



OPEN MEETING

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

**Wednesday, June 8, 2022 – 9:30 a.m.
24351 El Toro Road, Laguna Woods, CA 92637
Board Room and Virtual with Zoom**

- MEMBERS PRESENT:** Egon Garthoffner - Chair, Jim Cook, Ralph Engdahl, Gan Mukhopadhyay, Lenny Ross, Sue Stephens
- MEMBERS ABSENT:** Cash Achrekar
- OTHERS PRESENT:** **GRF:** Bunny Carpenter, Reza Karimi, Juanita Skillman
Third: John Frankel
Advisors: Steve Leonard, Carl Randazzo and Bill Walsh
Richard Rader
- STAFF PRESENT:** Guy West – Projects Division Manager, Manuel Gomez – Maintenance & Construction Director, Bart Mejia – Maintenance & Construction Assistant Director, Ian Barnette, Maintenance & Construction Assistant Director, Rodger Richter – Project Manager, Laurie Chavarria – Sr. Management Analyst, Sandra Spencer – Administrative Assistant

1. Call to Order

Chair Garthoffner called the meeting to order at 9:30 a.m.

2. Acknowledgement of Media

Chair Garthoffner noted that the meeting was broadcasting on Granicus and Zoom and was being recorded.

3. Approval of the Agenda

Director Ross requested that EV Charging Update be added to the agenda as Item 15. Hearing no objection, the agenda was approved as amended.

4. Approval of Meeting Report for April 13, 2022

Hearing no objection, the meeting report was approved.

5. Chair's Remarks

Chair Garthoffner stated that he would comment during each agenda item.

6. Member Comments

- A member commented that she looks forward to a status update on the EV charging.
- A member commented that projects that have already been approved, be moved forward.

7. Department Head Update

Mr. West reported that results from the RFP for the Clubhouse 1 Interior Designer Consultant will be presented, and a staff recommendation will be made, at the June 24, 2022, Clubhouse Renovation Ad Hoc committee meeting.

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 Project Log was pulled for discussion.

8. Project Log

Chair Garthoffner updated the committee on the status of each item. Staff answered questions from the committee.

Items for Discussion and Consideration:

9. Employee Parking Lot Lighting Status Update – Verbal Report, Staff

Mr. West provided a PowerPoint update on the project which was completed on April 18, 2022 and then answered questions from the committee. Comments included that this style of lighting fixture is being considered for two areas of the Equestrian Center.

10. Call Center Remodel Status Update – Verbal Report, Staff

Mr. West stated that the contract has been executed and the materials ordered. The project is estimated to be completed by the end of July, 2022.

11. EMS Status Update – Verbal Report, Staff

Mr. Mejia provided an update and answered questions from the committee. Discussion ensued regarding the current analog Legacy system; the lack of parts due to age of system; and having to revert back to thermostats in some areas. Mr. Barnette clarified that changing the controller is not a solution as the analog system will not communicate with a digital EMS system.

Also discussed were the benefits to converting to an EMS including savings over time; remote as well as local control; running the system only when needed; and system reports when

there are failures so service technicians can be alerted.

Mr. Mejia stated that the new HVAC system in Clubhouse 3 separated the office space from the main auditorium to save energy; is compatible with an EMS; and would be a good option for an EMS system. Mr. Mejia suggested obtaining quotes to update the system with an EMS and presenting them to the committee at a future meeting.

12. MelRok Energy Management System – Verbal Report, Staff

Mr. Mejia updated the committee and answered questions. There was discussion regarding the cost; approximate installation date; availability of reports; prior work done by the Village Energy Task Force; and the idea of utilizing the system at the Community Center since the HVAC units would be compatible.

Staff offered to invite the CEO of MelRok to a future meeting to provide information to the committee.

13. Building E Feasibility Study – Verbal Report, Staff

Mr. West informed the committee that the consultant will present the feasibility study to the committee at 1:30 p.m. on June 29, 2022, at a special meeting of the GRF M&C Committee.

14. Proposed Clubhouse Maintenance Program – Verbal Report, Chair Garthoffner

Chair Garthoffner presented his list of ideas and elaborated on each topic which included Records Keeping on New Enterprise Computer System, Develop Inspection Schedule, Checklists as Appropriate, Maintenance Records, and Photo and Digital Records as Appropriate. Staff answered questions from the committee regarding records, technician assignments, and inspection schedules.

15. EV Charging Update – Verbal Update

Mr. Mejia provided an update to the committee. Discussion ensued regarding the costs which would be covered by the SCE Charge Ready 2 Program; the remaining clubhouse site that SCE is scheduled to evaluate; the 10-year commitment required by SCE; the approximate number of registered EVs in the village; whether the EV owners should shoulder the cost of the charging stations; infrastructure and funding available within each mutual as well as GRF; and the convenience and perceived value of having this amenity within the village.

Staff offered to hold a special meeting of the committee if SCE returns a positive evaluation of the remaining site should that report not coincide with a regular M&C committee meeting.

Staff was directed to include EV Charging Update on future agendas.

Staff was directed to provide a Community Center ChargePoint summary.

Open House for Contractors

Mr. West answered questions from the committee about staff responsibilities and use of specialty contractors; possible reasons few bids are received for certain jobs; and if the current contractors are still the lowest bidders. After discussion, the committee agreed that the present method of soliciting contractors was acceptable.

Staff was directed to remove this item from future agendas.

Concluding Business:

15. Committee Member Comments

- Chair Garthoffner commented that he would like to schedule a special meeting to discuss EV charging.
- Chair Garthoffner also commented that a committee workshop will be scheduled in July.
- Director Ross commented on the merging lanes and security arms at the Gate 3 entrance.
- Director Ross also commented that as a realtor, EV charging at Clubhouses is a valuable amenity.
- Advisor Walsh commented that there are many dark areas in the community and expressed interest in costs for additional light poles.
- Director Carpenter commented on the MelRok system.
- Director Carpenter also commented that GRF is not totally responsible for providing EV charging and the mutuals need to work with GRF to find a solution.
- Advisor Leonard commented that he is resigning as an advisor to the committee and the August 10, 2022 meeting will be his last.

16. Date of Next Meeting: August 10, 2022

17. Adjournment

The meeting was adjourned at 12:45 p.m.



Egon Garthoffner, Chair

Egon Garthoffner, Chair
Guy West, Staff Officer
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