

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

**May 8, 2007**

The Regular Meeting of the Board of Directors of United Laguna Hills Mutual, a California Non-Profit Mutual Benefit Corporation, met on Tuesday May 8, 2007, at 9:30 A.M. at 24351 El Toro Road, Laguna Woods, California.

Directors Present: Beth O'Brien, Jan McLaughlin, Linda Wilson, Jim McNulty, Bevan Strom, Mary Stone, Burns Nugent, John Dalis, Ken Hammer, Marty Rubin

Directors Absent: Maxine McIntosh

Others Present: Milt Johns, Patty Fox, Janet Price (9:55 A.M. – 11:00 A.M.)  
*Executive Session:* Milt Johns, Patty Fox, Cris Trapp

**CALL TO ORDER**

Beth O'Brien, President of the Corporation, chaired 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 9:30 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 Mary Stone led the Pledge of Allegiance to the Flag.

**ACKNOWLEDGEMENT OF PRESS**

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

**MEMBER COMMENTS**

- Len Peverieri (76-P) commented on GRF credit card usage
- Alan Doctors (244-B) commented on his request for additional lighting
- Jerry Sheinblum (3488-C) announced the next CCA Townhall Meeting
- Leonard Hersh (27-C) addressed the Board on land sales

**APPROVAL OF AGENDA**

The agenda was approved as amended by removing from the Architectural Standards and Variance Committee Consent Calendar: *244-B Denial of appeal request to install common area lighting* and *931-B Denial of request to install satellite dish on roof of building* returning them back to the ASV Committee.

**APPROVAL OF MINUTES**

The Minutes of the Regular Meeting of April 10, 2007 were approved as amended by revising the following: the name "Rhonda" to "Rhoda" under Member Comments on page 1; the word "commented" to "reported" under Chair's Remarks on page 4, and the word

“approving” to “improving” under Directors’ Forum on page 10. The Action By Way of Unanimous Consent of April 27, 2007 was approved as written.

### **OLD BUSINESS**

Director Ken Hammer made a motion to remove from the table the motion to approve rescinding the Land Use Alteration Policy. Director Linda Wilson seconded the motion, and without objection, the motion carried.

The Secretary of the Corporation, Director Bevan Strom, read the proposed resolution.

Discussion ensued.

Without objection the motion carried and the Board of Directors adopted the following resolution:

### **RESOLUTION 01-07-45**

**WHEREAS**, the current Land Use Alteration Policy contains conflicting and confusing language in the Resolution that results in erroneous interpretation pertaining to the allowable square footage to construct a room addition;

**NOW THEREFORE BE IT RESOLVED**, May 8, 2007 that the Board of Directors of this Corporation hereby rescinds Resolution 01-04-54, adopted April 13, 2004; and

**RESOLVED FURTHER**, that the maximum square foot usage of 207 feet be included as a guideline in the Mutual’s Alteration Standards for room additions and enclosures on patios, atriums and balconies; 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 Jan McLaughlin made a motion to remove from the table the motion to approve the revised Paint Policy. Director Hammer seconded the motion, and without objection, the motion carried.

The Secretary of the Corporation read the proposed resolution.

Ms. Janet Price entered the meeting at 9:55 A.M.

Discussion ensued.

Without objection the motion carried and the Board of Directors adopted the following resolution:

**RESOLUTION 01-07-46**

**WHEREAS**, the United Painting Color Standards were established by way of Resolution 01-04-16; and

**WHEREAS**, the Mutual's current policy with respect to gates is to paint the gates the color of the buildings' trim color when the buildings are painted; and

**WHEREAS**, multiple residents have expressed a desire to retain the black color of the entry gates during the paint program;

**NOW THEREFORE BE IT RESOLVED**, May 8, 2007, the Board of Directors of this Corporation hereby revises the Paint Standard policy to include that metal courtyard entry gates/doors will be black, and original wood gates will be painted the Building's trim color; and

**RESOLVED FURTHER**, that Resolution 01-04-16 adopted January 13, 2004 is hereby amended; 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 Mary Stone made a motion to remove from the table the motion to approve the Saturday Work Hour Policy. Director Wilson seconded the motion, and without objection, the motion carried.

