



OPEN MEETING

REGULAR OPEN MEETING OF THE THIRD LAGUNA HILLS MUTUAL GARDEN VILLA RECREATION ROOM SUB-COMMITTEE

**Thursday, November 3, 2022 – 1:30 PM
Laguna Woods Village Board Room
24351 El Toro Road
Laguna Woods, CA 92637**

Laguna Woods Village owners/residents are welcome to participate in all open committee meetings and submit comments or questions virtually doing the following:

1. Via email to meeting@vmsinc.org any time before the meeting is scheduled to begin or during the meeting. Please use the name of the committee in the subject line of the email. Name and unit number must be included.

NOTICE AND AGENDA

This Meeting May Be Recorded

1. Call to Order
2. Acknowledgement of Media
3. Approval of the Agenda
4. Approval of Meeting Report for May 26, 2022
5. Chair's Remarks
6. Member Comments (Items Not on the Agenda)

Items for Discussion:

7. Garden Villa Recreation Room Reserves Fund Review
8. Water Heater and Epoxy Flooring Budget Summary
9. 2022 Garden Villa Recreation Room Expenditures Summary with Pictures
10. 2023 Recreation Room Component Replacement List and Budget Review

Items for Future Agendas:

- TBD

Concluding Business:

- Sub-Committee Member Comments
- Date of Next Meeting: TBD
- Adjournment

Mark Laws, Chair
Ian Barnette, Staff Officer
Telephone: 268-2289

This Page was Intentionally Left Blank



OPEN MEETING

**MINUTES OF THE REGULAR MEETING OF THE THIRD LAGUNA HILLS MUTUAL
GARDEN VILLA RECREATION ROOM SUBCOMMITTEE**

**Thursday, May 26, 2022-1:30 PM
Board Room Virtual Meeting
24351 El Toro Road, Laguna Woods, CA 92637**

MEMBERS PRESENTS: Lynn Jarrett- Chair, John Frankel
MEMBERS ABSENT: Nathaniel Ira Lewis, Donna Rane-Szostak
ADVISORS PRESENT: Marti Mangan, Sharon Molineri
ADVISORS ABSENT: None
STAFF PRESENT: Moe Boctor- Interim Staff Officer, Chantelle Crite

1. Call to Order

Chair Jarrett called the meeting to order at 1 :37 p.m.

2. Acknowledgement of Media

Chair Jarrett noted no members of the media were present.

3. Approval of the Agenda

Chair Jarrett made a motion to approve the agenda. Director Frankel seconded the motion.

By consensus, the motion carried.

4. Approval of Meeting Report for February 23, 2022

Chair Jarrett made a motion to approve the meeting report of February 23, 2022. President Mangan seconded the motion.

By consensus, the motion carried.

5. Chair's Remarks

Chair Jarrett stated she is pleased with the progress of the recreation rooms.

6. *Member Comments - (Items Not on the Agenda)*

No member comments were provided.

Items for Discussion:

7. *Garden Villa Recreation Room Budget Reserves Fund*

Staff summarized the renovation summary and answered questions from the Subcommittee.

8. *2022 Garden Villa Recreation Room Budget*

Chair Jarrett stated a motion to increase the monthly contributions by .25 cents each year for the next five years was passed by majority vote in a previous meeting.

Staff will report in the next Garden Villa Recreation Room Subcommittee meeting of the previous minutes that stated the approval of .25 cent increase to monthly contributions.

9. *Water Heater and Epoxy Flooring Budget Summary*

Staff reported for 2022 there are no water heaters planned for replacement according to the 10-year lifecycle but there is a \$2,900 contingency fund in case of emergency.

Staff identified there are three kitchens and bathrooms for the Garden Villa Recreation rooms scheduled for epoxy starting July 11th. According to the program that started in 2017, 28 recreation room floors remain to be completed.

10. *2022 Garden Villa Recreation Room Expenditures Summary*

Staff summarized the renovation summary and answered questions from the Subcommittee.

11. *Recreation Room Component Replacement List*

An overview and explanation of the component replacement list was made.

