



OPEN MEETING

REGULAR MEETING OF THE GOLDEN RAIN FOUNDATION MAINTENANCE AND CONSTRUCTION COMMITTEE*

**Wednesday, February 14, 2024 – 9:30 a.m.
24351 El Toro Road, Laguna Woods, CA 92637
Board Room and Virtual with Zoom**

At this time, Laguna Woods Village owners/residents are welcome to participate in all open committee meetings virtually. To submit comments or questions virtually for committee meetings, please use one of the following two options:

1. Join the committee meeting via a Zoom link at: <https://us06web.zoom.us/j/99465596924> or by calling 669-900-6833 Access Code: 99465596924
2. 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. Your 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 from December 20, 2023
5. Chair's Remarks
6. Department Head Update
7. Member Comments

Consent:

All matters listed under the Consent Calendar are considered routine and will be enacted by the committee by one motion. In the event that an item is removed from the Consent Calendar by members of the committee, such item(s) shall be the subject of further discussion and action by the committee.

8. Project Log
9. ChargePoint Summary
10. 2023 4th Quarter Clubhouse Inspection Report

Items for Discussion and Consideration:

11. Updates to Committee Charter
12. Broadband HVAC Update
13. Equestrian Center Security Gates & Fencing Update
14. Clubhouse 2 Pool Deck Options
15. Clubhouse 1 Project Update

Future Agenda Items: *All matters listed under Future Agenda Items are items for a future committee meeting. No action will be taken by the committee on these agenda items at this meeting.*

- EMS Status Update
- MelRok Energy Management System

Concluding Business:

16. Committee Member Comments
17. Date of Next Meeting: Wednesday, April 10, 2024 at 9:30 a.m.
18. Adjournment

*A quorum of the GRF Board or more may also be present at the meeting.

Yvonne Horton, Chair
Guy West, Staff Officer
Telephone: 949-597-4625



OPEN MEETING

**REPORT OF THE REGULAR MEETING OF THE
GOLDEN RAIN FOUNDATION
MAINTENANCE AND CONSTRUCTION COMMITTEE**

**Wednesday, December 20, 2023 – 9:30 a.m.
24351 El Toro Road, Laguna Woods, CA 92637
Board Room and Virtual with Zoom**

REPORT

MEMBERS PRESENT: Yvonne Horton – Chair, Gan Mukhopadhyay, Ralph Engdahl, SK Park, Alison Bok, Pearl Lee, Sue Stephens

OTHERS PRESENT: **GRF:** Egon Garthoffner, Bunny Carpenter, Juanita Skillman
UNITED: Mickie Choi Hoe, Ellen Leonard
Advisors: Bill Walsh, Ajit Gidwani

STAFF PRESENT: Guy West – Staff Officer & Projects Division Manager, Bart Mejia – Maintenance & Construction Assistant Director, Heather Ziemba – Projects Administrative Coordinator

1. Call to Order

Chair Horton called the meeting to order at 9:31 a.m.

2. Acknowledgement of Media

Chair Horton noted that no media was present.

3. Approval of the Agenda

Chair Horton requested that items 6 and 7 be swapped. The agenda was approved with this change.

4. Approval of Meeting Report from August 9, 2023

Hearing no objection, the meeting minutes were approved by unanimous consent.

5. Chair's Remarks

None.

6. Department Head Update

Mr. West remarked on a request that was made for a bench in United, which has been handed off to the appropriate staff and committee. Mr. West also informed the committee that an engineer has been retained to assess the beams in the Clubhouse 1 Archery Room. The engineer reported the beams are not currently dangerous and staff will bring a recommendation on how to proceed to a future meeting.

7. Member Comments

A member commented on energy conservation in the Village. Multiple committee members responded with information and ideas about energy conservation and Mr. Mejia provided input on what staff has done for this topic.

Consent:

All matters listed under the Consent Calendar are considered routine and will be enacted by the committee by one motion. In the event that an item is removed from the Consent Calendar by members of the committee, such item(s) shall be the subject of further discussion and action by the committee.

The consent calendar was approved unanimously.

8. Project Log

9. ChargePoint Summary

Items for Discussion and Consideration:

10. 2023-2024 Projects Overview

Mr. West provided a PowerPoint presentation which showed all projects completed in 2023, projects ongoing from previous years, and planned projects for 2024. Mr. West then answered questions from the committee about the presentation. The committee requested that the presentation be sent to them after the meeting.

Future Agenda Items: *All matters listed under Future Agenda Items are items for a future committee meeting. No action will be taken by the committee on these agenda items at this meeting.*

- EMS Status Update
- MelRok Energy Management System

Concluding Business:

11. Committee Member Comments

Director Park commented on the future agenda items.