The Secretary of the Corporation read the proposed resolution.

Discussion ensued.

Without objection the motion carried and the Board of Directors adopted the following resolution:

**RESOLUTION 01-07-47**

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

**NOW THEREFORE BE IT RESOLVED**, May 8, 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 Marty Rubin made a motion to remove from the table the motion to approve the Vehicle Operation and Parking Policy. Director Hammer seconded the motion, and without objection, the motion carried.

The Secretary of the Corporation read the proposed resolution.

Without objection the motion carried and the Board of Directors adopted the following resolution:

**RESOLUTION 01-07-48**

**RESOLVED**, May 8, 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 United 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 U-02-80; 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 379 adopted May 23, 1978, Resolution U-85-173 adopted October 22, 1985, Resolution U-86-152 adopted November 25, 1986, Resolution U-01-77 adopted August 14, 2001, and Resolution 01-05-37 adopted April 12, 2005 are hereby superseded and cancelled.

**NEW BUSINESS**

The Secretary of the Corporation read a proposed resolution on suspending chargeable services for delinquent payments of such services.

Director McLaughlin moved to approve the resolution. Director Rubin seconded the motion. Discussion ensued.

Director McLaughlin amended the motion to revise the amount of time from "120 days" to "60 days" a resident may be delinquent before chargeable services are suspended. Director McNulty seconded the motion. Discussion ensued.

The Chair advised that due to the multiple recommendations on the number of days, the recommendations would be entertained by way of "fill in the blank." The Directors were given the opportunity to suggest additional number of days and discussion ensued on the following proposed days:

120  
90  
60

By a vote of 6-3-0 (Directors Stone, McNulty and McLaughlin opposed) the amount of time a resident may be delinquent before chargeable services are suspended remains at 120 days.

By a vote of 8-1-0 (Director McLaughlin opposed) the motion carried and the Board of Directors adopted the following resolution:

**RESOLUTION 01-07-49**

**WHEREAS**, there has been presented to the Board a proposal whereby this Corporation's managing agent, Professional Community Management, Inc. ("PCM"), would, as an administrative action, and without specific Board authorization as to each instance, suspend Chargeable Services for any Member whose account is delinquent; and

**WHEREAS**, Members request and agree to pay for, and services are provided by Staff and billed on a monthly basis; and

**WHEREAS**, if Members do not pay their balance within the monthly twenty-five (25) day grace period, they will incur a \$10.00 late charge each month, and if the charge or charges are delinquent for four consecutive months or a minimum of 120 days from the original billing and are not disputed, Chargeable Services may be suspended; and

**WHEREAS**, the Board has reviewed and discussed this proposal, and has determined that it is in the best interest of this Corporation and its Members to have its managing agent directly enforcing its policy regarding Chargeable

Services by taking administrative action to suspend Chargeable Services when a Member is delinquent for a minimum of 120 days from the original billing;

**NOW, THEREFORE BE IT RESOLVED**, May 8, 2007 that the managing agent is hereby authorized to suspend Chargeable Services, except when the requested service is an emergency, as an administrative action for any Member who is delinquent in making the requisite payments for a minimum of 120 days from the original billing for non-disputed Chargeable Services; and

**RESOLVED FURTHER**, that any actions taken by the managing agent to date in suspending Chargeable Services as an administrative action for Members who were delinquent in making payments on their account are hereby ratified and approved; 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.

#### **CHAIR'S REMARKS**

President O'Brien announced that October 3, 2007 is the day TrueBallot will tabulate the election ballots, commented on the GRF credit card issue, and explained service levels and the budget process.

#### **GENERAL MANAGER'S REPORT**

Mr. Milt Johns updated the Membership on GRF's land planning process, and announced the upcoming Business Planning Meetings and encouraged the residents to participate.