12. *Recreation Room Carpeting Color Palette (Oral Discussion)*

Staff reported originally there were four carpet color palette options. One option was discontinued leaving residents with three options. Staff presented one sample for replacement.

Staff recommended the subcommittee members to review carpet samples and select a fourth option at the next meeting.

Items for Future Agendas:

TBD

Concluding Business:

- **Subcommittee Member Comments**

Chair Jarrett complemented staff member and appreciate the hard work.

Subcommittee complemented staff on their communication and accommodations made for the members.

- **Date of Next Meeting:** TBD
- **Adjournment**

The meeting was adjourned at 1 :52PM



Lynn Jarrett, Chair

Lynn Jarrett, Chair
Maurice Bector, Interim-Staff Officer
Telephone: 268-2074

**Garden Villa Rec Room
Projected Fund Balance**

Preliminary						
Year	Monthly Assessment	Beginning Balance	Contributions	Interest Income	Planned Expenditures	Ending Balance
2019	\$5.50	\$61,299	\$81,972	\$718	\$71,036	\$72,953
2020	\$5.75	\$72,953	\$85,698	\$2,295	\$71,246	\$89,700
2021	\$5.75	\$89,700	\$85,698	\$59	\$70,119	\$105,338
2022*	\$6.00	\$105,338	\$89,424	\$425	\$73,736	\$121,451
2023*	\$6.25	\$121,451	\$93,150	\$2,424	\$93,642	\$123,383

**Projected*

Budget Summary 2022

[illegible]

R5515 Epoxy Flooring

Before



After



Garden Villa Recreation Room Expenditures Summary 9/2022

PAINTING		
Building	Comment	Cost
R2388	Game Room w/ Accent Wall	\$720.02
R2390	Game Room w/ Accent Wall	\$966.17
R2395	Game Room w/ Accent Wall	\$1,066.36
R5511	Game Room w/ Accent Wall	\$1,746.51
R2385	Game Room w/ Accent Wall	\$1,660.95
R2394	Game Room w/ Accent Wall	\$897.52
R2399	Game Room w/ Accent Wall	\$878.39
Total Expenditures to Date		\$7,935.92

MISC. BILLIARD ACCESSORIES		
Building	Comment	Cost
R2353	Ball Set	\$125.00
R2389	Ball Set	\$125.00
R2388	Ball Set	\$125.00
R5518	Ball Set	\$125.00
R2386	Ball Set	\$125.00
R2387	Ball Set	\$125.00
R2394	Ball Set	\$125.00
R3420	Table Brush	\$11.37
R2369	Triangle	\$16.15
R2369	Ball Set	\$125.00
R5371	Ball Set	\$125.00
R4007	Ball Set	\$125.00
R4007	Triangle	\$16.15
Total Expenditures to Date		\$1,293.67

REPLACEMENT OF RESTROOM MIRRORS		
Building	Comment	Cost
R2388	Men's Room	\$71.21
R2391	Men's Room	\$71.21
R2395	Men's Room	\$71.21
Total Expenditures to Date		\$213.63

CARPET (Tiles)		
Building	Comment	Cost
R969		\$5,867.40
R2386		\$5,867.40
R2393		\$5,867.40
R2385		\$5,867.40
R2355		\$5,867.40
R2387		\$5,867.40
Total Expenditures to Date		\$35,204.40

Garden Villa Recreation Room Expenditures Summary 9/2022

LADIES RESTROOM COUNTERTOP RESURFACING		
Building	Comment	Cost
R3499		\$515.00
R3420		\$515.00
R5517		\$515.00
Total Expenditures to Date		\$1,545.00

REFRIGERATOR		
Building	Comment	Cost
R2400		\$109.71
R3243		\$109.71
Total Expenditures to Date		\$219.42

KITCHEN RENOVATION		
Building	Comment	Cost
R2389		\$3,594.26
R2353		\$3,479.24
R3499		\$3,500.14
R5372		\$3,545.85
Total Expenditures to Date		\$14,119.49

MICROWAVE		
Building	Comment	Cost
R2400		\$462.93
R2397		\$462.93
R5511		\$462.93
Total Expenditures to Date		\$1,388.79

