



OPEN MEETING

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

**Wednesday, December 8, 2021 – 9:30 A.M.
Hybrid – In Person and Zoom Meeting**

MEMBERS PRESENT: Egon Garthoffner - Chair, Gan Mukhopadhyay, Ralph Engdahl, Sue Stephens, Debbie Dotson, Jim Cook, Advisers Carl Randazzo, Bill Walsh, and Steve Leonard

MEMBERS ABSENT: Reza Bastani

OTHERS PRESENT: Juanita Skillman, John Frankel, Bunny Carpenter, Elsie Addington

STAFF PRESENT: Guy West – Projects Division Manager, Bart Mejia – Maintenance & Construction Deputy Director, Manuel Gomez – Maintenance & Construction Director, Ian Barnette – Maintenance Services Manager, Sandra Spencer – Administrative Assistant, Leslie Cameron – Administrative Coordinator

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

Add status of the EV Charging Stations to the agenda. The meeting agenda was approved as amended.

4. Approval of Meeting Report for October 13, 2021

The meeting report for October 13, 2021 was not reviewed at this meeting and will be included in a future agenda.

5. Chair's Remarks

None.

6. Member Comments (Items Not on the Agenda)

- A member commented on the condition of the archery range and provided a handout.

- Several members of the Vision Club voiced concerns about the location of benches on sidewalks, the condition of the benches, and safety of the crosswalks in the Village, and the need for additional crosswalks. A handout was provided.
- A member commented on EV Charging Stations throughout the Village for golf courses and potential sources of funding from the Energy Commission.

Chair Garthoffner addressed the Vision Club referring to General Services but assuring the members that this issue would be followed. After touring the areas, Chair Garthoffner said he would check progress routinely and will ask the new General Services Manager to continue to work on this project.

Chair Garthoffner addressed the archery facility concern and assured the member that this would be brought to the next meeting of the Clubhouse Renovation Ad Hoc Committee.

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. Department Head Update

Mr. West provided an update on the pickleball court lighting. The project is scheduled to be completed by January 28, 2022.

8. Project Log

Mr. West will add the pickleball court lighting to the project log. The issue of EV Charging is not on the project log because it is not budgeted for at this time, however, an update will be provided later on the agenda.

Items for Discussion and Consideration:

9. Hydrogen – An Alternative to Fossil Fuels for Stationary Power (Presentation)

A presentation was delivered by Jack Brouwer of UCI's Advanced Power and Energy Program, via Zoom regarding hydrogen as an alternative to fossil fuels for stationary power. Copies of the presentation were provided. After the presentation, Dr. Brouwer answered questions from the committee.

Mr. Mejia elaborated on the topic and how hydrogen could potential be used in the community and funding sources.

10. Additional Solar Lighting at Employee Parking Lot

Mr. West shared a diagram of the proposed installation locations for the two additional solar light poles. Discussion included that 70-75 additional parking spots would be illuminated; the cost is estimated at \$18,000-\$20,000 per light pole (which includes the installation), and that these additional poles would be taller than the existing 15 ft. pole. Further discussion addressed the number of employee cars that are in

the parking lots when it's dark; that one light was recently installed as a pilot light; and that installing one additional light pole instead of two at this time would be acceptable.

Staff was directed to advertise an RFP for adding two more solar light poles and return the results to the Committee at a future meeting including potentially holding a special meeting for this review.

A Member commented that there is a non-functioning light at Via Del Faro/Ave. Sosiega. The light was installed by SuperGreen as a demo and if it's not purchased and maintained, the light should be removed or repaired.

11. Resident Services Break Room Project

Mr. West provided an update on the status of the project and answered questions from the committee. This involves the break room as well as workspace for customer service employees. Mr. West noted the budget of \$150,000 to accommodate Broadband employees by reconfiguring workspaces. In-house staff to come up with a plan that will need to accommodate electrical service, flooring, lighting, ceiling tiles for HVAC venting, etc. The recommendation is to carry over funds to next year with estimated costs and how many employees would be accommodated vs. at the other space.

Staff was directed to return to the committee with an estimate from Resident Services as to how many customers are served on average per day as well as a proposed usage.

12. Epoxy Line Remediation at the Golf Starter Building

Mr. Barnette discussed that there have been leaks in the copper potable water lines coming into the building and suggests adding epoxy coating to the copper lines to stop the leaks and extend the life of the pipes. A preliminary estimate is \$75,000 - \$85,000, which is significantly less than replacing the lines. The work could be done at night to limit inconvenience and keep the building in use by residents. Mr. West and Mr. Barnette confirmed the pipes are of low quality, the sweat joints weren't done properly, and the amount of flux that was used at the time of construction as the causes of the leaks. Pressure regulars are installed as necessary.

Staff was directed to return to the committee with proposals for the project.

Concluding Business:

13. Committee Member Comments

Mr. Mejia discussed the status of the 11 potential EV charging station locations that are scheduled to be evaluated by SCE for potential installation. Once SCE has made their recommendations, a report will be provided the committee. No costs have been incurred to date. Adviser Leonard noted that the 3 story Garden Villas in Third Mutual, those are outside of this committee's purview but he would speak to that committee if needed. Mr. Mejia clarified that there are applications for 10 ports per GRF facility and 6 ports for the 2 Third locations at Gate 14.

Staff was directed to provide more information about the results of the SCE evaluation of potential sites at a workshop meeting on the second Wednesday of January, 2022.

Chair Garth asked for a status update on how much HVAC would be needed for the Broadband building. Mr. West provided comments and confirmed appropriate staff members would be included in all discussions. A contractor is assisting with the evaluation of the load count on the equipment.

Staff was directed to provide the committee with a report from the contractor.

Comments provided by Logan Lutzenhiser regarding EV Fast Charging program benefits and subsidies available to homeowners for EV charging, circuit sharing, and the low-income designation associated with the program. A member suggested contacting the City of Laguna Woods for grant funds.

Director Mukhopadhyay left the meeting at 11:53 a.m.

14. Date of Next Meeting: February 9, 2022.

15. Recess

The meeting was recessed at 12:01 p.m.



Egon Garthoffner, Chair

Guy West, Staff Officer
Telephone: (949) 268-2380
Egon Garthoffner, Chair