#### **CONSENT CALENDAR**

Without objection the Consent Calendar was approved as amended and the following actions were taken:

#### **Architectural Standards and Variances Committee:**

##### **RESOLUTION 01-07-50**

**RESOLVED**, May 8, 2006 that the request of Ms. Norma Daugherty of 29-T Calle Aragon to retain the balcony cover as repaired is hereby denied; and

**RESOLVED FURTHER**, that the Board of Directors hereby requires the Member to remove the subject repair and perform a satisfactory repair, or remove the balcony cover altogether within 90 days of the Board's decision on the matter.

**RESOLUTION 01-07-51**

**RESOLVED**, May 8, 2006 that the request of Mr. and Mrs. David Morris of 342-C Avenida Sevilla for the installation of a wheelchair access ramp/walkway from the front patio to an existing sidewalk at their manor is hereby approved; and

**RESOLVED FURTHER**, that all costs and maintenance of the alteration, present and future, are the responsibility of the Mutual member(s) at 342-C; and

**RESOLVED FURTHER**, that prior to issuance of a Mutual permit for the proposed alteration, the Mutual Member(s) of Manor 342-C must submit to the Permits and Inspections office an Alteration Consent Form signed by the Member(s) of Manors 343-A, 343-D, 346-B, 346-C, 346-O, 346-P, 347-A, and 347-B indicating that Member(s) approval of the proposed ramp/walkway. (As of 4/12/07, Alteration Consent Forms have been received from manors 343-A, 343-D, 346-B, 346-C, 346-O, and 347-A approving the alteration. No Alteration Consent Forms submitted from Manors 346-P and 347-P to date); and

**RESOLVED FURTHER**, that all required Mutual permits must be obtained from the Permits and Inspections Office located in the Laguna Woods Village Community Center. A detailed site specific plan depicting the proposed work, including the correct rise/run of the proposed ADA compliant ramp/walkway, must be submitted prior to commencement of work; and

**RESOLVED FURTHER**, that any required landscape, irrigation, and drainage revisions are to be performed by the Landscape Division at the requesting Mutual member's expense; and

**RESOLVED FURTHER**, that a City of Laguna Woods permit must be obtained for the ADA compliant ramp/walkway, and a copy depicting the approved City final inspection submitted to the Permits and Inspections department in the Laguna Woods Village Community Center upon the completion of the work.

**RESOLUTION 01-07-52**

**RESOLVED**, May 8, 2006 that the request of Mr. and Mrs. Walter Doxey of 799-C Via Los Altos to extend the back patio and install a patio cover at their manor is hereby approved; and

**RESOLVED FURTHER**, that all future costs and maintenance associated with the subject alteration is the responsibility of the Mutual member(s) at 799-C; and

**RESOLVED FURTHER**, that all required Mutual and City of Laguna Woods permits must be obtained and the appropriate City of Laguna Woods permit numbers must be submitted to the Mutual through the Permits and Inspections Office located in the Laguna Woods Village Community Center; and

**RESOLVED FURTHER**, that any drainage, irrigation and landscape revisions will be made by the Landscape Division at the expense of the requesting Mutual member; and

**RESOLVED FURTHER**, that the 35 square feet of common area utilized for the patio extension will count toward the 207 square foot lifetime maximum expansion for manor 799-C; and

**RESOLVED FURTHER**, that prior to issuance of a Mutual permit for the proposed alteration, the Mutual Member(s) of Manor 799-C must submit to the Permits and Inspections office an alteration consent form signed by the Member(s) of Manor 799-B indicating that Member(s) approval of the proposed slab extension.

**RESOLUTION 01-07-53**

**RESOLVED**, May 8, 2006 that the request of Ms. Frances Palm of 2145-A Ronda Granada to install a second handrail at the front entry steps to her manor is hereby approved; and

**RESOLVED FURTHER**, that all costs and future maintenance and repair of the alteration handrail with the exception of painting is the responsibility of the Mutual member(s) at 2145-A; and

**RESOLVED FURTHER**, that the installation and painting of the handrail is to be done by the Mutual at the expense of the Mutual member(s) at 2145-A.

