color where applicable.*

*The default color for manor entry doors will be the building's selected color group trim color. An alternative entry door color may be selected by the occupant member at each manor from the following options: the body color from the building's selected color group, or Spanish Brown, Taliesin Blue or Spiced Berry.*

## Laundry Buildings

<u>Body Color</u>	<u>Trim Color</u>
Springfield Tan	Lancaster Whitewash
<del>Handmade</del>	<del>Lancaster Whitewash</del>
Berkshire Beige	Lancaster Whitewash
Dry Sage	Lancaster Whitewash

*Surrounding block walls will be painted in the trim color*

## Carports

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<u>Body Color</u>	<u>Trim Color</u>
Berkshire Beige	Lancaster Whitewash
Dry Sage	Lancaster Whitewash
Hush	Lancaster Whitewash

**United Laguna Woods Mutual  
Exterior Paint Palette  
Color Change Procedures  
Adopted August 13, 2013  
Revised October 13, 2015 Resolution 01-15-XX**

A set of Exterior Paint color groups for use on residential buildings (manors) shall be approved by the United Laguna Woods Mutual Board of Directors (Board). Using the Board approved color groups Staff shall select colors for each building planned for painting. Owner occupants shall have the option to select their preferred entry door color from a Board approved list of entry door colors.

Colors shall be selected by cul-de-sac grouping and notification of color selections shall be grouped by cul-de-sac. A notification of palette color group selections for each specific building shall be sent to each member of that building approximately eight weeks in advance of the date the first building in the cul-de-sac is to receive application of the exterior paint. The notification letter shall advise members of the selected color group and provide reference information for viewing the colors on a completed building and/or swatches at a designated location. Notification will provide a contact person and telephone number for inquiries regarding the selected color group and color change request process.

Members shall be given a two-week period to review the color group selections for their building.

Members may request a change from the selected color group to a different color group for their building subject to the following rules:

- Members must submit their color group change request in writing to the Mutual within two weeks of the date of the above referenced notification letter.
  
- Color group change requests must include agreement from a majority of the member occupants of the particular building making the request and must be signed by that majority of the member occupants of that building for which the request is being made. Each manor will represent only one vote in the color selection decision process.
  
- Color group change requests not including a majority agreement as defined above will not be considered.
  
- Members submitting a color group change request must identify on the written request the color group they wish to change to.
  
- Only the Board approved color groups may be selected

- Single story buildings may select an alternate color group from the single story group listing; multiple-story buildings must select from the multiple story group listing
- Color group change requests not received within two weeks of the date of the notification letter will not be considered.
- Members may not request changes in color groups for buildings other than the building in which their manor is located.
- The Board reserves the right to make all final decisions with respect to building exterior paint color selections.