



OPEN MEETING

**REGULAR MEETING OF THE THIRD LAGUNA HILLS MUTUAL
MAINTENANCE AND CONSTRUCTION COMMITTEE**

**Monday, July 1, 2019 at 1:00 PM
Laguna Woods Village Community Center, Board Room
24351 El Toro Road**

NOTICE AND AGENDA

This Meeting May be Recorded

1. Call to Order
2. Acknowledgement of Media
3. Approval of Agenda
4. Approval of Meeting Report for May 6, 2019
5. Chair's Remarks
6. Member Comments – *(Items Not on the Agenda)*
7. Department Head Update

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. Programs Report
9. Maintenance Expenditures and Variance Explanations
10. Project Log

Reports:

11. Revisions to the Exterior Paint Color Palette

Items for Future Agendas:

- Carport Condensation Panel Repairs as a Chargeable Service
- Bulky Item Pick Up Solutions (September 2019)

Concluding Business:

- Committee Member Comments
- Date of Next Meeting – September 2, 2019 (Holiday – needs to be rescheduled)
- Adjournment

Cush Bhada, Chair
Ernesto Munoz, Staff Officer
Telephone: 268-2281



OPEN MEETING

**REPORT OF REGULAR MEETING OF THE THIRD LAGUNA HILLS MUTUAL
MAINTENANCE AND CONSTRUCTION COMMITTEE**

Monday, May 6, 2019 – 1:00 PM

**Laguna Woods Village Community Center Board Room
24351 El Toro Road**

MEMBERS PRESENT: Cush Bhada – Chair, Bunny Carpenter, John Frankel, Rosemarie di Lorenzo, Jon Pearlstone, and Advisor: Steve Leonard

MEMBERS ABSENT: None

STAFF PRESENT: Guy West – Staff Officer, Laurie Chavarria, Chris Laugenour

1. Call to Order/Establish a Quorum

Chair Bhada called the meeting to order at 1:04 PM and stated that the meeting is being held pursuant to notice duly given and established that a quorum of the Committee was present.

2. Acknowledgement of Media

The media was not present.

3. Approval of the Agenda

Staff added a staff report for Street Light Pilot Fixture Selection to the agenda as Item #16.

The agenda was approved as amended.

4. Approval of Meeting Report for March 4, 2019

The meeting report from March 4, 2019 was approved as written.

5. Chair's Remarks

Chair Bhada remarked on completing the many projects and programs already funded for this year.

6. Member Comments (Items Not on the Agenda)

- Ruth Taber (2207-Q) commented on Senate Bill 721 regarding structural inspections.
- Susan Smallwood (3303-N & 3456-B) commented on carport maintenance needs in CDS 302, and a cracked walkway to her unit in building 3303. In addition, she commented on termites in building 3456, moisture intrusion, dry rot repairs and a cracked slab.
- Gloria Shaw (5464-C) commented on the denial of her variance request to enclose her patio.
- Leslie Carretti (3084-B) commented on plumbing concerns in her building.
- John Davis (3026-B) commented on a moisture intrusion event at his manor.
- Bert Moldow (3053-A) commented on SCE's request to the CPUC to increase the electrical tariff, and additional solar installations.
- Bill Walsh (3162-C) commented on the cost of water, aqueducts that are beginning to fail, the solar project and a problem with the solar panels to one building.
- Ricardo Carretti (3084-B) commented on the newly installed gate arms at Gate 8.

Staff Officer Guy West, Chair Bhada, Advisor Leonard and Director di Lorenzo replied to the Member Comments.

7. Department Head Update

Staff Officer Guy West provided an update on the following projects/programs:

- Mailroom Tile Flooring Replacement
- New Gutter Installations
- Water Heater Backlog for Chargeable Services
- Dryer Replacement Project
- Chargeable Services

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.

Items 8 and 9 were pulled from the Consent Calendar for discussion. A motion was made and unanimously carried to approve the remainder of the Consent Calendar.

8. Programs Report

Director Pearlstone questioned what this report was for. He couldn't reconcile it with the expenditure report.

9. Maintenance Expenditures and Variance Explanations

Director Pearlstone asked about the janitorial services, plumbing overages and the year to date projections.

Advisor Leonard asked what months the solar panels were cleaned every year. Staff will send this information to him via email.

By consensus, staff was directed to bring back a report analyzing the cost difference between fully staffing the weekends versus calling an outside vendor when plumbing emergencies occur.

10. Project Log

Reports:

11. Bulky Item Pick Up Solutions

General Services Senior Manager Chris Laugenour summarized the report and answered questions from the Committee.

Discussion ensued regarding the process for reporting items left for pick up, Waste Management contract costs, monitoring move outs for unauthorized disposal, adding information about this service to the new resident orientation package, how many tons of bulky items are picked up by staff, and Waste Management, year-end projection costs, items left on the ground after garbage and recycling pick up, a future meeting with Waste Management and marketing the proper procedures to the residents.