**Landscape Committee Recommendation:**

- |       |   |
|-------|---|
| 89-A  | Denial of request for tree removal & replacement  |
| 93-A  | Approval of request for two (2) tree removals & replacements off-schedule at the Mutual's expense |
| 329-D | Denial of request for tree removal & replacement  |

**Finance Committee Recommendations:**

**RESOLUTION 01-07-54**

**WHEREAS**, Member ID 947-372-16 is currently delinquent to United 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**, May 8, 2007 that the Board of Directors hereby approves the recording of a Lien for Member ID 947-372-16; 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 01-07-55**

**WHEREAS**, Member ID 947-413-79 is currently delinquent to United 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**, May 8, 2007 that the Board of Directors hereby approves the recording of a Lien for Member ID 947-413-79; 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 01-07-56**

**WHEREAS**, Member ID 947-416-40 is currently delinquent to United 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**, May 8, 2007 that the Board of Directors hereby approves the recording of a Lien for Member ID 947-416-40; 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 01-07-57**

**WHEREAS**, Member ID 947-420-67 is currently delinquent to United 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**, May 8, 2007 that the Board of Directors hereby approves the recording of a Lien for Member ID 947-420-67; 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.

**COMMITTEE REPORTS and SERVICES**

**FINANCE REPORT**

Director Jim McNulty reported on the Treasurer's Report and the Finance Committee.

The Secretary of the Corporation read the proposed changes to the following resolution on the Mutual's financial requirements:

**RESOLUTION 01-07**

**WHEREAS**, it is in the best interest of the Corporation to protect and preserve the financial integrity of this Corporation:

**NOW THEREFORE BE IT RESOLVED**, June 12, 2007 that the minimum financial requirements are revised as follows, effective for any escrow opened on or after August 1, 2007:

**PROSPECTIVE MEMBERSHIP (manor)**

Minimal Annual Income	\$36,000	per year, regardless of the number of persons on title; and
Minimal marketable and/or	\$100,000	plus the total purchase

income producing assets

price of the membership

GUARANTORS OF PROSPECTIVE MEMBERSHIP

Minimal annual income \$90,000

Minimal verifiable marketable and/or income producing assets \$250,000 plus the total purchase price of the membership.

**RESOLVED FURTHER**, that once a member has qualified within this Corporation, said member need not requalify for purchase of a replacement manor as long as the person or persons in whose name title is held remain the same; and

**RESOLVED FURTHER**, that financial requirements may be waived when the prospective member obtains secondary financing from a financial institution of at least 50% and not more than 90% of the purchase price; and

**RESOLVED FURTHER**, that the Board review and approve any financial institution requesting the ability to fund secondary loan by executing a Recognition agreement; and

**RESOLVED FURTHER**, that the managing agent is hereby directed to disseminate this information to the realty community serving Laguna Woods Village, Laguna Woods; and

**RESOLVED FURTHER**, that the Managing Agent is hereby directed to return to the Board in two years with recommendations for retaining or changing the requirements; and

**RESOLVED FURTHER**, that Resolution 01-06-39, adopted May 9, 2006 is hereby superseded and canceled.

Director Strom moved to approve the resolution. Director Hammer seconded the motion. Discussion ensued.

Director Stone made a motion to table the resolution to the June Meeting to satisfy the required statutory thirty-day notice requirements. Director Hammer seconded the motion and without objection, the motion carried.

Director Jan McLaughlin reported from the Architectural Standards and Variances Committee.

Ms. Janet Price left the meeting at 11:00 A.M.

The Secretary of the Corporation read the following proposed resolution on revising Alteration Standard Section 17 – Patio Gates & Courtyard:

**RESOLUTION 01-07**

**WHEREAS**, the Board of Directors of this Corporation adopted Resolution U-96-62 on May 14, 1996, which approved the United Laguna Hills Mutual Alteration Standards; and

**WHEREAS**, the Architectural Standards & Variances Committee has recommended that the Board of Directors further amend the United Laguna Hills Mutual Alteration Standards with suggested changes;

**NOW THEREFORE BE IT RESOLVED**, June 12, 2007, that the Board of Directors of this Corporation hereby approves the revisions of United Mutual Alteration Standard Section 17 – Patio Gates & Courtyard Doors, as attached to the official minutes of this meeting; and

**RESOLVED FURTHER**, that Resolution U-96-62, adopted May 14, 1996 is hereby amended; 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 Wilson moved to approve the resolution. Director McLaughlin seconded the motion. Discussion ensued.