12. Date of Next Meeting: Wednesday, February 14, 2024 at 9:30 a.m.

13. Recess – The meeting was recessed at 11:15 a.m.



Yvonne Horton, Chair

Yvonne Horton, Chair
Guy West, Staff Officer
Telephone: 949-597-4625

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GRF Project Log January (Prepared February 7)						
	Type	Name	Description	Status	Estimated Completion	Budget
1	920 Project	Asphalt Replacement	Funding for this project is allocated to asphalt paving overlay on selected GRF streets and/or parking lot areas.	The asphalt paving replacement work is in the bidding process and contractor bid proposal are expected to be received and reviewed by the end of February.	October 2024	Budget: \$480,500 Exp: \$0 Balance: \$480,500
2	920 Project	Broadband HVAC System	Funding for this project is allocated to the installation of five new HVAC units to replace the existing 17 year-old HVAC system at the Broadband Building Data Center.	All 5 HVAC units have been installed and the contractor will be performing the start up and commissioning process over the next two weeks. The project in its entirety is scheduled to be completed end of February.	February 2024	Budget: \$300,000 Exp: \$10,000 Balance: \$290,000
3	920 Project	Building C Roof Replacement	Funding for this project is allocated for the replacement of the existing built-up roof of Building C at the Maintenance Center with a PVC cool-roof system.	Project is scheduled to be completed this year. Staff is coordinating with the roofing contractor to schedule the project.	September 2024	Budget: \$19,500 Exp: \$0 Balance: \$19,500
4	920 Project	Building E Design Development and Construction	Funding for this project is allocated for the design development and construction for Building E.	GRF Board formed an Ad Hoc Advisory Committee to work with the board on solutions relative to the process of planning and development. Staff will continue to work with the committee as they deliberate.	TBD	Budget: \$7,000,000 Exp: \$0 Balance: \$7,000,000
5	920 Project	Clubhouse 1 Main Lounge Sound System	Funding for this project is allocated for replacement of the existing ballroom sound system which is more than 25 years old and for the addition of a projector to the ballroom.	Staff is collecting data to develop the scope of work for an RFP.	August 2024	Budget: \$36,000 Exp: \$0 Balance: \$36,000
6	920 Project	Clubhouse 1 Generator	Funding for this project is allocated for replacement of the existing generator which is past its useful life of 20 years.	The GRF M&C Committee will review the need and timing for replacing emergency generators.	TBD	Budget: \$29,500 Exp: \$0 Balance: \$29,500
7	920 Project	Clubhouse 3 Auditorium Sound System	Funding for this project is allocated for the replacement of the auditorium sound system.	Staff is collecting data to develop the scope of work for an RFP.	TBD	Budget: \$600,000 Exp: \$0 Balance: \$600,000
8	920 Project	Clubhouse 3 Dining Room Projector	Funding for this project is allocated for the purchase and installation of projectors in the ceilings of both dining rooms to modernize presentations.	Staff is collecting data to develop the scope of work for an RFP.	TBD	Budget: \$22,000 Exp: \$0 Balance: \$22,000
9	920 Project	Clubhouse 5 Sound System	Funding for this project is allocated to replace the sound system, projector, screen, and microphones, which are in poor condition.	Staff is collecting data to develop the scope of work for an RFP.	June 2024	Budget: \$23,500 Exp: \$0 Balance: \$23,500

	Type	Name	Description	Status	Estimated Completion	Budget
10	904 Project	Clubhouse 7 LED Lighting Upgrade	Funding for this project is allocated for the addition of LED lighting upgrade consisting of light bulbs, fixtures, and ballasts.	Staff is collecting data to develop the scope of work for an RFP.	TBD	Budget: \$150,000 Exp: \$0 Balance: \$150,000
11	920 Project	Clubhouse 7 Roof Replacement	Funding for this project is allocated for the replacement of the existing built-up roof at Clubhouse 7 with a PVC cool-roof system.	Project is scheduled to be completed this year. Staff is coordinating with the roofing contractor to schedule the project.	TBD	Budget: \$28,000 Exp: \$0 Balance: \$28,000
12	920 Project	Clubhouse 7 Sound System	Funding for this project is allocated for the replacement of the existing sound system.	Staff is collecting data to develop the scope of work for an RFP.	TBD	Budget: \$11,700 Exp: \$0 Balance: \$11,700
13	920 Project	Garden Center Bathroom Refurbish	Funding for this project is allocated for the structural repair and improvement of Garden Center 2 buildings.	Staff is collecting data to develop the scope of work for an RFP.	TBD	Budget: \$25,000 Exp: \$0 Balance: \$25,000
14	920 Project	Garden Center Building Exteriors	Funding for this project is allocated for the renovation of Garden Center 2 restrooms that show signs of wear and tear.	Staff is collecting data to develop the scope of work for an RFP.	TBD	Budget: \$25,000 Exp: \$0 Balance: \$25,000
15	920 Project	Par 3 Shade Cover	Funding for this project is allocated for the replacement of the shade cover at the Par 3 Golf Facility.	Project is scheduled to be completed this year. Proposals are being reviewed to confirm scope of work and system to be installed.	TBD	Budget: \$35,000 Exp: \$0 Balance: \$35,000
16	920 Project	Clubhouse 1 Pool Re-plastering	Funding for this project is allocated to replace the deteriorated plaster surface coating for the Clubhouse 1 pool.	The RFP was advertised for competitive contractor bids in August and only one contractor submitted a bid. Staff presented the bid at the October 11 M&C Committee meeting. A revised scope of work was advertised in December and subsequently advertised to pool contractors. Staff received two proposals and they are in review.	August 2024	Budget: \$100,000 Exp: \$0 Balance: \$100,000
17	920 Project	Clubhouse 1 Renovation	Funding for this project is allocated for Year 1 of a multi-year project to assess and renovate Clubhouse 1.	Construction is scheduled to begin in March 2024. The facility is schedule to be temporarily closed for 24-weeks. The bus route has been relocated close to the clubhouse at the parking lot adjacent to the library.	August 2025	Budget: \$1,250,000 Exp: \$50,764 Balance: \$1,199,236