Ed McGill (2390-2C) commented on the "incidental collections" by Waste Management.

By consensus, staff was directed to schedule a meeting with Waste Management to address the Committee's concerns. Senior Manager Chris Laugenour was asked to bring a report to the September meeting in order to update the Committee on future changes that will improve the efficiency of this program and the cleanliness of the Village.

12. Carport Condensation Panels

Staff Officer Guy West summarized the report and answered questions from the Committee.

Discussion ensued regarding alterations, responsibility for maintenance, maintenance costs, reasons for revoking this standard, a member's knowledge of carport alterations, and adding panel repair to the list of chargeable services.

By consensus, staff was directed to inform Ms. Kajikawa that the Mutual will not install a carport condensation panel at Mutual expense. In addition, staff should bring a report to a future M&C Committee meeting that would add repairs to and removal of existing alteration

carport condensation panels as a chargeable service.

13. Lightweight Tile Roof Replacement

Staff Officer Guy West summarized the report and answered questions from the Committee.

Discussion ensued regarding realized savings with roof replacements, increase of assessments, review of other roof system replacement budgets, frequency of roof inspections, torch down system alternative, reduce overall roof replacement reserves or increase length of proposed 15 year replacement program, costs for roof repairs and moisture intrusion restoration and other creative ways to reduce the overall impact to upcoming budgets.

By consensus, staff was directed to include costs for lightweight tile roof replacement in the upcoming 2020 Business Planning meeting with a plan to offset the costs for review and consideration by the Board.

14. Alternatives for GV Breezeway Recessed Area Renovations

Staff Officer Guy West summarized the report and answered questions from the Committee.

In March 2018, construction began on the Garden Villa Recessed Area Pilot Project at buildings 2384, 2385 and 2386. After much debate on the selection of the appropriate material to fill the floor recessed areas, the Committee chose to have the recessed areas filled in with lightweight concrete and the surfaces textured to match the existing walkways.

All three buildings were completed in 2018, and while funding was allocated in the 2019 budget for another similar project, the Committee requested that an additional discussion occur to consider other more economical alternatives to the recessed flooring concerns.

Discussion ensued regarding material used for playgrounds, sport court material, drainage concerns, and a single source contract.

A motion was made and unanimously approved to recommend the Board authorize staff to continue this program in 2019 on three buildings using alternative two, lightweight concrete. Additionally staff was directed to include before and after pictures and a new bid from BFC in the staff report for review and consideration at the upcoming Board meeting.

15. Chargeable Services Update (oral discussion)

Discussion of this topic took place during the Department Head Update.

16. Street Light Pilot Fixture Selection

Staff Officer Guy West summarized the report and answered questions from the

Committee.

Discussion ensued regarding fixture selection, resident feedback, cost for additional pilots, and locations for the future pilots.

Ram Ronen (3529-B) commented on using higher Kelvins to simulate daylight and commented on the reflectivity and durability of the proposed fixtures.

Bert Moldow (3503-A) commented on the preliminary fixture analysis provided by Siemens and presented a non-integrated LED light bulb for the Committee to review as an option.

A motion was made and unanimously approved to table staff's recommendation pending receipt of additional resident feedback, fixture selections and a financial analysis for the additional pilots. A special meeting will be called for staff to present this information to the Board.

Items for Future Agendas:

- Revisions to Exterior Paint Palette
- Carport Condensation Panels as a Chargeable Service
- Gutter/Downspout Installation Update
- Wooden Spindle Replacement for GV Buildings
- Alteration Flooring Replacement Disbursement (due to moisture intrusion)
- Bulky Item Pick Up Solutions (Chris in September 2019)

Concluding Business:

Committee Member Comments

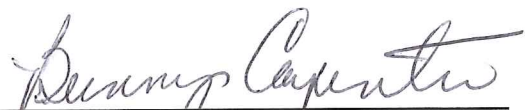
There were no Committee Member Comments.

Date of Next Meeting – July 1, 2019

Adjournment – The meeting was adjourned at 5:14 PM.



Cush Bhada, Chair



Bunny Carpenter, Co-Chair

THIRD LAGUNA HILLS MUTUAL 2019 PTP & PAINT PROGRAM REPORT

Through April 30, 2019

Shown below is the cost breakdown for structures completed through the reporting period:

2019 PTP PROGRAM SCOPE				
	Budget	Planned	Complete	% Complete
Buildings (Dry Rot)	168	168	76	45%
Carport Structures	28	28	19	68%
Laundry Buildings	2	2	6	300%
Buildings (Decking)	39	39	13	33%

COMPLETIONS - PTP PROGRAM					
Item	Budget	Projected to Date	Actual Expenditures	Variance % Fav / (Unfav)	
A98100 Dry Rot Repairs PTP	\$ 595,488	\$ 197,925	\$ 277,396	-40%	
A98101 Decking Repairs PTP	\$ 200,930	\$ 66,792	\$ 54,082	19%	
A98102 Lead Abatement PTP	\$ 40,960	\$ 13,652	\$ 6,874	50%	
A98103 Welding Repairs PTP	\$ 11,291	\$ 3,741	\$ 165	96%	
Total Repairs Prior To Paint:	\$ 837,378	\$ 282,110	\$ 338,517	-20%	