Director Stone made a motion to table the resolution to the June Meeting to satisfy the required statutory thirty-day notice requirements. Director McLaughlin seconded the motion and without objection, the motion carried.

The Secretary of the Corporation read the following proposed resolution on approving new Alteration Standard Section 40 – Exterior Roll Up Shades:

**RESOLUTION 01-07**

**WHEREAS**, this Corporation recognizes the need to establish a policy to address the proper installation and maintenance of exterior roll-up shades;

**NOW THEREFORE BE IT RESOLVED**, June 12, 2007, the Board of Directors of this Corporation hereby approves the new Mutual Alteration Standard, *Section 40 for Exterior Roll-Up Shades (Sun Screens)*, as attached to the official minutes of this meeting; and

**RESOLVED FURTHER**, that Resolution U-96-62, adopted May 14, 1996 is hereby amended; 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.

The motion was moved and seconded to approve the resolution. Discussion ensued.

Director Stone made a motion to table the resolution to the June Meeting to satisfy the required statutory thirty-day notice requirements. Director McNulty seconded the motion, and without objection, the motion carried.

Director Linda Wilson reported from the Landscape Committee.

The Secretary of the Corporation read the following proposed resolution on approving a memorial sign policy:

**RESOLUTION 01-07**

**RESOLVED**, June 12, 2007 that the Board of Directors of this Corporation hereby prohibits the placement of memorials of any sort on trees, benches or anywhere on United Mutual property except in areas especially designated by the Board of Directors; and

**RESOLVED FURTHER**, that Resolution U-81-35 adopted March 24, 1981 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 Strom moved to approve the resolution. Director Hammer seconded the motion. Discussion ensued.

Director Stone made a motion to table the resolution to the June Meeting to satisfy the required statutory thirty-day notice requirements. Director Wilson seconded the motion, and without objection, the motion carried.

Director Bevan Strom reported from the Planning and Project Development Committee.

Director Strom made a motion to establish a Paint Color Sub-Committee to discuss exterior color palates. Director McNulty seconded the motion. Discussion ensued, and without objection, the motion carried.

Without objection the Board appointed Directors McIntosh, Wilson and O'Brien to such Committee.

Director McLaughlin made a motion to discontinue the current policy of providing broiler pans with grids upon oven and range replacement. Director Wilson seconded the motion. Discussion ensued. By a vote of 8-1-0 (Director Dalis opposed) the motion carried.

Director Linda Wilson reported from the Resident Relations Information Services.

The Directors reported from the GRF Committees to which they are assigned.

### **DIRECTORS' FORUM**

- Director Stone wished Director Hammer Happy Birthday
- Director Strom congratulated two committee advisors for staying through the meeting
- Director Wilson announced the Memorial Day 5K Marathon on May 28, 2007
- Director Dalis announced the next Bus Services Committee Meeting and encouraged residents to drive carefully
- Director Hammer encouraged residents to replace their washer and dryer hoses and encouraged residents to drive carefully through Gate 3
- Director McLaughlin wished Director Hammer Happy Birthday and encouraged residents to get the facts to any accusation
- Director McNulty thanked Staff for their hard work in putting together the Senior Games and commented on observing the speed limit in Gate 3
- Director Nugent encouraged the residents to watch out for ducks crossing the road
- President O'Brien thanked Staff for a well run and successful Senior Games, and encouraged qualified residents to submit their applications to run for the Board

### **MEETING RECESS**

The Regular Open Session Meeting recessed for lunch at 12:05 P.M. and reconvened back into the Regular Executive Session at 1:02 P.M.

The Traffic Committee of the Board met in Executive Session on April 18, 2007 to discuss member disciplinary issues.

During its April 10, 2007 Regular Executive Session Meeting, the Board of Directors reviewed, revised and approved the Regular Executive Session Meeting Minutes of March 13, 2007. The Board heard four (4) Regular Disciplinary Hearings and imposed fines totaling \$650 and reinstated a fine of \$50 for violations of the Mutual's rules and regulations. The Board also discussed other disciplinary matters, contractual, and pending litigation matters.