BILLIARD TABLE RE FELT		
Building	Comment	Cost
R2391	Re Felt	\$425.00
R2388	Re Felt	\$425.00
R3244	Re Felt	\$425.00
R5500	Re Felt	\$425.00
R3499	Re Felt	\$425.00
R3420	Re Felt	\$425.00
R4007	Re Felt	\$425.00
R2399	Re Felt	\$425.00
R2392	Re Felt	\$425.00
R5500	Cushion Replacement	\$300.00
Total Expenditures to Date		\$4,125.00

WINDOW COVERINGS		
Building	Comment	Cost
R2381		\$749.96
R2390		\$749.96
R2391		\$749.96
R2370		\$749.96
R3243		\$749.96
R3420		\$749.96
R969		\$749.96
Total Expenditures to Date		\$5,249.72

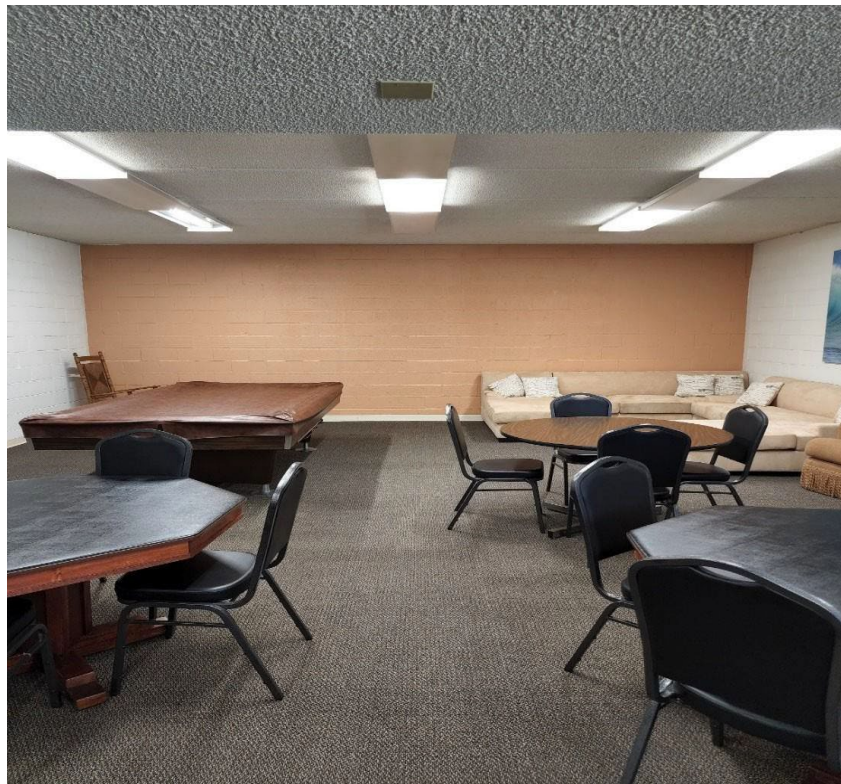
BUDGET SUMMARY	
2022 Garden Villa Reserve Expenditures:	\$ 73,459.00
Total Expenditures to Date:	\$71,295.04
Remaining Amount:	\$ 2,163.96

