



OPEN MEETING

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

**Wednesday, October 13, 2021 – 9:30 A.M.
Virtual On-line Meeting**

MEMBERS PRESENT: Egon Garthoffner - Chair, Gan Mukhopadhyay, Debbie Dotson, John Frankel, Ralph Engdahl, Sue Stephens, Advisors: Carl Randazzo, Bill Walsh and Steve Leonard

MEMBERS ABSENT: Reza Bastani

OTHERS PRESENT: Joan Milliman, Jim Cook, Dick Rader, Juanita Skillman

STAFF PRESENT: Guy West – Staff Officer, Bart Mejia, Ian Barnette, Brian Gruner, Rodger Richter, Laurie Chavarria

1. Call to Order

Chair Garthoffner called the meeting to order at 9:33 a.m.

2. Acknowledgement of Media

Chair Garthoffner noted no members of the media were present.

3. Approval of the Agenda

Chair Garthoffner added the Welding Shop and Standby Generator as Item 13 and Adding a Scope of Work to the Adopted 2022 Clubhouse 1 – Assessment and Renovation Capital Budget as Item 14, to the agenda for discussion and consideration.

The agenda was approved as amended.

4. Approval of Meeting Report for August 11, 2021

The meeting report for August 11, 2021 was approved as written.

5. Chair's Remarks

Chair Garthoffner remarked that he'd like to move through the Items 8-12 as quickly as possible, due to the length of the discussion he anticipates will take place for Item 14.

6. Member Comments (Items Not on the Agenda)

- Tony Beltran – commented on EV charging stations at GRF Clubhouses.
- William Phelps – sent an email stating that he supports the installation of EV charging stations at GRF Clubhouses.

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.

7. Project Log

Advisor Randazzo and various Directors requested an update on the PAC maintenance items. Discussion ensued regarding the work completed so far; the HVAC installation; the EMS system and the reopening date for the PAC. Staff Officer Guy West responded to all questions and comments.

Items for Discussion and Consideration:

8. Additional Solar Lighting at Employee Parking Lot (Bart Mejia)

Facilities Manager Bart Mejia discussed the issue of the upcoming time change in November and the need to provide additional lighting in the employee parking lot. Mr. Mejia reviewed the location and lighting levels with the Committee through a PowerPoint presentation. He suggested that the Committee authorize staff to install up to three additional solar lights. The cost of permanent lighting will save money when compared to the cost of temporarily lighting the parking lot from November to March each year.

Discussion ensued regarding the currently installed pilot light; the number of poles needed to adequately light the parking lot; the number of employees who use the lot at night; the cost of the temporary light rented each year and assigned parking spaces.

Chair Garthoffner stated that he will call a special meeting to discuss this issue further.

9. History & Usage of EV Charging Stations at Community Center (Bart Mejia)

Facilities Manager Bart Mejia used a PowerPoint presentation to review the history, cost and current usage of the Level II and Level III charging stations installed behind the Community Center.

Discussion ensued regarding SCE demand charges; the status of applications submitted to SCE for the Charge Ready 2 program; an economic analysis for feasibility; O&M costs; charging costs for residents and non-residents; and strategic locations for new charging stations.

10. Golf Driving Range Update

Staff Officer Guy West provided an update on the Golf Driving Range project and answered questions from the Committee.

11. Clubhouse 4 & 6 Transfer Switch Capital Project

Staff Officer Guy West recommended that this project be tabled until decisions are made on the type of emergency power that will be used at both Clubhouses.

Discussion ensued regarding cancelling funding for this capital project; the reason the project is currently on hold; the timeframe of when this work could be started; and reporting on this line item each month in the Project Log.

By consensus, staff was directed to remove this item from the project log but keep the funding active.

12. Resident Services Break Room Project

Staff Officer Guy West let the Committee know that the Information and Technology Director Chuck Holland had decided that he has made other arrangements for the employee break room and no longer requires funding for this project. Mr. Holland has requested to use existing funding for a reconfiguration of the overall Resident Services workspace.

By consensus, staff was directed to leave this item on the Project Log as currently written.

13. Welding Shop & Standby Generator

Chair Garthoffner reminded the Committee about the tour of the welding shop scheduled for October 14th. He spoke to General Services Director Chris Laugenour and was told that the generator is tested quarterly, and starts right away but does run rough. The generator has been used for a total of 300 hours, which is low, for the age of the generator.

14. Discuss and Consider Adding Scope of Work to the Adopted 2022 Clubhouse 1 – Assessment and Renovation Capital Budget

Chair Garthoffner summarized the history of the Clubhouse 1 Renovation Ad Hoc Committee; the assessment of Clubhouse 1 which showed no major structural deficiencies; and the possible rejuvenation of various areas in and around the Clubhouse.

Discussion ensued regarding the need for building permits; standards for deep cleaning and inspection of each Clubhouse; no anti-virus installed with the HVAC replacement for the mini-gym; preventive maintenance for each clubhouse; asset tracking software; exterior building painting of clubhouses and why the beam may have cracked in the archery building.

A motion was made and unanimously approved to recommend the Board revise the adopted 2022 capital expenditure for Clubhouse 1 and its adjoining facilities to include a scope of work for non-structural rejuvenation & beautification.

An endorsement will first be made to the Finance Committee for review at their October 20, 2021 meeting and both endorsements will be sent for review and consideration by the GRF Board on November 2, 2021.

Items for Future Agendas:

- Epoxy Line Remediation at the Golf Starter Building (Dec 2021)
- Hydrogen - An Alternative to Fossil Fuels for Stationary Power (Presentation - Dec 2021)
- Building E Assessment (Feb 2022)
- Electric Gate at Garden Center II (June 2022)
- Reconfiguration of Work Stations in Resident Services (TBD)

Concluding Business:

Committee Member Comments

- Chair Garthoffner commented on creating a Building E Assessment Committee; scheduling separate meetings to further discuss the employee parking lot lighting project; and withdrawing some applications submitted for the SCE Charge Ready 2 Program.
- Advisor Leonard commented on viewing the SCE energy bills for the existing EV Charging Stations.

Date of Next Meeting: December 8, 2021.

Adjournment: The meeting was adjourned at 12:33pm.



Egon Garthoffner, Chair