### **ADJOURNMENT**

With no further business before the Board of Directors, the meeting was adjourned at 3:46 P.M.

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Bevan Strom, Secretary

**In Accordance with  
Laguna Woods Village, Laguna Woods  
TRAFFIC RULES AND REGULATIONS  
Revised: April 2003**

The following Standards for Vehicle Parking on Property Owned or managed by United Laguna Hills Mutual are strictly enforced and are applicable to all PEDESTRIANS and persons operating MOTOR VEHICLES or BICYCLES on any real property owned or governed by United Laguna Hills Mutual (*Resolution 01-*)

**1.0 DEFINITIONS:**

- 1.1 The term "MOTOR VEHICLE" as used herein is a vehicle that is self-propelled, other than a self-propelled wheelchair, motorized tricycle, or motorized quadricycle when operated by a person who, by reason of a physical disability, is otherwise unable to move about as a PEDESTRIAN. 1.2 The term "IN LAGUNA WOODS VILLAGE" as used herein means on any real property owned or managed by the Golden Rain Foundation of Laguna Woods or the Mutual Corporations.
- 1.3 The term "IN UNITED" as used herein means on any real property owned or managed by United Laguna Hills Mutual.
- 1.4 The term "RESIDENT" as used herein means any member or legal occupant living in the Laguna Woods Village Community.
- 1.5 The term "MANOR" as used herein means any dwelling unit IN UNITED as defined in the Bylaws.
- 1.6 The term "EMPLOYEE" means a person who is employed by the Managing Agent either on a full-time or part-time basis.
- 1.7 The term "GOLF CART" means a MOTOR VEHICLE having not less than three wheels in contact with the ground, having an unladen weight of less than 1300 pounds, which is designed to be and is operated at no more than 15 mph and designed to carry golf equipment and no more than two persons.
  - 1.7.1 The term "GOLF CAR" means a vehicle having not less than three wheels in contact with the ground, having an unladen weight of less than 3000 pounds, which is designed to be and is operated at no more than 25 mph and designed to carry golf equipment and no more than two persons. GOLF CARS may be driven on public or private streets with a maximum speed limit of 35 miles per hour. GOLF CARS are not allowed on the 27-hole golf course, and will be considered MOTOR VEHICLES herein.

- 1.8 The term "PEDESTRIAN" means any person who is afoot or who is using a means of conveyance propelled by human power other than a bicycle. PEDESTRIAN also includes any person operating a self-propelled wheelchair, motorized tricycle, or motorized quadricycle, and by reason of physical disability, is otherwise unable to move about as a PEDESTRIAN.
- 1.9 The term "BICYCLE" means a device upon which any person can ride, propelled exclusively by human power through a belt, chain, or gears and having one or more wheels.
- 1.10 The term "ASSIGNED PARKING" means any parking area that is owned or managed by United Laguna Hills Mutual that is appurtenant to a particular MANOR and is used exclusively by a RESIDENT.
- 1.11 The term "UNASSIGNED PARKING" means any parking area that is owned or managed by United Laguna Hills Mutual and is not appurtenant to a particular MANOR and is not used exclusively by any RESIDENT.

## 2.0 AUTHORIZED RESIDENT-OWNED MOTOR VEHICLES:

- 2.1 RESIDENT-OWNED MOTOR VEHICLES parked IN UNITED must be registered with the Golden Rain Foundation.
- 2.2 The following MOTOR VEHICLES are permitted to be parked in ASSIGNED PARKING and UNASSIGNED PARKING IN UNITED:
  - 2.2.1 Standard passenger vehicles including automobiles, passenger vans designed to accommodate ten (10) or fewer people, golf carts, golf cars, motorcycles, and pick-up trucks having a manufacturer's rating or payload capacity of three quarter (3/4) ton or less, when used for daily transportation.
  - 2.2.2 The United Mutual Board of Directors reserves the right to identify additional MOTOR VEHICLES as authorized.
- 2.3 Authorized MOTOR VEHICLES may park IN UNITED where intended for parking of motorized vehicles; however, no person may park a vehicle so that it encroaches onto the sidewalk, an area not intended for parking, or other public or private right-of-way.