PAINT PROGRAM SCOPE				
Item	Budget	Projected	Total Actual	% Complete
Buildings	168	168	35	21%
Carport Structures	28	28	25	89%
Laundries	2	2	5	250%

COMPLETIONS - PAINT PROGRAM				
Item	Budget	Projected Expenditures	Actual Expenditures	Variance % Fav / (Unfav)
Materials	\$ 237,618	\$ 79,204	\$ 57,567	27.3%
Labor	\$ 1,536,080	\$ 510,825	\$ 479,300	6.2%
Lead Paint Abatement	\$ 35,000	\$ 11,664	\$ -	100.0%
Lexan Signs	\$ 4,640	\$ 1,544	\$ 2,821	-82.7%
Total Cost	\$ 1,813,338	\$ 603,237	\$ 539,688	10.5%

**THIRD LAGUNA HILLS MUTUAL
FUND EXPENDITURES REPORT
AS OF APRIL 30, 2019**

DESCRIPTION	CURRENT MONTH		YEAR-TO-DATE		TOTAL		VARIANCE	
	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET	EXPENDED	\$	%
REPLACEMENT FUND								
ALARM SYSTEMS	\$0	\$0	\$0	\$0	\$0	0%	\$0	0%
BUILDING NUMBERS	0	2,830	9,900	11,320	33,970	29%	1,420	13%
BUILDING STRUCTURES	187,205	227,637	434,241	910,569	2,732,992	16%	476,329	52%
ELECTRICAL SYSTEMS	2,100	4,883	10,500	19,532	58,610	18%	9,032	46%
ENERGY PROJECTS	0	4,166	2,704	16,664	50,000	5%	13,960	84%
EXTERIOR LIGHTING	3,625	66,666	6,676	266,664	800,000	1%	259,989	97%
FENCING	0	11,369	52,386	45,482	136,817	38%	(6,904)	(15%)
GARDEN VILLA LOBBY	21,276	9,963	35,987	39,852	119,560	30%	3,865	10%
GARDEN VILLA MAILROOM	0	5,833	0	23,336	70,173	0%	23,336	100%
GARDEN VILLA RECESSED AREA	0	20,870	0	83,480	250,440	0%	83,480	100%
GV REC ROOM WATER HEATER/HEAT PUMP	15,720	1,625	16,106	6,498	19,505	83%	(9,608)	(148%)
GUTTER REPLACEMENTS	1,083	3,083	16,929	12,332	37,000	46%	(4,597)	(37%)
LANDSCAPE MODERNIZATION	6,887	91,616	6,888	366,532	1,099,890	1%	359,645	98%
MAILBOXES	16,479	3,032	16,479	12,131	36,483	45%	(4,349)	(36%)
PAINT PROGRAM - EXTERIOR	166,896	167,032	684,753	668,185	2,008,631	34%	(16,569)	(2%)
PRIOR TO PAINT	95,323	106,121	351,226	424,546	1,277,033	28%	73,320	17%
PAVING	609	70,311	5,364	281,261	844,499	1%	275,897	98%
ROOF REPLACEMENTS	354,383	109,326	414,939	437,304	1,311,937	32%	22,365	5%
SUPPLEMENTAL APPROPRIATIONS	2,000	2,000	169,537	169,537	169,537	100%	0	0%
TREE MAINTENANCE	9,768	17,711	36,403	71,212	213,630	17%	34,809	49%
WALL REPLACEMENTS	0	16,666	0	66,664	200,000	0%	66,664	100%
WASTE LINE REMEDIATION	886	62,500	39,580	250,000	750,000	5%	210,420	84%
WATER LINES - COPPER PIPE REMEDIATION	19,435	16,666	19,435	66,664	200,000	10%	47,229	71%
TOTAL REPLACEMENT FUND	\$903,674	\$1,021,906	\$2,330,031	\$4,249,764	\$12,420,708	19%	\$1,919,733	45%