	Type	Name	Description	Status	Estimated Completion	Budget
18	920 Project	Clubhouse 2 Pool Deck Resurfacing	Funding for this project is allocated to resurface the Clubhouse 2 pool deck.	At the request of the M&C Committee, staff will be presenting paving options and cost estimates at the February M&C Committee meeting.	TBD	Budget: \$25,000 Exp: \$0 Balance: \$25,000
19	920 Project	Equestrian Center Arena Lighting System	Funding for this project is allocated for a lighting system to provide lighting for arenas and pathways.	This project is scheduled to be presented at a future CAC meeting.	October 2024	Budget: \$100,000 Exp: \$0 Balance: \$100,000
20	920 Project	Equestrian Center Security Fencing and Gate	Funding for this project is allocated for construction and installation of new security fencing and gate to properly secure the facility.	The project is in progress and scheduled to be completed late February.	February 2024	Budget: \$75,000 Supplemental: \$14,776 Exp: \$7,544 Balance: \$82,232
21	920 Project	PAC Renovation Maintenance Upgrades	Funding for this project is allocated for maintenance and safety upgrades at the Performing Arts Center.	The interior design for the lobby restrooms at Clubhouse 3 is scheduled to resume in February 2024.	September 2024	Budget: \$1,000,000 Exp: \$835,303 Balance: \$164,697
22	920 Project	Parkway Concrete Replacement	Funding for this project is allocated to concrete repairs adjacent to the overlay and seal coat work on selected GRF streets and/or parking lot areas.	The concrete paving replacement work is in the bidding process and contractor bid proposal are expected to be received and reviewed by the end of February.	July 2024	Budget: \$200,000 Exp: \$0 Balance: \$200,000
23	920 Project	Repair Shop Electrical Upgrade	Funding for this project is allocated to upgrade the repair shop electrical system to support battery equipment.	Electrical engineering has been completed and the plans are approved and ready for the permit issuance. The Landscape Department is preparing for the installation.	March 2024	Budget: \$30,000 Exp: \$11,262 Balance: \$18,738
24	920 Project	Replace Welding Shop	Funding for this project is allocated to replace the existing Welding Shop with a pre-engineered metal building.	The plans are approved and ready for permit issuance. Contract was awarded and the project is scheduled to begin the last week of February awaiting metal building fabrication.	June 2024	Budget: \$275,000 Exp: \$0 Balance: \$275,000
25	920 Project	Seal Coat	Funding for this project is allocated to sealcoat GRF pavement areas based on a seven year cycle for GRF streets and/or parking lot areas.	GRF streets and parking lot areas will be seal coated during the month of August.	August 2024	Budget: \$103,000 Exp: \$0 Balance: \$103,000
26	920 Project	Service Center Generator (Vehicle Maintenance Building)	Funding for this project will provide back-up emergency power at the Service Center including, Transportation and fueling services to enable the provision of critical services in an emergency.	GRF Board approved the contract award on November 7. The project was completed in January.	January 2024	Budget: \$150,000 Exp: \$0 Balance: \$150,000

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ELECTRIC VEHICLE CHARGING STATION REPORT
DECEMBER 2023

(*) Activation Dates	Level II (Phase I)		
	Level II (Phase II)		May 26, 2017
	Level III		August 27, 2019
			August 27, 2019

Before September 7, 2023	Registered Users /kWh	Non-Registered Users/kWh	Parking Rates
Level 2 Chargers	\$0.17	\$0.30	\$2/hr after 4 hrs
Level 3 Chargers	\$0.25	\$0.40	\$2/hr after 1 hr

After September 7, 2023	Registered Users /kWh	Non-Registered Users /kWh	Parking Rates
Level 2 Chargers	\$0.31	\$0.34	\$2/hr after 4 hrs
Level 3 Chargers	\$0.31	\$0.44	\$2/hr after 1 hr

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CLUBHOUSE (1) MAINTENANCE INSPECTION

	Cleanliness	Condition	More Work Required
Interior Walls			
Paint	Good	Good	Touch up paint-SO21849602(Complete)
Cracks	Good	Good	No concerns found
Holes	Good	Good	No concerns found
Wall Outlets	Good	Good	No concerns found
Light Switches	Good	Good	No concerns found
Base Covers	Good	Good	No concerns found
Bathrooms			
Doors	Good	Good	No concerns found
Lighting	Good	Good	No concerns found
Basins	Good	Good	No concerns found
Stalls	Good	Good	No concerns found
Toilets	Good	Good	No concerns found
Toilet Seats	Good	Good	No concerns found
Faucets	Good	Good	No concerns found
Leaks	Good	Good	No concerns found
Mirrors	Good	Good	No concerns found
Soap Dispenser	Good	Good	No concerns found
Paper Towel Dispenser	Good	Good	No concerns found
Hallways			
Lighting	Good	Good	No concerns found
Drinking water Fountains	Good	Good	No concerns found
Doors	Good	Good	No concerns found
Floor condition	Good	Good	No concerns found
Kitchen			
Faucets	Good	Good	No concerns found
Leaks	Good	Good	No concerns found
Ice Machine	Good	Good	No concerns found
Grill	Good	Good	No concerns found
Oven	Good	Good	No concerns found
Lighting	Good	Replace	SO21849607 (Scheduled for February 26th)
Ceiling			
Ceiling Tiles	Good	Good	Replaced stained ceiling tile-SO21846908(complete)
Color Deterioration	Good	Good	No concerns found
AC Vent	Good	Good	No concerns found
Lighting	Good	Replace	SO21845226(Outsourced)
OTHER			
Exterior walkways	N/A	N/A	No concerns found
Carpet tiles In Billiards Room	Good	Good	Replaced painted carpet tiles-SO21849600(complete)
Bocce ball courts	Good	Install	GFIC behind sink-SO21849232 (Scheduled for February 26th)
Recreation Room	Good	Replace	Contacted SCFP to have a glass pane be added to a fire extinguisher box

Date: 12-7-23 01-23-24

Inspected by: K. Vargas

Reviewed by:

N. Vargas

Agenda Item #10

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CLUBHOUSE (2) MAINTENANCE INSPECTION