## 3.0 PROHIBITED RESIDENT-OWNED MOTOR VEHICLES

- 3.1 Prohibited MOTOR VEHICLES: The following RESIDENT-OWNED MOTOR VEHICLES are prohibited from parking IN UNITED:
  - 3.1.1 Recreational vehicles (e.g. motorhomes, travel trailers, tent trailers, camper vans, boats, jet skis, off-road motorcycles).

- 3.1.1.1 No camper, motor home or trailer of any sort, as defined in the California Vehicle Code shall be parked IN UNITED except for the purpose of loading or unloading and not for a continuous period greater than six (6) hours. Parking for longer periods of time shall be confined to designated Recreational Vehicle Storage Areas.
- 3.1.1.2 Exceptions to Section 3.1.1.1 may be granted by the Laguna Woods Village Security Division Watch Commander on a case-by-case basis. **If a vehicle is approved for overnight parking by the Watch Commander, the vehicle must be removed before 12 noon the following morning.**
- 3.1.2 Commercial-type vehicles, defined as MOTOR VEHICLES of a type used or maintained for the transportation of persons for hire, compensation, or profit or designed, used, or maintained primarily for the transportation of property (e.g. stakebed trucks, tank trucks, dump trucks, step vans, concrete trucks, limousines, taxi cabs).
- 3.1.3 MOTOR VEHICLES displaying advertising of any kind.
- 3.1.3 MOTOR VEHICLES designed to accommodate more than ten (10) people.
- 3.1.4 MOTOR VEHICLES having more than two (2) axles.
- 3.1.5 Inoperable vehicles or vehicle parts.
  - 3.1.5.1 Inoperable vehicles include those which lack current, valid DMV license or registration; lack an engine, transmission, wheels, tires, doors, windshield, or any other major part or equipment necessary to operate safely on the highways; and vehicles that create a nuisance as determined by the United Mutual Board of Directors.
- 3.1.6 Aircraft.
- 3.1.7 MOTOR VEHICLES used primarily for the storage of personal property.
- 3.1.8 Any MOTOR VEHICLE or vehicular equipment deemed a nuisance by the Board of Directors.
- 3.1.9 Any MOTOR VEHICLE not classified as an Authorized Vehicle. If a vehicle qualifies for both an Authorized and Prohibited Vehicle, then the vehicle is presumed to be a Prohibited Vehicle, unless the vehicle is expressly classified as an Authorized Vehicle in writing by the Board.

#### 4.0 NON-RESIDENT OWNED COMMERCIAL-TYPE VEHICLES

- 4.1 NON-RESIDENT owned commercial-type vehicles may not be parked overnight IN UNITED.
- 4.2 NON-RESIDENT owned commercial-type vehicles may park IN UNITED during the daylight hours to provide service to RESIDENTS.

#### 5.0 NON-RESIDENT OWNED MOTOR VEHICLES

- 5.1 MOTOR VEHICLES owned by the guest of a Laguna Woods Village RESIDENT may park overnight IN UNITED.
- 5.2 Guests of Laguna Woods Village RESIDENTS must abide by all Standards for MOTOR VEHICLE Parking IN UNITED as set forth herein.