**THIRD LAGUNA HILLS MUTUAL
FUND EXPENDITURES REPORT
AS OF APRIL 30, 2019**

DESCRIPTION	CURRENT MONTH		YEAR-TO-DATE		TOTAL		VARIANCE	
	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET	EXPENDED	\$	%
OPERATING FUND								
1 APPLIANCE REPAIRS	\$11,778	\$7,096	\$52,542	\$28,374	\$85,379	62%	(\$24,168)	(85%)
2 CARPENTRY SERVICE	59,124	32,052	167,286	128,227	385,731	43%	(39,059)	(30%)
3 CONCRETE REPAIR/REPLACEMENT	49,312	35,165	105,057	140,697	423,853	25%	35,639	25%
4 CURB CUT/SIDEWALK RAMPS	0	833	0	3,333	10,000	0%	3,333	100%
5 ELECTRICAL SERVICE	9,472	10,102	28,854	40,408	121,615	24%	11,554	29%
6 FIRE PROTECTION	12,613	14,626	25,261	58,504	175,556	14%	33,243	57%
7 GUTTER CLEANING	1,136	12,623	27,881	50,493	151,554	18%	22,612	45%
8 JANITORIAL SERVICE	70,099	78,739	291,250	314,863	947,862	31%	23,612	7%
9 MISC REPAIRS BY OUTSIDE SERVICE	200	4,838	15,798	19,350	58,050	27%	3,552	18%
10 PEST CONTROL	(170)	21,699	7,025	86,796	260,405	3%	79,771	92%
11 PLUMBING SERVICE	80,460	56,057	288,118	224,217	674,483	43%	(63,901)	(28%)
12 SOLAR MAINTENANCE	0	2,083	3,108	8,332	25,000	12%	5,224	63%
13 TRAFFIC CONTROL	1,546	2,519	3,922	10,080	30,359	13%	6,158	61%
14 WELDING	7,991	7,068	36,355	28,283	85,307	43%	(8,072)	(29%)
TOTAL MAINTENANCE PROGRAMS	\$303,561	\$285,501	\$1,052,457	\$1,141,957	\$3,435,153	31%	\$89,500	8%

**THIRD LAGUNA HILLS MUTUAL
MAINTENANCE PROGRAMS
OPERATING FUND VARIANCE EXPLANATIONS
As of April 30, 2019**

1	APPLIANCE REPAIRS Unfavorable variance:	- (\$24,168) YTD (\$4,682) April There were 189 calls for service, where the majority of time was spent diagnosing washing machines. The labor hours involved resulted in the unfavorable variance.
2	CARPENTRY SERVICE Unfavorable variance:	- (\$39,059) YTD (\$27,072) April The unfavorable variance in this line item of the operating expenditure is attributed to the completion of 995 service orders to date. Actual expenditures will vary, contingent on the quantity of work orders generated by Member request, three-story building inspections, and in addition to follow up work requested by in-house divisions.
3	CONCRETE REPAIR/REPLACEMENT Favorable variance:	- \$35,639 YTD (\$14,147) April The data is indicating that our expenses are increasing which will keep this in-line with our current budget.
4	CURB CUT/SIDEWALK RAMPS Favorable variance:	- \$3,333 YTD \$833 April No requests have been received for curb cuts or sidewalk ramps.
5	ELECTRICAL SERVICE Favorable variance:	- \$11,554 YTD \$630 April This item provides funding for a variety of electrical services related to components that are the responsibility of the Mutual. There were fewer calls for electrical service than anticipated.
6	FIRE PROTECTION Favorable variance:	- \$33,243 YTD \$2,013 April Inspection and servicing of fire extinguishers in the Mutual has not yet started. Staff is working with the vendor to schedule. Once the program is underway, the variance will diminish.
7	GUTTER CLEANING Favorable variance:	- \$22,612 YTD \$11,487 April Although this budget item is distributed evenly by 12 months, this program conducted by outside services does not begin until September and runs through the end of the year.
8	JANITORIAL SERVICE	- under 10% variance YTD \$8,639 April n/a
9	MISC REPAIRS BY OUTSIDE SERVICE	- \$3,552 YTD \$4,638 April

**THIRD LAGUNA HILLS MUTUAL
MAINTENANCE PROGRAMS
OPERATING FUND VARIANCE EXPLANATIONS
As of April 30, 2019**

	Favorable variance:					There is currently a delay in vendor invoicing. Once staff receives all outstanding invoices for work contracted to the outside vendors, the variance should diminish.
10	PEST CONTROL					
	Favorable variance:					
			\$79,771	YTD	\$21,869	April
			Although this expenditure item is distributed evenly by 12 months encompassing both localized treatment of pest as well as fumigation by whole structure tenting, the bulk of this line item is allocated to fumigation by whole structure, which begins in May and runs through October.			
11	PLUMBING SERVICE					
	Unfavorable variance:					
				(\$63,901)	YTD	(\$24,403) April
			There were 1,200 calls for plumbing service during the month of April which resulted in the unfavorable variance.			
12	SOLAR MAINTENANCE					
	Favorable variance:					
			\$5,224	YTD	\$2,083	April
			There is a lag with our invoicing, a repair was recently completed at B2399 and should show on the next expenditure report.			
13	TRAFFIC CONTROL					
	Favorable variance:					
			\$6,158	YTD	\$974	April
			The newest data is indicating that our expenses are in-line with our current budget.			
14	WELDING					
	Unfavorable variance:					
				(\$8,072)	YTD	-\$923 April
			Major project with step tread improvements in Garden Villas was completed in March and additional lead paint remediation.			

