

Lagunita Community Association  
Board of Directors Meeting Minutes  
January 11, 2010

BOARD MEMBERS PRESENT	Sam Goldstein Kevin Johnson Nader Khoshniyati Joe Byrne (appointed during 1/11/10 meeting)
BOARD MEMBER ABSENT	Michael Walter
MANAGEMENT REPRESENTATIVE	Marla Brower Hemmel
HOMEOWNERS PRESENT	Jan and Bette Coffyn, 40 Lagunita Ron Grey, 26 Lagunita
OTHERS PRESENT	Tim Nicol, Architect for 59 Lagunita Nikki Fadel, Representative for 11 Lagunita Marshall Innis, Architect for 26 Lagunita Carlos Gonzalez, Architect for 4 Lagunita

CALL TO ORDER

The meeting was called to order at 6:40 pm at the Laguna Beach Board of Realtors Office.

HOMEOWNER FORUM

No owners present had items to bring to the Board of Directors.

APPROVAL OF MINUTES

Motion made by Johnson, second by Khoshniyati, and carried unanimously to approve the minutes of the November 9, 2009 general session meeting as submitted.

Motion made by Goldstein, second by Khoshniyati, and carried unanimously to approve the minutes of the December 5, 2009 Viewing meeting held at 59 Lagunita as submitted.

APPOINTMENT TO BOARD

Motion duly made, second, and carried unanimously to appoint Joe Byrne to fulfill the term vacated by McLarry; as the item has not been placed on the Agenda, ratification of same will be placed on the February 2010 agenda.

FINANCIAL

Motion made by Goldstein, second by Byrne, and carried unanimously to approve the October & November 2009 financial statements as submitted.

COMMITTEES

**Landscape**

It was noted that the planter damaged by Cal Trans had been repaired by Sea Crest Landscape, who is being paid by the asphalt contractor for completion of the work. It was further noted that the work was reviewed prior to completion of the striping, and that there may be further work completed.

**Architectural**

**59 Lagunita**, represented by Architect Tim Nichol, requested approval for their construction. Plans were provided that brought the setbacks into conformance, and also increased the garage size to Lagunita's standard. New plans were reviewed for addition of a chimney that will not exceed the roofline, and for changing a window to a door facing the rear yard. Proposed colors include Benjamin Moore OC-17 White Dove for the windows, 2130-30 almost black for the trim, and Hc-145 van courtland blue for the siding, which is the majority home color. Letters from Keisker were reviewed. Motion made by Goldstein, second by Johnson, and carried unanimously to approve the project including changes submitted January 7, 2010. It was noted that the revised set would be brought for Association signature after final clearance for the changes from Zoning.

## COMMITTEES

### **Architectural, Continued**

**17 Lagunita** – Plans were submitted for landscape improvements. Letter from Cantacessi, Association's landscape architect, was reviewed. Cantacessi voiced numerous concerns with items not fully explained, and with the plans not accurately reflecting the current conditions. No revised plans were submitted. Motion made by Goldstein, second by Khoshniyati, and carried unanimously to deny the plans as submitted.

**26 Lagunita** – Architect McInnis was present to discuss new plans, which were submitted in response to comments received by 26 Lagunita from neighboring Blue Lagoon in response to the plans approved by Lagunita in September of 2009. Plans included installation of 2 A/C units; glass wall extension between 26 & 25 Lagunita; and addition of a heightened glass wall between 26 Lagunita and Blue Lagoon.

The Board noted that the glass wall between 26 Lagunita and Blue Lagoon would require a variance for an above-grade structure in the sideyard setback, which had never been granted in Lagunita. Noise levels emitted by the A/C units were discussed.

Motion made by Goldstein, second by Johnson, and carried unanimously to approve the addition of the A/C units; to approve the new glass wall between 25 & 26 Lagunita contingent on submittal of a stamped memo by a licensed Surveyor or Civil Engineer attesting to the location of the property line between the two properties; and to deny the application for the glass wall between 26 Lagunita and Blue Lagoon, as above grade structures are not permitted within the sideyard setbacks.

**4 Lagunita** – Carlos Gonzalez appeared to discuss plans submitted for the elimination of the garage that is accessed off of the street, and conversion of that space into a den, and the extension of the single car garage accessed from the side of the home near 5 Lagunita into a tandem garage. The Board discussed the fact that while tandem garages are approvable, they are only approvable as 3<sup>rd</sup> car spaces, and therefore a Variance would be required. Further, they recognized that although the current owners are wonderful neighbors, tandem garages are far less useable, and can result in additional street parking. Finally, the Board reviewed options that are present, that would negate an obvious need for a Variance to the existing rule.

Motion made by Johnson, second by Khoshniyati, and carried 3 – 0 with Goldstein abstained to deny the application.

**3 Lagunita** – Motion made by Goldstein, second by Johnson, and carried unanimously to ratify the final approval delegated to Goldstein and McLarry of the roofing material being utilized at 3 Lagunita.

## ADMINISTRATION

### **Directory**

Management was directed to begin creating a 2010 directory. It was noted that an hourly charge from Management will apply.

**Directional Signs for Construction** – owner Coffyn suggested that homes under construction be required to place directional signs for their Contractors; no motions were forthcoming.

### **Nominating Committee**

Motion made by Goldstein, second by Byrne, and carried unanimously to have the Board act as the Nominating Committee, and to accept Kevin Johnson and Joe Byrne as Candidates.

MAINTENANCE & GROUNDS

**Lower Lagunita/Faulkner Drainage** – Toal Engineering reviewed the lower street, and opined that the only remedy for the ground water being emitted from the curb core below 7 Lagunita is to install about 80’ of drain line connecting this area to a main drain underneath the street. Management was directed to secure the plans from Toal Engineering, and to secure bids for the work.

**Beach Stairs** – Management advised the Board that the Association is funded in 2010 for replacement of one set of wooden steps onto the beach, and reminded that the Board wanted to utilize a synthetic product rather than wood. Management to research various products and costs, and place onto a future Agenda for consideration.

**Worker’s Compensation** – Policy was secured, and a copy was made available for Board review.

**Executive Session**

Executive Session was held in January to approve minutes, and to discuss member discipline and legal matters.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:45 p.m.

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_