



Garden Villa Association

Representing Residents of All 3-Story Buildings

General Membership Meeting

Thursday, May 11, 2023, at 4:00 pm

Minutes

Presentation by Jim Cook, Third Mutual First V.P and Chairman of the Architectural Controls and Standards Committee.

1. Roles of Architectural Controls and Standards Committee
 - a. Comply with governing documents, guidelines and aesthetic effects.
 - b. Conformity with State & Local building codes.
 - c. Compliance with Federal, State & local laws.
 - d. Recommend revisions to standards.
 - e. Review advances in technology
 - f. Additional functions as assigned.
 - g. Interaction with Maintenance & Construction Committee.
 - h. Does not issue “permits.” Permits are issued by City of Laguna Woods, which also gives final approval to alterations.
 - i. Actions of ACS Committee may be appealed to Third Mutual Board.
2. Standards for Floor Replacement on 2nd & 3rd floors.
 - a. “We have requirements but no enforcement protocol.”
3. Solar Panels
 - a. State mandate requires ACS Committee to allow private solar panels.
 - b. For buildings that have Third Mutual-owned solar panels, ACS Committee is looking toward “leasing” panels to individuals seeking solar panels.
 - c. Needs to develop protocols for installation of private solar panels for buildings without Third Mutual-owned solar panels.
4. AC/Heat Pump installations
 - a. Split-units are very popular.
 - b. Technological advances in AC/Heat Pump units.

5. Proposed Standards for In-Unit Washer/Dryer Installations

- a. Need to epoxy-line sewer lines/stacks.
- b. Original construction installed oversized stacks to handle waterflow at the time.
- c. Maintenance responsibility for sewer lines/stacks will remain with Third Mutual.
- d. Water intrusions will not change with addition of in-unit washer/dryer.
- e. Noise concerns will be considered.
- f. Need for sufficient insurance coverage – not clear whether Third Mutual can force insurance coverage.
- g. No foreseen impact on common laundry rooms.
 - i. Primary problem with maintenance is digital controls.
 - ii. Will not reduce maintenance budget.
- h. Cost to install In-Unit Washer/Dryer
 - i. \$3,000 for Washer/Dryer.
 - ii. \$2,000 minimum for plumbing.
 - iii. \$128 per linear foot for epoxy-lining.
 - 1. Finding qualified epoxy vendor is an issue.
 - 2. If building sewer line has not been epoxy-lined, resident seeking to install In-Unit Washer/Dryer must pay for epoxy-lining.
 - 3. Should not require use of VMS plumbers; epoxy-lining is contracted out.
- i. Response to previously raised concerns
 - i. Not feasible to limit hours of use.
 - ii. Specific standards will be required – cannot require use of specific brand.
 - iii. Cannot require higher fines for specific items – unauthorized installation of washer/dryer no different from any other alteration without Mutual Consent.
 - iv. Goal is to do what is best for the community.
- j. Video presentation of Bosch Washer/Dryer units.

6. Residents Comments, Questions & Answers

- a. Plumbing issues
 - i. Pipes have useful life of 50-70 years.
 - ii. Pipes should be replaced, not lined.

- b. Question regarding electrical needs
 - i. Do we have to replace electrical panels? Each unit is separate. Electrical capacity will be considered during permitting process.
 - ii. Some AC vendors have refused to install in Laguna Woods Village because of regulatory issues.
 - c. Why is there a 5-year limit on epoxy? Not a limit – a time period after which sewer line must be inspected for integrity. Stack is 4” pipe. 2 units per stack per floor.
 - d. Noise concerns.
 - e. Sounds like decision has already been made.
 - i. No decision yet – modification of proposed standards in process.
 - 1. ACS Committee will recommend; Third Mutual Board will make final decisions.
 - 2. There could be an official poll of Third Mutual members. Formal votes cost \$25K to \$50K each.
 - f. Comment by 13-year resident who owns 3 units – two on first floor and one on third floor.
 - i. 3rd Floor residents should not get to vote as they do not risk water intrusion.
 - g. Door from mail room to parking area should be changed to have window.
 - i. Woman knocked to floor when someone opened door quickly.
7. Meeting closed with 50/50 raffle.