Third Mutual Project Log (June 2019)					Estimated Completion/On-going Programs	Budget
Priority Rating	#	Type	Name	Description	Status	
	01	920 Projects	Building Address Signs & Cul-de-sac Numbers	This program is intended to upgrade building and cul-de-sac (CDS) signage to improve their visibility. The M&C Committee is focused on replacement of the existing CDS signs with a larger, more visible sign, and upon completion of the cul-de-sacs, staff will continue to replace building address signs. Staff is using larger, traffic-rated, high reflectivity materials to improve their visibility at night.	Number of new CDS signs installed to date: 96 There are 153 remaining CDS signs to be installed. Staff was directed to request a supplemental appropriation that would allow for all cul-de-sac sign installations to be completed in 2019.	August 2019 Budget: \$33,970 Exp: \$9,900 Balance: \$24,070
	02	920 Projects	Building Structures	This program is funded to repair or replace building structural components that are not performing as designed.	As building structural issues are reported and inspection requests are received, staff schedules an engineer to field inspect and if required, provide a recommendation report for repairs. In addition, roofing repairs are performed after prior to paint crews replace fascia due to dry rot. As part of this budget, staff will proactively inspect buildings for drainage issues and provide repairs as needed. B2294: Construction of elevator shaft beams is complete.	December 2019 Budget: \$500,000 Exp: \$156,296 Balance: \$343,704
	03	920 Projects	Dry Rot Program	This program is funded to develop and implement a systematic approach to eradicating wood rot throughout Third Mutual.	Work on the 2019 Dry Rot program commenced on June 3, at building 2370 and is scheduled to be completed in August. Repairs at building 2391 are scheduled to begin in August and be completed in October.	December 2019 Budget: \$1,025,000 Exp: \$244,863 Balance: \$780,137
	04	920 Projects	Parapet & Stucco Wall Repairs	The Villa Paraisa and Casa Grande style homes in the Gate 11 area have had parapet wall leaks causing wood rot and wall damage. A phased program to remove these parapet walls was adopted by the Board to remove five walls per year.	Parapet wall removals at Buildings 5045, 5224, 5234, 5244 and 5274 are scheduled for 2019. Work on Building 5224 began on June 6, 2019. Work at Building 5244 is complete. All building repairs are scheduled to be completed this year.	September 2019 Budget \$300,000 Exp: \$52,814.00 Balance: \$247,186.00

0	5	920 Projects	Foundations Program	This program is funded to replace foundations showing signs of distress or impending failure. These repairs or replacements are performed on an as-needed basis. Staff performs field observations when a foundation inspection request is received. If needed, a structural engineer is then scheduled to inspect the foundation and provide a recommendation.	Staff performs field inspections to evaluate foundations around buildings and schedules needed upgrades as they are identified. In addition, as part of this budget, staff will proactively inspect buildings for drainage issues and provide repairs and upgrades as needed. B5230: Footing repair work started on April 29 and is scheduled to be completed by July 1, 2019. B2137, B2139 & B-5086: Foundation design is being finalized for construction repair bids. B5086 is scheduled to begin garage foundation repairs in July.	December 2019	Budget: \$75,000 Exp: \$3,900 Balance: \$71,100
	6	904 Maint Svc	Electrical Systems	These funds are allocated to repair or replace electrical equipment failures as needed.	The 2019 budget includes funding for 23 GV buildings to be completed this year. Work started in March and will be completed by December. Number of buildings completed this year: 10 The remaining 10 buildings will be completed in 2020.	December 2019 Annual	Budget: \$50,000 Exp: \$21,000 Balance: \$29,000
0	7	920 Projects	Energy Consultant Services	An Energy Consultant will be used as-needed in order to advance Third's and the Community's future energy initiatives.	The Infrastructure Assessment reports have been drafted with gaps, pending receipt of SCE Transformer data. Beginning in August 2018, they have been requesting data and coordinating with SCE; they are still awaiting the most critical information to complete this task. They have also been researching and pre-planning the community-wide EV charger implementation roadmap for Task 2. Staff will be meeting with SCE to discuss our pending request for the transformer data.	December 2019	Budget: \$50,000 Exp: \$5,630 Balance: \$44,370 Total expenditures to through 2018: \$9,551

