

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

**June 19, 2007**

The Regular Meeting of the Third Laguna Hills Mutual Board of Directors, a California non-profit mutual benefit corporation, was held on Tuesday, June 19, 2007 at 9:30 A.M. at 24351 El Toro Road, Laguna Woods, California.

Directors Present: Jim Matson, Gunter Vogt, Isabel Muennichow, Larry Souza, Dominic Burrasca, Ray Gros, John Paulus, Rich Haskell, Carol Moore, Richard Moos, Bob Hatch

Directors Absent: None

Others Present: Milt Johns, Patty Fox, Janet Price (9:47 A.M. – 10:01 A.M.)  
*Executive Session:* Milt Johns, Patty Fox, Cris Trapp

**CALL TO ORDER**

Director Jim Matson, President of the Corporation, chaired the meeting and stated that it was a regular meeting held pursuant to notice duly given and that a quorum was present. The meeting was called to order at 9:30 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 Carol Moore led the Membership in the Pledge of Allegiance to the Flag.

**ACKNOWLEDGEMENT OF PRESS**

Lindsey Baguio from the Laguna Woods Globe, and by way of remote cameras, the Laguna Woods Village Channel 6 Camera Crew were acknowledged as present.

**APPROVAL OF AGENDA**

The Agenda was approved as amended by adding under the Consent Calendar *Approval of Resolution to Record Lien for Member ID 932-720-10*; and under New Business *11(e) Entertain Request for Variance to Resolution 03-05-18 (owner occupied and lease limit policy) and 11(f) Entertain Request for Exception to Resolution 03-05-18*.

**APPROVAL OF THE MINUTES**

The Minutes of the Regular Meeting of May 15, 2007 were approved as submitted.

**MEMBER COMMENTS**

- Leticia Valverde, real estate agent for potential buyer of 3501-1A Bahia Blanca West, addressed the Board on its membership qualifications
- Jerry Sheinblum (3488-C) announced the next CCA Townhall Meeting
- Bud Nesvig (2392-3H) inquired about improvements to the Recreation Room of Building 2392

**CHAIRMAN'S REPORT – Jim Matson**

President Matson informed the Membership that the Board will be discussing GRF expenditures in Closed Session.

**GENERAL MANAGER'S REPORT**

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

Ms. Janet Price entered the meeting at 9:47 A.M.

**TREASURER'S REPORT**

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

Ms. Price left the meeting at 10:01 A.M.

**OLD BUSINESS**

The Secretary of the Corporation, Director Isabel Muennichow, read a proposed resolution to approve a Carport Storage Standard.

President Matson entertained a motion to remove from the table the motion to approve the Carport Storage Standard.

Director Gunter Vogt made a motion to remove the motion from the table. Director Larry Souza seconded the motion and the motion carried unanimously.

Director Ray Gros moved to approve the resolution. Director Bob Hatch seconded the motion.

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

**RESOLUTION 03-07-58**

**RESOLVED**, June 19, 2007 that the Board of Directors of this Corporation hereby establishes the following standards governing carport storage:

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

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

**RESOLVED FURTHER** that the storage of bicycles, ladders, battery chargers, grocery carts, bottled water, and the like, which are owned by members of the

corporation and are not unsightly, or unsuitable, as may be determined by the managing agent, is permitted; and

**RESOLVED FURTHER**, that storage of any type of material in crawl spaces of buildings owned by this Corporation, and in void areas of buildings owned by this Corporation, shall not be permitted and shall be removed and the property restored, if necessary, at the expense of the owner; and

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

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

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

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

Director Vogt made a motion to remove from the table the motion to approve the Distribution of Material Policy. Director Gros seconded the motion and the motion carried unanimously.

The Secretary of the Corporation read the proposed resolution.

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

**RESOLUTION 03-07-59**

**RESOLVED**, June 19, 2007, that the Board of Directors of this Corporation hereby establishes the following policy for residents to distribute publications, advertisement, announcements, campaign material, petitions, and related printed literature (hereinafter "Material") on property managed by the Third Laguna Hills Mutual; and

**RESOLVED FURTHER**, that non-residents shall comply with Resolution G-01-65 adopted by the Golden Rain Foundation Board of Directors on August 7, 2001.

**RESOLVED FURTHER**, any materials, including petitions to gather signatures, to be distributed to Third Mutual residents shall bear identification

as to its source and any individual or entity distributing such material shall comply with all of the following conditions:

1. Distribution of Material
  - a. Door-to-door distribution of Material shall be permitted, as long as the act of distributing such Material does not rise to the level of creating a nuisance for Laguna Woods Village residents.
  - b. Material that is distributed door-to-door may only be left on the surface of the thresholds of front doors. Material may not be hung from doorknobs nor placed in USPS delivery points, nor left on vehicles in carports.
  