R5511 Game Room Accent Wall Painting

Before



After



R2388 Men's Mirror

Before



After



R2386 Carpet Replacement

Before



After



R5517 Ladies Countertop

Before



After



R3243 Refrigerator

Before



After



R2389 Kitchen Renovation

Before



After



R2397 Microwave

Before



After



R5500 Pool Table Felt

Before



After



R3243 Blinds

Before



After



**THIRD LAGUNA HILLS MUTUAL
2023 PLAN
PROGRAMS REPORT**

DESCRIPTION		2019	2020	2021	2022	2022	2023	Assessment	
		ACTUALS	ACTUALS	ACTUALS	PROJECTED	BUDGET	BUDGET	Increase/(Decrease)	
								\$	%
GARDEN VILLA REC ROOM FUND - MAINTENANCE & CONSTRUCTION									
60	GARDEN VILLA RECREATION ROOMS	\$71,036	\$71,247	\$70,118	\$73,736	\$73,460	\$93,642	\$20,182	27%
						0	0	0	0%
400	A400050000-Security- Smoke Detector Work	0	0	0	0	0	0	0	0%
910	A310050000 - GV Rec Room Misc. Services	27,864	38,852	55,386	32,095	32,095	55,000	22,905	71%
912	A320090000 Carpentry Service Garden Villa Interior	11,580	965	8	9,558	9,558	5,259	(4,299)	(45%)
911	A350110000 Appliance PM Garden Villa Rec Rooms	1,347	81	0	620	620	612	(8)	(1%)
911	A350120000 Appliance Replc. Garden Villa Rec Rooms	0	0	0	397	397	389	(8)	(2%)
913	A340090000 Electrical Service Garden Villa Interior	810	726	0	801	801	809	8	1%
914	A370090000 Repair/Replace Garden Villa Rec Rooms	0	0	0	827	827	819	(8)	(1%)
914	A792000000 Plumbing Service Garden Villa Interior	2,410	1,378	0	4,015	4,015	3,721	(294)	(7%)
917	A917259925 Replace Vinyl Floors in GV Rec Rooms	0	0	0	0	0	0	0	0%
917	A917270000 Recreation Room Refurbishment	1,333	4,128	4,157	9,449	9,449	10,760	1,311	14%
917	A917290000 Garden Villa Replacements	548	1,102	0	870	870	955	85	10%
917	A917510000 Refrigerator Install/Replacement	1,650	1,693	0	800	800	800	0	0%
917	A917520000 Range Install/Replacement	657	2,030	2,759	1,788	1,788	1,788	0	0%
917	A917530000 Microwave Install/Replacement	3,372	2,248	1,122	1,300	1,023	1,023	0	0%
917	A917540000 Disposal Install/Replacement	0	0	0	0	0	0	0	0%
917	A917550000 Sink Install/Replacement	1,715	3,404	5,378	903	903	926	23	3%
917	A917560000 Faucet Install/Replacement	148	445	0	0	0	0	0	0%
932	A963076501 Garden Villa Interior Touch-up	17,601	14,194	1,308	10,313	10,313	10,781	468	5%
917	A370090000 REPL / RPR GV REC RMS	0	0	0					
000	54201000 Investment Expense	0	0	0		0	0	0	0%
TOTAL		\$71,036	\$71,247	\$70,118	\$73,736	\$73,460	\$93,642	\$20,182	27%