	#	8	920 Projects	Exterior Lighting	In 2018, funding for this program was allocated toward the purchase of the Southern California Edison street light infrastructure. A consultant was retained to assist with the street light acquisition; the retrofit of the existing lighting fixtures to more efficient LED technology, and to perform the operations and maintenance of the asset for three years.	On January 18, 2019, SCE notified the Mutual that the street light transfer was complete and that they relinquished the maintenance responsibility of the street lights. The Siemens team worked with SCE during the transfer process. Both SCE and Siemens conducted a field audit of the infrastructure. Siemens is currently reconciling both audits with SCE. The True-up process with SCE will be completed in June. LWV staff is using the Siemens website portal to track street light maintenance repair requests. Siemens installed three sets of LED fixtures for the pilot program along Avenida Sosiega on March 19. Feedback from the community was discussed at the April 8th, Special Open Board meeting. Staff was directed to work with Siemens to present additional pilot options based on comments and information received during the meeting. At the May 6, M&C Meeting the Committee directed staff to procure additional fixture selections and pricing for consideration. In addition, the Committee will review the proposed pilot locations and provide further direction to staff. Siemens provided pricing for additional pilot program locations, which will be presented at a future M&C meeting.	December 2019	Budget: \$800,000 Exp: \$16,309 Balance: \$783,691
		9	910 Bldg. Maint	Garden Villa (GV) Lobby Renovations	This program addresses the replacement of the existing acoustic ceiling, wallpaper and carpet in GV lobbies. All walls, ceilings and doors are patched and painted and the carpet is replaced.	The 10 Garden Villa lobbies that will be renovated this year are: 2386, 2392, 2394, 2398, 2404, 2405, 3242, 4007, 4008, & 4009. The lobby renovation at Building 2394 started on June 2nd and Building 2392 will start on June 17th. Each lobby will take approximately two weeks to complete. Building 2404, 2405, 3242, 4007, 4008, and 4009 lobby renovations have already been completed.	December 2019 Annual	Budget: \$119,560 Exp: \$55,375 Balance: \$64,185

	10	910 Bldg. Maint	Garden Villa (GV) Mailroom Renovations	This program is funded to renovate GV mail rooms. The scope of work includes removing existing paneling and adding drywall, trim, installation of new light diffusers, and new mailboxes; as well as the complete painting of walls, ceilings and doors. Starting with the 2018 program ten GV mailroom lobbies will be renovated annually.	The 10 Garden Villa Mailrooms that will be renovated this year are: 2369, 2391, 2404, 3241, 3244, 4006, 5371, 5510, 5515 & 5518. The mailroom renovation at Building 2404 started on May 30th and will be completed by June 10th. The mailroom renovation at Building 2391 will start on June 13th. Each mailroom will take approximately two weeks to complete. The mailroom renovations at Building 2369 and 3241 have already been completed.	December 2019 Annual	Budget: \$70,173 Exp: \$0 Balance: \$70,173
	11	920 Projects	Garden Villa Breezeway Recessed Areas	This GV Breezeway pilot project which began in March 2018 is intended to fill in the Garden Villa breezeway recessed areas with light weight concrete to match the existing walkway surface. This work will remove existing uneven surfaces in the 2" recessed areas to eliminate tripping hazards.	This pilot has been cancelled.	TBD	Budget: \$210,000 Exp: \$0 Balance: \$210,000
	12	910 Bldg. Maint	Gutters - Replacement and Repair	Gutter replacement is performed on original construction building rain gutters and downspout systems that are exhibiting deterioration. The Board authorized replacement using a "seamless" gutter system in conjunction with the Mutual's exterior painting of the building. This program also addresses gutter repairs performed by staff.	Funds have been budgeted for repairs by in-house staff on an as-needed basis. There are currently 33 open tickets for Gutter Repair/Replacement.	December 2019 Annual	Budget: \$37,000 Exp: \$16,929 Balance: \$20,071
	13	910 Bldg. Maint	Exterior Paint Program	The Mutual has a 10-year full cycle exterior paint program. All exterior components of each building are to be painted every 10 years. The painted components include the body (stucco/siding) as well as the following list in regards to the trim: fascia boards; beams; overhangs; doors; closed soffits; structural and ornamental metal surfaces. Decks are top coated and damaged building address signs are replaced. Lead abatement activities are also performed in conjunction with this program.	The following areas have been scheduled for painting and resurfacing during the 2019 Paint Program: CDS 31, 33, 378, buildings B5430-5439, CDS 376, 377, buildings B5369-5417, CDS 359, 360, 358, buildings B3254-3257, CDS 324, 325, 326, 327, 330, 331, 332 and buildings B3286-3297. Staff is currently working in CDS 31 and 33 and will be completed by mid-June. Staff anticipates starting CDS 378 the third week of June.	December 2019 Annual	Budget: \$2,008,631 Exp: \$684,753 Balance: \$1,323,878