2. Petitions
  - a. Only resident Mutual Members or their designated resident representative are permitted to gather signatures on petitions.
  - b. The petition must remain in the possession of the signature gatherer (there can be no unattended petitions).
  
3. Posting of Material
  - a. Posting locations are limited to those areas reserved for posting, such as Laundry Room bulletin boards and are available only for residents.
  - b. Only one posting per subject matter is allowed on the posting site, per individual.
  - c. The size of the posting shall not exceed 6" by 8" to allow space for other postings.
  - d. Each posting by a resident must identify the posting individual's name and posting date.
  - e. Any Material considered lewd, libelous, or vulgar is not permitted.
  - f. Postings shall be removed after thirty (30) days.
  - g. All Material must comply with state and federal laws.
  - h. Postings that do not comply with these rules will be subject to removal.

**RESOLVED FURTHER**, that the Officers and Agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purposes of this resolution.

Director Gros made a motion to remove from the table the motion to approve the Standard for Vehicle Operation and Parking Policy. Director Vogt seconded the motion and the motion carried unanimously.

The Secretary of the Corporation read the proposed resolution.

Discussion ensued on the policy.

By a vote of 9-0-1 (Director Burrasca abstained) the motion carried and the Board of Directors adopted the following resolution:

**RESOLUTION 03-07-60**

**RESOLVED**, June 19, 2007 that the Board of Directors of this Corporation hereby adopts the attached "Standard for Vehicle Operation and Parking on Property Owned or Managed by Third Laguna Hills Mutual" to govern the appropriate use for vehicle operation and parking on the property managed by the Mutual; and

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

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

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

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

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

**NEW BUSINESS**

Virginia Templeton, Chair of the Nominating Committee provided a report of the Nominating Committee and encouraged all qualified residents to apply.

The Secretary of the Corporation read a proposed resolution on approving revised Nominating Committee Appointments. A motion was made and seconded.

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

**RESOLUTION 03-07-61**

**RESOLVED**, June 19, 2007 that the following persons are hereby appointed to serve on the Nominating Committee of this Corporation:

Dorothy Bilecki  
**Lavonne Cahill (replacing Eleanor Cooper)**

Charles Little  
Roger Noble  
Ed Pollard  
**Mark Stein (replacing Justine Ratner)**  
Virginia Templeton

**RESOLVED FURTHER**, that Resolution 03-07-03 adopted January 16, 2007 is hereby superseded and cancelled.

No discussion was held relative to liens and foreclosures.

The Board considered the request from Cal State Long Beach students to access Third Mutual via the Gate 10 area to study water run-off from the area into Barbara's Lake.

Director Gros made a motion to approve the request. Director Rich Haskell seconded the motion and discussion ensued. By a vote of 10-0-0 the motion carried.

Mr. Johns provided a summary of the request from Mr. Nicholas Clark for a variance to Resolution 03-05-18 which limits the number of owner-occupied and/or leased property to not exceed two.

Mr. Clark addressed the Board on his request.

Director Muennichow made a motion to grandfather in his six (6) memberships and continue allowance of his current long term leases. Director Haskell seconded the motion and discussion ensued.

Mutual Member Jerry Sheinblum (3488-C) commented on the resolution.

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

Mr. Johns provided a summary of the request from Mr. Ken Ryberg for an exception to Resolution 03-05-18 which limits the number of owner-occupied and/or leased property to not exceed two.

Director Souza made a motion to deny the request. Director John Paulus seconded the motion and discussion ensued. By a vote of 7-3-0 (Directors Gros, Muennichow and Moos opposed), the motion carried.

#### **CONSENT CALENDAR**

Absent any objections the Consent Calendar was approved as amended by moving *3492-O Approval of request to install HVAC unit* to under the Maintenance & Construction Committee Report, and adding *Approval of Resolution to Record Lien for Member ID 932-720-10* under the Finance Committee Recommendations, and the following actions were taken:

Maintenance & Construction Committee Recommendations:

- |        |   |
|--------|---|
| 2262-D | Approval of request to install wrought iron gate and walkway, with contingencies  |
| 3158-A | Approval of Request for Reimbursement   |
| 5009   | Approval of request for rear patio extension with arbor, with contingencies   |
| 5009   | Approval of request for master bedroom extension, with contingencies  |
| 5013   | Approval of request for window additions and install glass block in dining nook, with contingencies   |
| 5074   | Approval of request for entry steps and mortar-less block in an existing planter, entry roof extension, concrete side patio and walkway, and master bedroom extension, with contingencies |
| 5312   | Approval of request to extend rear patio slab and install patio cover, with contingencies   |
| 5337-C | Approval of request to extend patio slab and install an enclosure at rear of manor, with contingencies  |
| 5381-A | Approval of request to remodel front entrance and add wrought iron fence, extend rear patio, and install room additions, with contingencies   |

Landscape Committee Recommendations

- |         |   |
|---------|---|
| 2405-1C | Deny of request for plant replacement at Manor 1F   |
| 3065-A  | Approval of request for two (2) tree removals and replacement at Mutual Member's expense                                |
| 3211-B  | Approval of request for tree removal at Mutual Member's expense   |
| 3229-A  | Approval of request for tree removal on-schedule at the Mutual's expense of off-schedule at the Mutual Member's expense |
| 3238-B  | Approval of request for tree removal at the Mutual's expense  |
| 3372-B  | Denial of request for tree removal  |
| 5276    | Approval of request for lawn replacement at the Mutual Member's expense   |
| 5334-A  | Approval of request for tree removal on-schedule at the Mutual's expense or off-schedule at the Mutual Member's expense |
| 5335-C  | Denial of request for off-schedule tree trimming  |
| 5465-A  | Approval of request for tree removal and relandscaping at the Mutual Member's expense                                   |

Finance Committee Recommendations

**RESOLUTION 03-07-62**

**WHEREAS**, Member ID 931-720-11 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**, June 19, 2007 that the Board of Directors hereby approves the recording of a Lien for Member ID 931-720-11; 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 03-07-63**

**WHEREAS**, Member ID 931-720-69 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**, June 19, 2007 that the Board of Directors hereby approves the recording of a Lien for Member ID 931-720-69; 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 03-07-64**

**WHEREAS**, Member ID 932-720-10 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**, June 19, 2007 that the Board of Directors hereby approves the recording of a Lien for Member ID 932-720-10; 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.

**RESOLUTION 03-07-65**

**WHEREAS**, Member ID 932-721-18 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**, June 19, 2007 that the Board of Directors hereby approves the recording of a Lien for Member ID 932-721-18; 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 03-07-66**

**WHEREAS**, Member ID 933-620-77 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**, June 19, 2007 that the Board of Directors hereby approves the recording of a Lien for Member ID 933-620-77; 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**

Director Larry Souza reported from the Maintenance and Construction Committee.

The Board considered the request of Ms. Joyce Jamele of 3492-O Monte Hermoso to install an HVAC unit.

Mutual Member Lilly Lachter (3211-B) addressed the Board on the request and loss of electricity.

Without objection the Board approved the request subject to a decibel reading maximum as established by the Maintenance & Construction Committee.

Director Jim Matson reported from the Standards Sub Committee.

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

Director Gunter Vogt reported from the Landscape Committee.

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

Without objection the Board agreed to allow Director Muennichow to work with other Board members to discuss long range planning.

Mutual Members Tony Sorich (3402-B) addressed the Board on long range planning; Bud Nesvig (2392-3H) addressed Director Muennichow on the status of his real estate proposal.

Director John Paulus reported from Resident Information Services.

Director Ray Gros reported from the Traffic Committee.

### **GRF COMMITTEE REPORTS**

Director Richard Moos reported from the GRF Finance Committee.

Director Larry Souza reported from the Maintenance & Construction Committee.

Director Carol Moore reported from the Community Activities Committee.

Director Gunter Vogt reported from the Landscape Committee.

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

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

Director Rich Haskell reported from the Broadband Services Committee.

Mutual Member Lilly Lachter (3211-B) commented on cable service

Director Dominic Burrasca reported from the Bus Services Committee.

### **DIRECTORS COMMENTS**

- Director Burrasca commented on the leasing report
- Director Gros reported on the electric bill committee

- Director Haskell announced Third's Budget Meeting Version 1 on Wednesday June 27 at 1:30 P.M. and encouraged the residents to attend
- Director Moore commented on addressing community issues
- Director Vogt commented on landscaping issues
- Director Souza commented on GRF's proposal to eliminate defibrillator service

The meeting recessed at 12:11 P.M. and reconvened into Executive Session at 1:00 P.M.

The Traffic Committee of the Board did not meet in Executive Session on May 23, 2007 to discuss member disciplinary issues.