	Cleanliness	Condition	More Work Required
Interior Walls			
Paint	Good	Good	Paint the Grevillea/Olivos room-SO21840773(complete)
Cracks	Good	Good	No concerns found
Holes	Good	Good	No concerns found
Wall Outlets	Good	Good	No concerns found
Light Switches	Good	Good	No concerns found
Bathrooms			
Doors	Good	Good	No concerns found
Lighting	Good	Good	No concerns found
Sinks	Good	Good	No concerns found
Stalls	Good	Good	No concerns found
Toilets	Good	Good	No concerns found
Toilet Seats	Good	Good	No concerns found
Faucets	Good	Good	No concerns found
Leaks	Good	Good	No concerns found
Mirrors	Good	Good	No concerns found
Soap Dispenser	Good	Good	No concerns found
Paper Towel Dispenser	Good	Good	No concerns found
Hallways			
Lighting	Good	Good	No concerns found
Drinking water Fountains	Good	Good	No concerns found
Doors	Good	Good	No concerns found
Floor condition	Good	Good	No concerns found
Kitchen			
Faucets	Good	Good	No concerns found
Leaks	Good	Good	No concerns found
Ice Machine	Good	Good	No concerns found
Grill	Good	Good	No concerns found
Oven	Good	Good	No concerns found
Lighting	Good	Good	No concerns found
Ceiling			
Ceiling Tiles	Good	Good	No concerns found
Color Deterioration	Good	Good	No concerns found
AC Vent	Good	Good	No concerns found
Lighting	Good	Good	No concerns found
OTHER			
Exterior walkways	N/A	N/A	No concerns found
Lights out in the Video Lab	Good	Replace	SO21886708 (Lighting scheduled for February 26th)

Date: 12-19-23 01-23-24

Inspected by: K. Vargas

Reviewed by:

M. Vargas

CLUBHOUSE (3) MAINTENANCE INSPECTION

	Cleanliness	Condition	More Work Needed
Interior Walls			
Paint	Good	Good	No concerns found
Cracks	Good	Good	No concerns found
Holes	Good	Good	No concerns found
Wall Outlets	Good	Good	No concerns found
Light Switches	Good	Good	No concerns found
Bathrooms			
Doors	Good	Good	No concerns found
Lighting	Good	Good	No concerns found
Sinks	Good	Good	No concerns found
Stalls	Good	Good	No concerns found
Toilets	Good	Good	No concerns found
Toilet Seats	Good	Good	No concerns found
Faucets	Good	Good	No concerns found
Leaks	Good	Good	No concerns found
Mirrors	Good	Good	No concerns found
Soap Dispenser	Good	Good	No concerns found
Paper Towel Dispenser	Good	Good	No concerns found
Hallways			
Lighting	Good	Good	No concerns found
Drinking water Fountains	Good	Good	No concerns found
Doors	Good	Good	No concerns found
Floor condition	Good	Good	No concerns found
Kitchen			
Faucets	Good	Good	Repair small drip in faucet-SO21886833(Complete)
Leaks	Good	Good	No concerns found
Ice Machine	Good	Good	No concerns found
Grill	Good	Good	No concerns found
Oven	Good	Good	No concerns found
Lighting	Good	Good	No concerns found
Doors	Good	Good	No concerns found
Ceiling			
Ceiling Tiles	Good	Good	No concerns found
Color Deterioration	Good	Good	No concerns found
AC Vent	Good	Good	No concerns found
Lighting	Good	Good	No concerns found
OTHER			
Exterior walkways	Good	Good	No concerns found
Fire Extinguisher	Good	Good	SA21850207 (Completed)

Date: 12-07-23 01-23-24

Inspected by: K. Vargas

Reviewed by:

NAH

CLUBHOUSE (4) MAINTENANCE INSPECTION

	Cleanliness	Condition	More Work Needed
Interior Walls			
Paint	Good	Good	Womens golf course restroom-SO21852088/SO21860150(Completed)
Cracks	Good	Good	No concerns found
Holes	Good	Good	No concerns found
Wall Outlets	Good	Good	No concerns found
Light Switches	Good	Good	No concerns found
Base Vinyl	Good	Good	SA21852268(Completed)
Bathrooms			
Doors	Good	Good	No concerns found
Lighting	Good	Good	No concerns found
Sinks	Good	Good	No concerns found
Stalls	Good	Good	SO21809283/SO21837755(Completed)
Toilets	Good	Good	No concerns found
Toilet Seats	Good	Good	No concerns found
Faucets	Good	Good	No concerns found
Leaks	Good	Good	No concerns found
Mirrors	Good	Good	No concerns found
Soap Dispenser	Good	Good	No concerns found
Paper Towel Dispenser	Good	Good	No concerns found
Hallways			
Lighting	Good	Good	No concerns found
Drinking water Fountains	Good	Good	No concerns found
Doors	Good	Good	No concerns found
Floor condition	Good	Good	No concerns found
Kitchen			
Faucets	Good	Good	No concerns found
Leaks	Good	Good	No concerns found
Ice Machine	Good	Good	No concerns found
Grill	Good	Good	No concerns found
Oven	Good	Good	No concerns found
Lighting	Good	Good	No concerns found
Doors	Good	Good	No concerns found
Ceiling			
Ceiling Tiles	Good	Good	No concerns found
Color Deterioration	Good	Good	No concerns found
AC Vent	Good	Good	No concerns found
Lighting	Good	Replace	SO21880956/SO21856748 (Lighting Scheduled for February 26th)
OTHER			
Exterior walkways	Good	Good	No concerns found
Fire Extinguisher	Good	Recharge	1 in jewelry Room, 1 in sewing room pool side(SCFP was contacted).
Emergency Exit Signs	Goods	Replace	SO21883929 (Repair/Replace all exit signs with inoperable backup battery function)