#	14	910 Bldg. Maint	Prior to Paint Program (PTP)	The Mutual has a 10-year full cycle exterior paint program. Prior to paint dry rot and decking repairs will be performed every 10 years to prepare building surfaces for painting.	The following areas have been scheduled for inspection and repair on the 2019 PTP Program: CDS 31, 33, 378, buildings B5430-5447, CDS 376, 377, buildings B5369-5417, CDS 359, 360, 358, buildings B3254-3257, CDS 324, 325, 326, 327, 330, 331, 332 and buildings B3286-3297. Staff is currently in CDS 359 and 360 and will be completed by the end of June. CDS 31, 33, 378, buildings 5396-5417 and B5430-5447, CDS 376 and 377 have already been completed.	December 2019 Annual	Budget: \$1,277,033 Exp: \$331,477 Balance: \$945,556
0	15	920 Projects	Parkway Concrete Program	This program is funded to repair or replace damaged concrete parkways in conjunction with the asphalt paving program. Parkways are inspected for damage and other deficiencies are repaired or replaced accordingly.	This program will run concurrently with the Asphalt Paving Program scheduled to begin in September.	November 2019	Budget: \$50,000 Exp: \$0 Balance: \$50,000
0	16	920 Projects	Asphalt Paving Program	This program is dedicated to preserving the integrity of cul-de-sac street paving. As part of this program, asphalt paving is inspected and rated for wear annually. The life for asphalt paving is estimated at 20 years. The 2019 program will consist of 143,211 square feet of paving replacement.	Cul-de-sacs 324, 326, 327, 334, 3232 and 3243 are scheduled for paving this year. This program is scheduled to begin in September and be completed in November.	November 2019	Budget: \$543,223 Exp: \$0 Balance: \$543,223
	17	920 Projects	Golf Cart Parking and Striping	This project is funded to add golf cart spaces where there is adequate spacing between carports.	Staff is evaluating potential golf cart parking spaces and will schedule the work to run concurrently with the 2019 paving program.	TBD	Budget: \$50,000 Exp: \$0 Balance: \$50,000
#	18	920 Projects	Seal Coat Program	This program is funded to extend the life of the asphalt paving by sealing asphalt cracks and applying a bituminous slurry seal to the asphalt surface preventing water intrusion and protecting the asphalt from deterioration.	This year's program will include 38 cul-de-sacs. This work is scheduled to begin in August and be completed in September.	September 2019	Budget: \$72,300 Exp: \$0 Balance: \$72,300
#	19	920 Projects	Roofing Replacement Program	This program is dedicated to replacing and maintaining Mutual roofs. Built-up roofs are inspected 15 years after installation. Roofs determined to have reached the end of their serviceable life are scheduled to be replaced with a new PVC cool roof system.	57 buildings are scheduled for roofing replacement this year. This program began in March and is scheduled to be completed in October. As of June 1, 10 of the 57 buildings have been completed.	October 2019	Budget: \$1,098,632 Exp: \$250,574 Balance: \$848,058

	0	20	920 Projects	Emergency Roof Repair Program	Funding is allocated as a contingency to preserve the serviceable life of roofs by performing emergent requests for roof repairs as they are received.	As emergency roof leak requests are received, staff schedules the roofing contractor to investigate roof related issues, and if required, the roofing contractor will provide the necessary repairs. Over 500 roof leaks have been reported this year.	December 2019	Budget: \$110,000 Exp: \$198,644 Balance: -\$88,644
	0	21	920 Projects	Common Wall Replacement	Funding for this program is allocated as a contingency to replace damaged common walls as needed. As requests for inspection or repairs are received, staff performs a field inspection and schedules repairs if required.	As common wall issues are reported and inspection requests are received, staff schedules a structural engineer to perform a field inspection, and if required, provides structural plans for city permit and subsequent repairs.	December 2019	Budget: \$25,000 Exp: \$0 Balance: \$25,000
	0	22	920 Projects	Shepherd's Crook	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.	The installation of 1,475 LF of Shepherd's Crook began on June 10 and is scheduled to be completed by November. There is approximately 33,525 linear feet of perimeter wall to be fitted with Shepherd's Crook. To date 3,475 linear feet of Shepherd's Crook has been installed.	November 2019	2019 Budget: \$150,000 2019 Exp: \$0 Balance: \$150,000
	#	23	904 Maint Svc	Epoxy Wasteline Remediation	The Waste Line Remediation Program's objective is to install seamless liners within the existing waste pipes to mitigate future root intrusion as well as to resolve and prevent future back up problems related to compromised pipes. If there are consistent internal issues, these are also investigated and addressed during the program execution. The program addresses interior as well as exterior waste lines. The program to line exterior pipes commenced in 2011 but did not include interior pipes. Starting in 2017, both, interior and exterior lines are receiving an epoxy liner.	The focus will be on 3-story buildings this year. The 21, 22 and 24 unit buildings take an average of 6 weeks to complete. Building 4002 is in progress and scheduled to be completed by July 31. Total number of buildings in Third Mutual: 1405 Number of buildings left to complete: 1188 Buildings completed from inception to 2018: 217 Estimated number of buildings scheduled this year: 6 Number of buildings completed in 2019: 2	2019 Annual	Budget: \$750,000 Exp: \$109,317 Balance: \$640,683 Cumulative Expenditures from 2011 through 2018: \$2,968,737
	#	24	920 Projects	Water Lines - Copper Pipe Remediation	This program started in 2008 as a pilot program, and epoxy lining of buildings as-needed, was approved by the Board in 2010. Epoxy lining is intended to extend the life of copper pipe water lines in all buildings which experience a high frequency of copper pipe leaks.	The following 9 qualified buildings will be epoxy lined in 2019: 2223, 3002, 3005, 3010, 3130, 3328, 3503, 3524, 5526. The project started on March 22, and is scheduled to be completed in August 2019. A total of 68 buildings have been epoxy lined to date since 2008.	August 2019	Budget: \$200,000 Exp: \$102,129 Balance: \$97,871