During its May 15, 2007 Regular Executive Session Board Meeting, the Board reviewed and approved the Minutes of the Regular Executive Meeting of April 17, 2007 and the April 20, 2007 Emergency Special Board Meeting; approved a revised officer resolution; heard one disciplinary hearing, and discussed contractual, potential litigation, and personnel issues.

During its May 14, 2007 Special Executive Session, the Board discussed personnel issues.

With no further business before the Board of Directors, the meeting was adjourned at 3:43 P.M.

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Isabel Muennichow, Secretary

## **STANDARDS FOR VEHICLE OPERATION AND PARKING ON PROPERTY MANAGED BY THIRD LAGUNA HILLS MUTUAL**

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

The following Standards for Vehicle Parking on Property Managed by Third 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 Third Laguna Hills Mutual (*Resolution 03-*)

#### 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 THIRD" as used herein means on any real property managed by Third 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 condominium IN THIRD as defined in the Covenants, Conditions and Restrictions.
- 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 unladed 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 unladed 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 managed by Third Laguna Hills Mutual that is appurtenant to a particular MANOR and is used exclusively by a RESIDENT, such as a carport, parking garage space, or driveway.
- 1.11 The term "UNASSIGNED PARKING" means any parking area that is managed by Third Laguna Hills Mutual and is not appurtenant to a particular MANOR and is not used exclusively by any RESIDENT and is not designated as guest parking.
- 1.12 The term "GUEST PARKING" means any parking area that is clearly marked as such and which is reserved for visitors to the area.

## 2.0 AUTHORIZED RESIDENT-OWNED MOTOR VEHICLES:

- 2.1 RESIDENT-OWNED MOTOR VEHICLES parked IN THIRD must be registered with the Golden Rain Foundation within 10 days of the date on which the RESIDENT has moved into their manor..
- 2.2 The following MOTOR VEHICLES are permitted to be parked IN THIRD:
  - 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 Third Mutual Board of Directors reserves the right to identify additional MOTOR VEHICLES as authorized.
- 2.3 Authorized MOTOR VEHICLES may park IN THIRD 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 THIRD:

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 THIRD 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 Third 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 THIRD.

4.2 NON-RESIDENT owned commercial-type vehicles may park IN THIRD 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 THIRD.

5.2 Guests of Laguna Woods Village RESIDENTS must abide by all Standards for MOTOR VEHICLE Parking IN THIRD as set forth herein.

#### 6.0 PARKING USE RULES AND RESTRICTIONS

6.1 All MOTOR VEHICLES must be of dimensions that fit within a parking space, and shall not interfere with other vehicles.

6.2 MOTOR VEHICLES may not be rebuilt, and major service may not be performed nor may fluids be changed in ASSIGNED PARKING.

6.3 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.

6.4 RESIDENTS and/or their temporary guests must first utilize their ASSIGNED PARKING before UNASSIGNED PARKING.

6.5 All parking spaces which have been designated "guest parking" spaces may not be used by a RESIDENT without the prior written consent of the Board.

- 6.6 MOTOR VEHICLE may not be stored or left standing on an UNASSIGNED PARKING or GUEST PARKING area IN THIRD without having been moved within a seven (7) day period.
- 6.6.1 Should a RESIDENT leave a MOTOR VEHICLE parked for a period longer than seven (7) days due to a planned extended leave, the RESIDENT should notify the Security Division accordingly, including the date of return and the date the vehicle will be moved, in order to prevent the potential towing of the vehicle.
- 6.7 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 which may include towing of the vehicle.
- 6.8 ASSIGNED PARKING IN THIRD shall not be used by any EMPLOYEE for any purpose other than the cleaning and maintenance of the same.

## 7.0 TOWING POLICY

- 7.1 The Security Department has been authorized by the Third 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 NON-RESIDENT 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 notification.
- 7.1.2 The Security Department may be authorized to tow RESIDENT abandoned **and** inoperable MOTOR VEHICLES on a case-by-case basis under the direction of the Third 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 RESIDENT will be subject to disciplinary action by the Third 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, 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. NON-RESIDENT vehicles parked in handicapped spaces without a proper placard may also be towed.



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

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, and its resident owner has not registered with Security as being on an extended leave, 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** and is deemed inoperable, 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 check the carport number, the manor number, and/or the license plate number against the Community database to attempt to obtain the contact information of 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 the member in violation of the rule, the Board will make a determination concerning the matter, which could include the imposition of a monetary fine and notification that the vehicle will be towed if not removed within a certain period of time.