Date: 12-13-23 01-26-24

Inspected by: K. Vargas

Reviewed by:



Agenda Item #10

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CLUBHOUSE (5) MAINTENANCE INSPECTION

	Cleanliness	Condition	More Work Needed
Interior Walls			
Paint	Good	Good	No concerns found
Cracks	Good	Good	No concerns found
Holes	Good	Good	No concerns found
Wall Outlets	Good	Good	No concerns found
Light Switches	Good	Good	No concerns found
Bathrooms			
Doors	Good	Good	No concerns found
Lighting	Good	Good	No concerns found
Sinks	Good	Good	No concerns found
Stalls	Good	Good	No concerns found
Toilets	Good	Good	No concerns found
Toilet Seats	Good	Good	No concerns found
Faucets	Good	Good	No concerns found
Leaks	Good	Good	No concerns found
Mirrors	Good	Good	No concerns found
Soap Dispenser	Good	Good	No concerns found
Paper Towel Dispenser	Good	Good	No concerns found
Hallways			
Lighting	Good	Good	No concerns found
Fountains	Good	Good	No concerns found
Doors	Good	Good	No concerns found
Floor condition	Good	Good	No concerns found
Kitchen			
Faucets	Good	Good	No concerns found
Leaks	Good	Good	No concerns found
Ice Machine	Good	Good	No concerns found
Grill	Good	Good	No concerns found
Oven	Good	Good	No concerns found
Lighting	Good	Good	SO21851893(Complete)
Ceiling			
Ceiling Tiles	Good	Good	No concerns found
Color Deterioration	Good	Good	No concerns found
AC Vent	Good	Good	No concerns found
Lighting	Good	Good	Lights/Diffusers in Room-SO21851937 (Complete)
	Good	Replace	SO21875282 (Ballroom lighting scheduled for February 26th)
OTHER			
Exterior walkways	N/A	N/A	No concerns found
Stained Carpet tile	Good	Good	Stained carpet tiles(complete)
Womens Shower	Good	Replace	SO21887512(Scheduled during pool shutdown)

Date: 12-13-23 01-10-24

Inspected by: K. Vargas

Reviewed by: 

CLUBHOUSE (6) MAINTENANCE INSPECTION

	Cleanliness	Condition	More Work Needed
Interior Walls			
Paint	Good	Good	No concerns found
Cracks	Good	Good	No concerns found
Holes	Good	Good	No concerns found
Wall Outlets	Good	Good	No concerns found
Light Switches	Good	Good	No concerns found
Bathrooms			
Doors	Good	Good	No concerns found
Lighting	Good	Good	No concerns found
Sinks	Good	Good	No concerns found
Stalls	Good	Good	No concerns found
Toilets	Good	Good	No concerns found
Toilet Seats	Good	Good	No concerns found
Faucets	Good	Good	No concerns found
Leaks	Good	Good	No concerns found
Mirrors	Good	Good	No concerns found
Soap Dispenser	Good	Good	No concerns found
Paper Towel Dispenser	Good	Good	No concerns found
Hallways			
Lighting	Good	Good	No concerns found
Drinking water Fountains	Good	Good	No concerns found
Doors	Good	Good	No concerns found
Floor condition	Good	Good	No concerns found
Kitchen			
Faucets	Good	Good	No concerns found
Leaks	Good	Good	No concerns found
Ice Machine	Good	Good	No concerns found
Grill	Good	Good	No concerns found
Oven	Good	Good	No concerns found
Lighting	Good	Good	No concerns found
Ceiling			
Ceiling Tiles	Good	Good	No concerns found
Color Deterioration	Good	Good	No concerns found
AC Vent	Good	Good	No concerns found
Lighting	Good	Good	Replace Sconce light-SO21851966(Complete)
OTHER			
Bar Area Lights	Good	Good	Light Diffuser-SO21851956(Complete)
Dinning Room	Good	Replace	Lighting-SO21884078 (Complete)

Date: 12-13-23

Inspected by: K. Vargas

Reviewed by:

[Signature]

CLUBHOUSE (7) MAINTENANCE INSPECTION

	Cleanliness	Condition	More Work Needed
Interior Walls			
Paint	Good	Good	No concerns found
Cracks	Good	Good	No concerns found
Holes	Good	Good	No concerns found
Wall Outlets	Good	Good	No concerns found
Light Switches	Good	Good	No concerns found
Bathrooms			
Doors	Good	Good	No concerns found
Lighting	Good	Good	No concerns found
Sinks	Good	Good	No concerns found
Stalls	Good	Good	No concerns found
Toilets	Good	Good	No concerns found
Toilet Seats	Good	Good	No concerns found
Faucets	Good	Good	No concerns found
Leaks	Good	Good	No concerns found
Mirrors	Good	Good	No concerns found
Soap Dispenser	Good	Good	No concerns found
Paper Towel Dispenser	Good	Good	No concerns found
Hallways			
Lighting	Good	Replace	Pending schedule for a future date
Drinking water	Good	Good	No concerns found
Doors	Good	Good	No concerns found
Floor condition	Good	Good	No concerns found
Kitchen			
Faucets	Good	Good	No concerns found
Leaks	Good	Good	No concerns found
Ice Machine	Good	Good	No concerns found
Grill	Good	Good	No concerns found
Oven	Good	Good	No concerns found
Lighting	Good	Good	SO21852019(Completed)
Ceiling			
Ceiling Tiles	Good	Good	No concerns found
Color Deterioration	Good	Good	No concerns found
AC Vent	Good	Good	No concerns found
Lighting	Good	Replace	Pending schedule for a future date
OTHER			
Exterior walkways	Good	Replace	SO21882230 (Scheduled for February 26th)
Outlets in Bridge Room	Good	Good	Adjust loose outlet - SO21852014(Complete)