#### 6.0 PARKING USE RULES AND RESTRICTIONS

- 6.1 ASSIGNED PARKING is to be used exclusively for the parking of personal, non-commercial type MOTOR VEHICLES used primarily for transportation
- 6.2 Inoperable, unregistered MOTOR VEHICLES may not be stored in ASSIGNED PARKING.
- 6.3 All MOTOR VEHICLES must be of dimensions that fit within an ASSIGNED PARKING space, and shall not interfere with ASSIGNED PARKING use by other vehicles.
- 6.4 MOTOR VEHICLES may not be rebuilt, and major service or changing of vehicle fluids may not be performed IN UNITED.
- 6.5 ASSIGNED PARKING spaces may not be rented to NON-RESIDENTS, or to RESIDENTS intending to park MOTOR VEHICLES that are not registered with the Golden Rain Foundation.
- 6.6 RESIDENTS and/or their temporary guests must first utilize their ASSIGNED PARKING before UNASSIGNED PARKING.
- 6.7 MOTOR VEHICLES may not be left standing on an UNASSIGNED PARKING area IN UNITED without being moved within a seven (7) day period.
  - 6.7.1 Should a RESIDENT need to leave a MOTOR VEHICLE in UNASSIGNED PARKING for a period longer than seven (7) days the RESIDENT should notify the Security Division.
- 6.8 The storage of abandoned and inoperable MOTOR VEHICLES in ASSIGNED PARKING is prohibited. An abandoned and inoperable vehicle stored in ASSIGNED PARKING that has not been moved within a seven-day (7) period is subject to disciplinary action.

6.8.1 Should a RESIDENT need to leave a MOTOR VEHICLE in ASSIGNED PARKING for a period longer than seven (7) days the RESIDENT should notify the Security Division in order to prevent the potential towing of the vehicle.

6.9 ASSIGNED PARKING IN UNITED shall not be used by any EMPLOYEE for any purpose other than the cleaning and maintenance of the same.

## 7.0 ENFORCEMENT POLICY

7.1 The Security Department is authorized by the United Laguna Hills Mutual Board of Directors to enforce these traffic rules in compliance with the California Vehicle Code § 22658, which may result in the towing of a vehicle at the vehicle owner's expense.

7.1.1 The Security Department is authorized to tow abandoned, stored and/or inoperable MOTOR VEHICLES in UNASSIGNED PARKING after requesting compliance to remove the vehicle, and no compliance is made within 15 days of written or verbal notification.

7.1.2 The Security Department may be authorized to tow abandoned **and** inoperable MOTOR VEHICLES in ASSIGNED PARKING IN UNITED on a case-by-case basis under the direction of the United Laguna Hills Mutual Board of Directors. If removal of the abandoned and inoperable vehicle has been requested and not been done within 15 days, the MEMBER will be subject to disciplinary action by the United Laguna Hills Mutual Board of Directors. If the Board determines that the RESIDENT is guilty of a parking violation, it may authorize the Security Department to tow the vehicle as a penalty.

7.2 MOTOR VEHICLES parked in a no parking zone, in handicapped spaces without a proper placard, in front of fire hydrants, as to block entrances and exits, or in such a manner as to constitute a hazard, may be towed immediately at the registered owner's expense.

**Note:** Under Alternative One, the attached security protocol would be enforced.

**APPENDIX A, SECTION 2:**  
**Abandoned Vehicles in Assigned Parking Areas**

The location of any vehicle that appears abandoned and inoperable in an Assigned Parking area, such as a carport or parking garage, should be reported to the Security Division at (949) 580-1400.

If a Security Officer observes or is notified of a vehicle that appears abandoned and inoperable, the officer will mark the vehicle tire in order to ascertain if the vehicle is moved. The officer will note if there are any obvious faults or issues with the vehicle that would deem it unsafe for operation on private or public streets or highways, such as one or more deflated tires, broken windows, or missing parts. If the vehicle has not been moved in **seven days**, the officer will issue a Vehicle Check / Parking Warning notice. The upper portion of the notice will be placed on the vehicle and the officer will retain the bottom portion. The officer will run the carport number, the manor number, and/or the license plate number through the Community database to contact the owner of the vehicle and/or the Member assigned to the Assigned Parking area.

If the vehicle has not been moved after seven days of the Vehicle Check/ Parking Warning notice, an Incident Report will be generated. A letter will be sent to the owner of the vehicle to notify them that if the vehicle is not moved within **15 days**, a Member Disciplinary Hearing will be held.

At least 15 days prior to the scheduled disciplinary hearing, a notice of hearing will be mailed to the Member. If the Mutual Board finds them guilty of the violation, the Board will make a determination concerning the matter, which could include the imposition of a monetary fine and notification that the vehicle would be towed if not removed within a certain period of time.