Garden Villa Recreation Room Components Sheet

Program	Kitchen Renovation	Full Painting Kitchen	Full Painting Ladies Room with Mirror Replacement	Full Painting Mens Room with Mirror Replacement	Ladies Room Countertop Re-Surfacing	Window Coverings	Full Painting - Game Room	Carpet	Card Table Chairs	Billiard Table Felt	Billiard Table Covers and Inserts	Billiard Table Accessories	Billiard Cues Replacement	Refrigerator Replacement	Microwave Replacement	Contingency	Total Renovation Cost	Monthly Contribution per Manor	Projected Fund Balance
Work Center	917/932	912/932	912/932/910	912/932/910	910	910	912/932	910	910	910	910/912	910	910	917	917				
Life in Years	30	10	10	10	10	10	10	10	30	10	25	25	15	20	10	As Needed		\$6.25	\$105,796
Quantity	53	53	53	53	53	53	53	53	53	53	53	53	53	53	53	53		12	\$137
Unit of Measure	set	ea.	ea.	ea.	ea.	set	ea.	ea.	set	ea.	ea.	ea.	set	ea.	ea.	ea.		1242	\$89,424
Unit Cost	\$3,900	\$697	\$833	\$730	\$430	\$647	\$2,017	\$5,266	\$600	\$385	\$150	\$146	\$128	\$160	\$341	\$5,000		\$75	(\$73,459)
Total Cost	\$206,700	\$36,915	\$44,146	\$38,713	\$22,790	\$34,268	\$106,889	\$279,110	\$31,800	\$20,389	\$7,950	\$7,738	\$6,784	\$8,480	\$18,073	\$265,000		\$93,150	\$121,898
Replace Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%				
2019	1	11	14	6	9	6	10	2	6	5	50	12	50	7	9				
2020	3	3	5	5	5	6	5	5	2	5	0	17	12	5	3				
2021	4	0	0	0	4	0	0	3	44	0	0	0	0	0	0				
2022	4	0	0	0	3	7	7	6	0	9	0	11	0	2	3				
2023	\$16,430	\$3,695	\$4,418	\$3,875	\$2,281	\$3,430	\$10,698	\$27,935	\$0	\$2,041	\$0	\$1,549	\$2,037	\$509	\$1,809	\$5,305	\$86,010	\$7,140	\$129,038
2024	\$0	\$3,805	\$4,551	\$3,991	\$2,349	\$3,533	\$11,019	\$28,773	\$0	\$2,102	\$0	\$1,595	\$2,098	\$525	\$1,863	\$5,464	\$71,667	\$21,483	\$143,381
2025	\$0	\$3,920	\$4,687	\$4,111	\$2,420	\$3,639	\$11,350	\$29,636	\$0	\$2,165	\$0	\$1,643	\$2,161	\$540	\$1,919	\$5,628	\$73,817	\$19,333	\$141,231
2026	\$0	\$4,037	\$4,828	\$4,234	\$2,492	\$3,748	\$11,690	\$30,525	\$0	\$2,230	\$0	\$597	\$713	\$556	\$1,977	\$5,796	\$73,424	\$19,726	\$141,624
2027	\$0	\$4,158	\$4,973	\$4,361	\$2,567	\$3,860	\$12,041	\$31,441	\$0	\$2,297	\$0	\$0	\$0	\$573	\$2,036	\$5,970	\$74,277	\$18,873	\$140,771
2028	\$0	\$4,283	\$5,122	\$4,492	\$2,644	\$3,976	\$12,402	\$32,384	\$0	\$2,366	\$0	\$0	\$0	\$590	\$2,097	\$6,149	\$76,505	\$16,645	\$138,543
2029	\$0	\$4,412	\$5,276	\$4,626	\$2,724	\$4,095	\$12,774	\$33,355	\$0	\$2,437	\$0	\$0	\$0	\$608	\$2,160	\$6,334	\$78,800	\$14,350	\$136,248
2030	\$0	\$4,544	\$5,434	\$4,765	\$2,805	\$4,218	\$13,157	\$34,356	\$0	\$2,510	\$0	\$0	\$0	\$626	\$2,225	\$6,524	\$81,164	\$11,986	\$133,884
2031	\$0	\$4,680	\$5,597	\$4,908	\$2,889	\$4,345	\$13,552	\$35,387	\$0	\$2,585	\$0	\$0	\$0	\$645	\$2,291	\$6,720	\$83,599	\$9,551	\$131,449
2032	\$0	\$4,821	\$5,765	\$5,055	\$2,976	\$4,475	\$13,958	\$36,448	\$0	\$2,663	\$0	\$0	\$0	\$664	\$2,360	\$6,921	\$86,107	\$7,043	\$128,941