Date: 12-19-23 01-24-24

Inspected by: K. Vargas

Reviewed by: 

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RESOLUTION 90-24-XX

GOLDEN RAIN FOUNDATION OF LAGUNA WOODS MAINTENANCE AND CONSTRUCTION COMMITTEE CHARTER

WHEREAS, a Maintenance and Construction Committee has been established pursuant to Article 7, Section 7.1.1 of the Bylaws of this Corporation:

NOW THEREFORE BE IT RESOLVED, March 6, 2024, the Board of Directors of this Corporation hereby assigns the duties and responsibilities of this Committee, as follows:

1. Perform the duties and responsibilities imposed upon all standing committees as set forth in the current resolution entitled, "General Duties of Standing Committees."
2. Serve as liaison between the GRF Board and the Maintenance Division.
3. Review the capital requirements, service levels and projected revenue related to the Maintenance Division and recommend appropriate action to the GRF Board.
4. Review all unbudgeted requests for programs or capital equipment originated by the Maintenance Division and recommend appropriate action to the Finance Committee.
5. Ensure that the real property, equipment and fixtures owned or leased by GRF are maintained as necessary to sustain a consistent level of performance to meet the requirements of the community.
6. Direct the managing agent to prepare specifications and contracts used for procurement of goods and services and review and modify design criteria as appropriate.
7. Direct the managing agent to implement capital plan projects per Board approved scope of work.
8. Determine policy governing maintenance standards at GRF facilities with consideration given to aesthetics, maintenance and water requirements.

9. Work to promote the optimum and most efficient use of utilities at GRF Facilities.

RESOLVED FURTHER, that the Committee shall perform such other tasks as may be assigned by the GRF President or Board; and

RESOLVED FURTHER, that Resolution 90-12-09 adopted January 3, 2012 is hereby superseded and cancelled.

DRAFT

Broadband HVAC

February 14, 2024



Work Completed

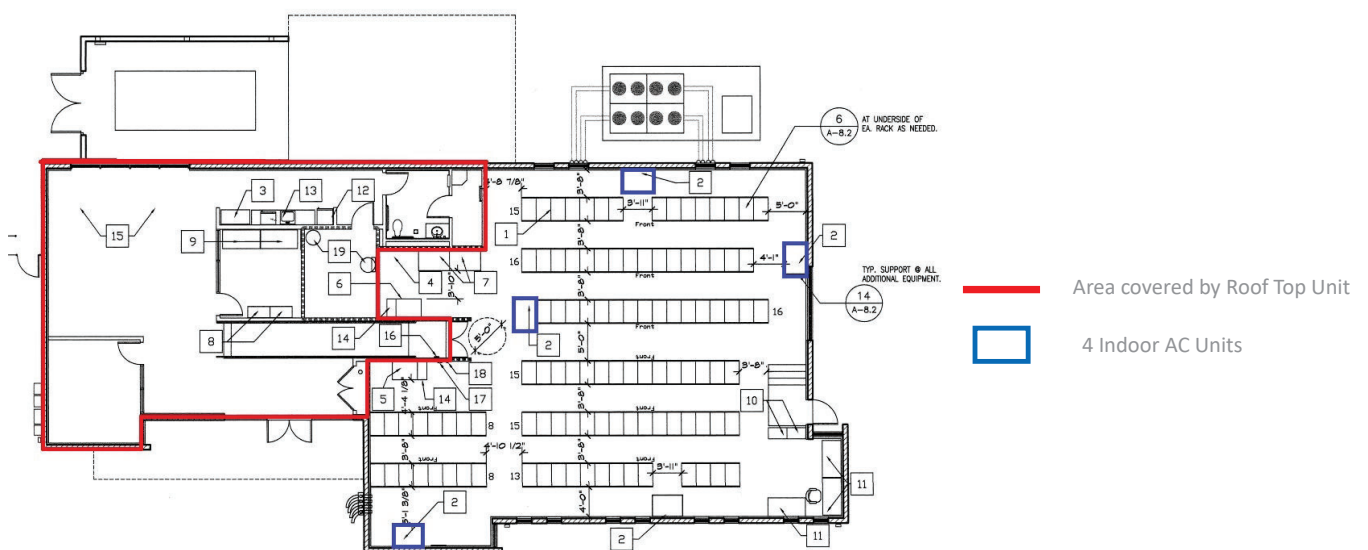
- On May 8th 2023, the rooftop unit was successfully installed and fully operating.
- Four indoor AC units along with their outdoor condensers are installed and running without any interruption to broadband daily function.

Work Remaining

- System start up and commissioning by contractor
- Close out documentation
- O&M handoff meeting

