



OPEN MEETING

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

**Wednesday, January 13, 2020 – 2:00 P.M.
Laguna Woods Village Community Center, Board Room
24351 El Toro Road**

MEMBERS PRESENT: Jim Matson - Chair, Joe Fitzekam, Egon Garthoffner, John Frankel, Cush Bhada (left at 3:21) Jon Pearlstone (in for Cush Bhada), Reza Bastani, Carl Randazzo, Ryna Rothberg

ADVISORS PRESENT: None

MEMBERS ABSENT: None

OTHERS PRESENT: Pat English, Andre Torng, Dick Rader, Don Tibbitts, Craig Wayne, Ralph Engdahl, Bert Moldow, Jon Pearlstone, Bunny Carpenter, Cash Achrekar, Juanita Skillman, Annette Sabol Soule, Judith Troutman, Steve Parsons, Annie McCary

STAFF PRESENT: Ernesto Munoz – Staff Officer, Guy West, Laurie Chavarria, Brian Gruner, Siobhan Foster, Jeff Parker

1. Call to Order

Chair Matson called the meeting to order at 2:00 p.m.

2. Acknowledgement of Media

Chair Matson noted no members of the media were present.

3. Approval of the Agenda

The agenda was approved as written.

4. Approval of Meeting Report for October 9, 2019

The meeting report for October 9, 2019, was approved as written.

5. Chair's Remarks

Chair Matson commented on the agenda for this special meeting.

6. Member Comments (Items Not on the Agenda)

- Andre Torng (389-Q) commented on working together to get the most important projects completed.

7. Department Head Update

Staff Officer Ernesto Munoz spoke about the funded projects from the 2020 Business Plan that will be discussed today.

Reports:

8. Formation of Clubhouse 1 Assessment Ad Hoc Committee (oral discussion by Jim Matson)

Chair Matson asked for a motion to establish a Clubhouse 1 Assessment Ad Hoc Committee.

Discussion ensued regarding ad hoc committee members and how they will be chosen.

A motion was made and unanimously approved to recommend the Board establish a Clubhouse 1 Assessment Ad Hoc Committee.

9. Draft Clubhouse 1 Renovation Ad Hoc Committee Charter

Discussion ensued regarding the requirement for a corporate members meeting if the project cost exceeds \$500,000; a survey to find out what activities and functions would be best served from this facility; what is the recreation usage of the clubhouse; possible construction timelines; assessment evaluation of other capital improvements; the amount of members and advisors allowed from each Corporation on the Ad Hoc Committee; the possibility to enclose the pool during the renovations; and the need for an overall strategic plan.

A motion was made and unanimously approved to recommend the Board review the draft of the Clubhouse 1 Renovation Ad Hoc Committee Charter but allow the Charter to be finalized after the Ad Hoc Committee has been established.

10. Discuss and Designate 2020 Project Priorities

Staff Officer Ernesto Munoz summarized the capital improvement projects and suggested which items should be prioritized and which ones can be defunded from the 2020 fiscal year.

Discussion ensued regarding the funding of various capital improvements; what happens to the projects after they are defunded; projected planning for capital improvements for the next 5-10 years; and proposed projects for future consideration.

A motion was made and unanimously approved to recommend that the Board accept staff's recommendation to consider defunding various capital improvement projects, as attached to these minutes, with the exceptions of the Clubhouse 1 HVAC and the Gate 16 Golf Driving Range Improvements. Clubhouse 1 HVAC is to remain a funded project, however the Golf Driving range should be defunded. This will reallocate \$2,355,206 of funding back into the Facilities Fund.

Items for Future Agendas:

- Clubhouse 1 Assessment Report & Presentation (February 2020)
- EV Charging Stations at GRF Facilities (General Services)

Concluding Business:

Committee Member Comments

- Director Randazzo commented on the Clubhouse 1 Assessment report.

Date of Next Meeting: February 12, 2020

Adjournment:

The meeting was adjourned at 4:10 pm.



Jim Matson, Chair

2020 GRF Projects List					Recommended by:		
Item #	Type	Name	Description	Budget	COMMENTS	Staff	M&C Committee
1	920 Projects	Community Center First Floor Renovation Project	Funding for this project is allocated to the reconfiguration of Resident Services located in the Community Center.	Budget: \$750,000 Exp: \$128,738 Balance: \$621,262	Staff recommends to defund all but \$150k. Reallocate \$471,262 back to the Facilities Fund.	\$ 471,262	\$ 471,262
2	920 Projects	Relocation of Security Operations to the Community Center	Funding for this project is allocated to relocate the Security Department to the third floor of the Community Center.	Budget: \$1,000,000 Exp: \$18,851 Balance: \$981,149	Defund this project.	\$ 981,149	\$ 981,149
3	920 Projects	Clubhouse 1 HVAC Replacement Project	Funding for this project is allocated to maintain/replace the HVAC system at Clubhouse 1 at the end of its serviceable life. This project will be designed after the building assessment has been completed.	Budget: \$350,000 Exp: \$0 Balance: \$350,000	This project is on hold subject to the building assessment findings and direction provided by the Board relative to the Clubhouse upgrades. Can reallocate all funds (\$350k) at this time. (M&C Committee did not want to defund this project.)	\$ 350,000	X
4	920 Projects	Clubhouse 2 Lawn Bowling Roof	Funding for this project is allocated to replace the existing 20 year old flat roof section, which will exceed its life expectancy in 2021, with a new PVC cool roof system.	Budget: \$30,000 Exp: \$0 Balance: \$30,000	Defund this project. Staff will continue to monitor the useful life of this roof and make repairs as needed.	\$ 30,000	\$ 30,000
5	920 Projects	Gate 16 Driving Range Improvements	Funding for this project is allocated to improve the appearance and functionality of the golf driving range and practice area.	Budget: \$500,000 'Budget: \$138,000 Exp: \$97,205 Balance: \$540,795	There is a combined balance of \$402,795 and \$138,00 available for this project. Staff does not recommend that this project be defunded. (The M&C Committee does want to defund this project.)	X	\$ 540,795
6	920 Projects	Tennis Court LED Lighting	Funding for this project includes the replacement of the existing lighting at the Tennis Courts to resolve inefficient lighting and consumption issues.	Budget: \$50,000 Exp: \$0 Balance: \$50,000	Defund this project.	\$ 50,000	\$ 50,000
7	920 Projects	Shepherd's Crook at Gate 3	As a part of the Conditional Use Permit 1135 with the City of Laguna Woods, the Mutual will remove and replace barbed wire on all perimeter block walls with Shepherd's Crook on a phased approach.	Budget: \$240,000 Exp: \$0 Balance: \$240,000	The M&C Committee only wants to install a minimum of 300 LF of Shepherds Crook Fencing; Keep \$33,000 for this project and reallocate \$207,000 back to the Facilities Fund.	\$ 207,000	\$ 207,000