2033	\$0	\$4,965	\$5,938	\$5,207	\$3,065	\$4,609	\$14,377	\$37,542	\$0	\$2,742	\$0	\$0	\$0	\$684	\$2,431	\$7,129	\$88,690	\$4,460	\$126,358
2034	\$0	\$5,114	\$6,116	\$5,363	\$3,157	\$4,747	\$14,809	\$38,668	\$0	\$2,825	\$0	\$0	\$0	\$705	\$2,504	\$7,343	\$91,351	\$1,799	\$123,697
2035	\$0	\$5,268	\$6,299	\$5,524	\$3,252	\$4,890	\$15,253	\$39,828	\$0	\$2,909	\$0	\$0	\$2,904	\$726	\$2,579	\$7,563	\$96,996	-\$3,846	\$118,052
2036	\$0	\$5,426	\$6,488	\$5,690	\$3,350	\$5,037	\$15,710	\$41,023	\$0	\$2,997	\$0	\$0	\$2,991	\$748	\$2,656	\$7,790	\$99,906	-\$6,756	\$115,142
2037	\$0	\$5,588	\$6,683	\$5,861	\$3,450	\$5,188	\$16,182	\$42,254	\$0	\$3,087	\$0	\$0	\$3,081	\$770	\$2,736	\$8,024	\$102,903	-\$9,753	\$121,898
2038	\$0	\$5,756	\$6,884	\$6,037	\$3,554	\$5,343	\$16,667	\$43,521	\$0	\$3,179	\$0	\$0	\$3,173	\$793	\$2,818	\$8,264	\$105,990	-\$12,840	\$109,058
2039	\$19,918	\$5,929	\$7,090	\$6,218	\$3,660	\$5,504	\$17,167	\$44,827	\$0	\$3,275	\$0	\$0	\$3,268	\$817	\$2,903	\$8,512	\$129,088	-\$35,938	\$85,960
2040	\$20,516	\$6,107	\$7,303	\$6,404	\$3,770	\$5,669	\$17,682	\$46,172	\$0	\$3,373	\$0	\$0	\$1,079	\$842	\$2,990	\$8,768	\$130,672	-\$37,522	\$84,376
2041	\$21,131	\$6,290	\$7,522	\$6,596	\$3,883	\$5,839	\$18,213	\$47,557	\$0	\$3,474	\$0	\$0	\$0	\$867	\$3,079	\$9,031	\$133,481	-\$40,331	\$81,567
2042	\$21,765	\$6,479	\$7,748	\$6,794	\$4,000	\$6,014	\$18,759	\$48,984	\$0	\$3,578	\$0	\$0	\$0	\$893	\$3,172	\$9,301	\$137,486	-\$44,336	\$77,562
2043	\$22,418	\$6,673	\$7,980	\$6,998	\$4,120	\$6,194	\$19,322	\$50,453	\$0	\$3,686	\$2,790	\$0	\$0	\$920	\$3,267	\$9,581	\$144,400	-\$51,250	\$70,648
2044	\$23,090	\$6,873	\$8,219	\$7,208	\$4,243	\$6,380	\$19,901	\$51,967	\$0	\$3,796	\$2,874	\$0	\$0	\$947	\$3,365	\$9,868	\$148,732	-\$55,582	\$66,316
2045	\$23,783	\$7,079	\$8,466	\$7,424	\$4,371	\$6,572	\$20,498	\$53,526	\$4,877	\$3,910	\$2,960	\$0	\$0	\$976	\$3,466	\$10,164	\$158,071	-\$64,921	\$56,977
2046	\$24,497	\$7,292	\$8,720	\$7,647	\$4,502	\$6,769	\$21,113	\$55,131	\$5,023	\$4,027	\$3,049	\$2,968	\$0	\$1,005	\$3,570	\$10,469	\$165,781	-\$72,631	\$49,267
2047	\$25,232	\$7,510	\$8,982	\$7,876	\$4,637	\$6,972	\$21,747	\$56,785	\$5,174	\$4,148	\$3,140	\$3,057	\$0	\$1,035	\$3,677	\$10,783	\$170,755	-\$77,605	\$44,293
2048	\$25,988	\$7,736	\$9,251	\$8,113	\$4,776	\$7,181	\$22,399	\$58,489	\$5,329	\$4,273	\$3,234	\$3,149	\$0	\$1,066	\$3,787	\$11,106	\$175,877	-\$82,727	\$39,171
2049	\$26,768	\$7,968	\$9,529	\$8,356	\$4,919	\$7,396	\$23,071	\$60,244	\$5,489	\$4,401	\$1,067	\$3,243	\$0	\$1,098	\$3,901	\$11,440	\$178,890	-\$85,740	\$36,158
2050	\$27,571	\$8,207	\$9,814	\$8,607	\$5,067	\$7,618	\$23,763	\$62,051	\$5,653	\$4,533	\$0	\$3,341	\$0	\$1,131	\$4,018	\$11,783	\$183,157	-\$90,007	\$31,891
TOTAL	\$299,115	\$158,614	\$189,683	\$166,341	\$97,930	\$147,246	\$459,282	\$1,199,270	\$31,589	\$87,613	\$19,114	\$21,153	\$23,505	\$21,864	\$77,658	\$227,727	\$3,227,598		