3

Broadband Building Floor Plan



4

Rooftop Unit Before and After



5

Previous AC Unit and Condensers



6

New AC Unit and Condensers



7

Thank You

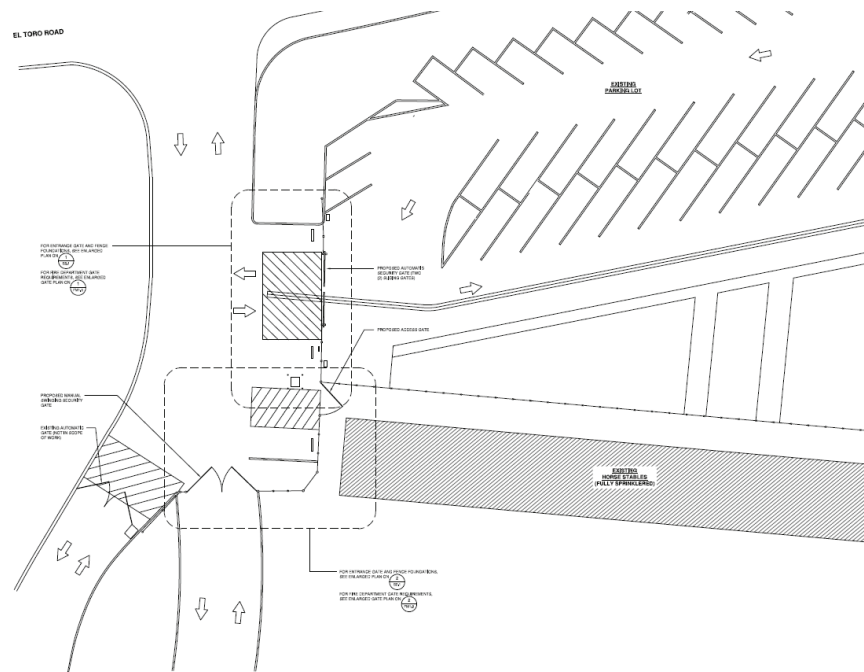
8

Equestrian Center Security Gates & Fencing Project Update

February 14, 2024



Site Plan



Summary Scope Of Work

- Demo existing fence and gates
- Foundation (footings, etc.)
- Electrical
- Installation:
 - Two automatic sliding gates for the parking lot entrance
 - One manual swing gate for the sidewalk/cart access
 - Double manual swing gate for the service access roadway
 - Chain link fence (footing, posts, and fabric)
 - Inductive gate opener loop and bollards
 - Knox fire switch & click
- Repair Asphalt & Concrete
- Striping and Signage

3

Before Photos



4

Before Photos



5

Construction Progress Photos



Temporary Fence and Gate

Sawcut, Excavating



6

Construction Progress Photos

Conduits & Post Holes



Concrete Reinforcing



7

Construction Progress Photos

New Chain-Link Fence and Gate Installation



8

Construction Progress Photos



Wrought Iron Fence Installation



9

Construction Progress Photos



Concrete Placement



10

Construction Progress Photos

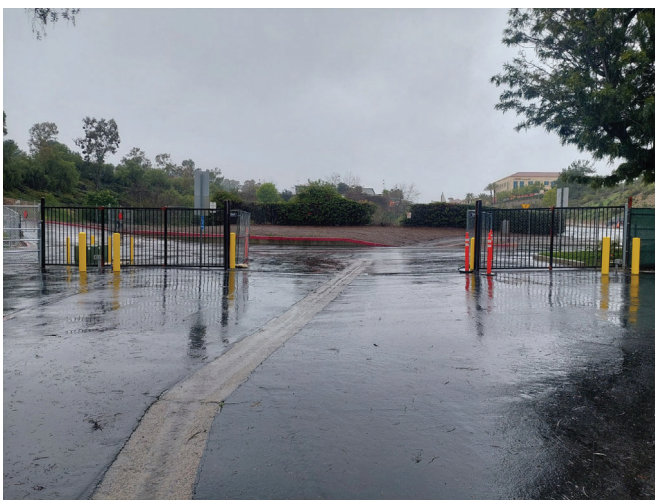


Magnetic Loop



11

Construction Progress Photos



Wrought Iron Fence Installed

Chain-Link Fence and Manual Gate Installed



12

Clubhouse 2 Pool Deck Resurfacing

February 14, 2024



Project Objective

- To provide a long lasting solution for resurfacing pool deck at Clubhouse 2.
- Due to the amount of extensive repairs needed to restore the surface, which includes failed concrete patches, eroded pool edge caulking, and large air pockets between the coating and the concrete deck, maintenance staff has recommended an outside contractor be retained to repair the problem areas and re-surface of the pool deck with new deck coating.

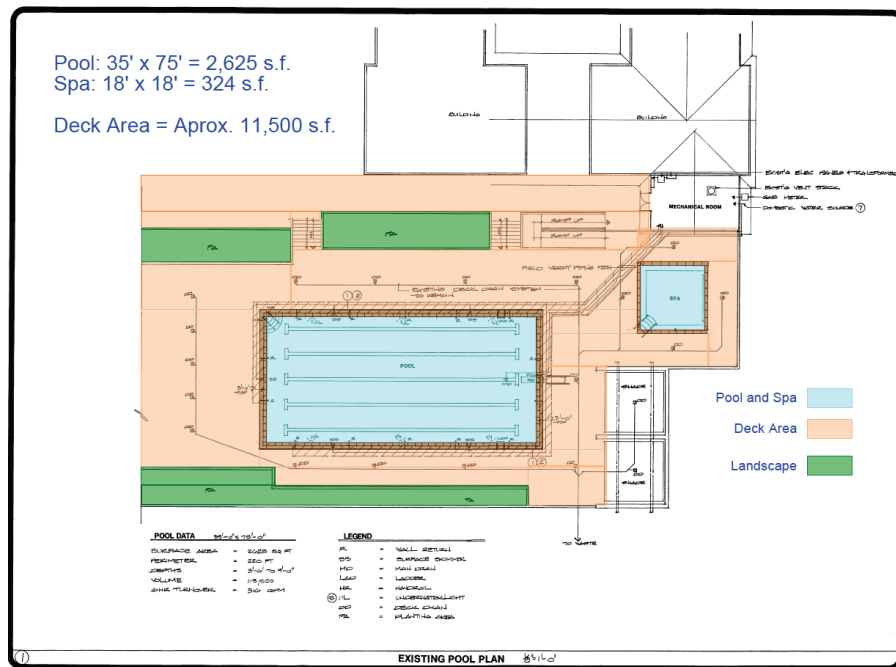
Existing Condition



Existing Condition



Pool Site Plan



5

Options:

1. Repair and resurface pool deck
2. Remove and replace concrete pool deck
3. Remove concrete pool deck and replace with pavers

6

Repair and Resurface:

Advantages

1. Less expensive
2. Faster installation
3. Provides good traction

Disadvantages

1. Vulnerable to UV sunlight causing color fading
2. Ongoing maintenance: reapplication is recommended every three to five years

Concrete Pros and Cons:

Advantages

1. Easier to install than pavers
2. Flexible: can be dyed and stained in various ways and patterns
3. Less expensive relative to pavers

Disadvantages

1. Vulnerable to cracking: climate, pressure, earthquake, etc
2. Ongoing concrete crack maintenance
3. Surface erosion: over time, a concrete pool deck finish will begin to erode
4. Shorter service life than natural stone pavers
5. Color can fade

Pavers Pros and Cons:

Advantages

1. Durability
2. Can add value to asset
3. Easy to repair
4. Natural beauty

Disadvantages

1. More expensive than concrete
2. Installation is more time-consuming
3. Settling and uneven surfaces can be a problem
4. Brick retains heat
5. Brick surfaces can be rough

Comparison

Concrete



Pavers



Comparison

Concrete



Pavers



11

Estimated Cost

Paving stones typically cost more than concrete initially, but over time they are said to make up the difference. Information collected says pavers are easy to maintain, cheaper to repair, typically have a longer life than standard concrete, and add value to a property.

Concrete Repair/Resurface: Between \$110,000 and \$150,000

Concrete Replacement: Between \$230,000 and \$250,000

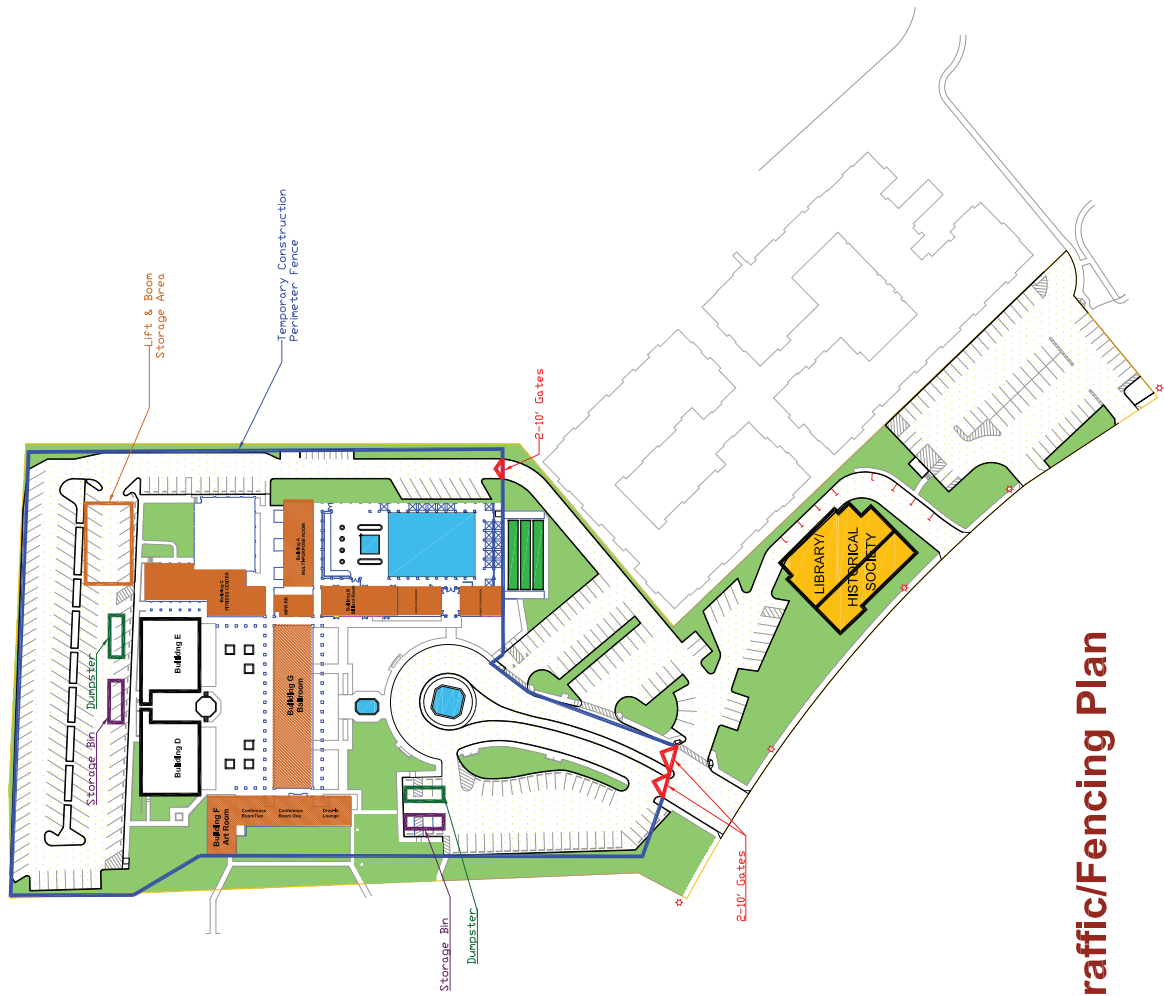
Pavers: Between \$260,000 and \$280,000

12

Alternate Transportation Hub

General Services





Clubhouse 1 Renovation Traffic/Fencing Plan