	0	25	920 Projects	Elevator Replacement Program	This Elevator Replacement Program is funded to replace mechanical equipment. In addition, a specified number of elevator cars are scheduled for interior renovations.	The elevators at buildings 3335, 3337, 3338, 3364, 4002, 4003, 4012 and 4014 are scheduled to receive component replacements this year. Building 3337 began construction June 3, and is scheduled to be completed June 20. Elevators completed in 2019: B3338, B3335. Notifications have been provided to all residents and owners of these buildings, which includes information about the program and the scheduled dates for when the work will be performed.	December 2019 Annual	Budget: \$346,698 Exp: \$34,585 Balance: \$312,113
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STAFF REPORT

DATE: July 1, 2019
FOR: Maintenance and Construction Committee
SUBJECT: Revision to Exterior Paint Color Palette

RECOMMENDATION

Approve a revision to the Exterior Paint Color Palette, to be implemented during the 2020 Paint Program Cycle.

BACKGROUND

On December 16, 2014, the Board of Directors adopted Resolution 03-14143, which established a new exterior color palette for three-story Buildings. On February 17, 2015 the Board of Directors adopted Resolution 03-15-27, which revised the exterior paint color palette for single- and two-story Buildings, eliminating two previously established color options.

The current Exterior Paint Color Palette includes ten color groups for single-story and two-story buildings, and three color groups for three-story buildings.

DISCUSSION

At the May 6, 2019 Maintenance and Construction Committee meeting, staff was directed to work with a design consultant to produce a new Exterior Paint Color Palette for single-, two-story, and three-story buildings.

Staff partnered with the PPG Business Development of HOA, Multi-family, and Commercial Buildings Division to design a new Exterior Paint Color Palette proposal to be reviewed and implemented during the 2020 Paint Program Cycle.

According to the Mutual's design consultant, PPG, the proposed exterior paint color options reflect an updated "classic and timeless" design with a touch of current trends.

The Mutual's three-story buildings are defined as Garden Villas, El Miradors, Casa Dorados, Villa Capris, Villa Puertes, Aragons, Sierras, Villa Nuevas, Castillas, Las Brisas, and Casa Contentas style models. Four new paint color palette options have been proposed by the Mutual's design consultant with these style buildings in mind. Multi-story residential buildings are currently trending with timeless body colors such as off-whites, grays, and beiges incorporated with medium greens, blues, and dark gray accents.

Single and two-story residential buildings are currently trending with timeless body colors such as off-whites and light beiges that incorporate a darker trim. Alternatively, these trending paint colors are often reversed with darker body colors and lighter accent and trim colors. These

paint color schemes work well with shades of blues, greens, and russets incorporated as options for entry doors or accent colors. Ten new paint color palette options have been proposed by the Mutual's design consultant for single and two-story buildings.

The warm toned color options feature natural and inviting shades, designed to evoke feelings of warmth and maximize a resort-like curb appeal popular throughout the Southern California region. The cool toned color options feature combinations that bring forth a stately and classic appearance, with cool neutrals pairing well with the natural architectural and landscape designs already featured throughout the Village.

To maintain the operational and logistical efficiencies of the current program, staff recommends implementing the Revised Exterior Paint Color Palette in the first cul-de-sac to be painted on the Mutual's 2020 Exterior Paint Program scope and all future executions of the Mutual's Exterior Paint Program.

FINANCIAL ANALYSIS

None.

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Reviewed By: Velny Soren, Maintenance Operations Manager
Ernesto Munoz, P.E., Maintenance and Construction Director

ATTACHMENT(S)

Attachment 1: Proposed Exterior Paint Color Palette
Attachment 2: Proposed Resolution 03-19-XX

Attachment 1: Proposed Exterior Paint Color Palette (pg. 1 of 2)

Third Laguna Hills Mutual Revised Exterior Paint Color Palette Resolution 03-19-XX July 16, 2019

Residential Buildings – Single Story and Two Story Buildings

Option #1

Body: Delicate White
Trim/Fascia: Southern Breeze
Pop-outs/Entry Door/Accent Walls/Garage Door: Dusty Trail
Entry Door Option: Red Clay or Delicate White
Garage Door: Delicate White or Delicate White

Option #2

Body: Fog
Trim/Fascia: Delicate White
Pop-outs/Entry Door/Accent Walls/Garage Door: Solstice
Entry Door Option: Celestial Blue or Delicate White
Garage Door: Fog or Delicate White

Option #3

Body: Smoky Slate
Trim/Fascia: Purity
Pop-outs/Entry Door/Accent Walls/Garage Door: Dusty Trail
Entry Door Option: Autumn Gray or Delicate White
Garage Door: Smoky Slate or Delicate White

Option #4

Body: Gray Stone
Trim/Fascia: Fog
Pop-outs/Entry Door/Accent Walls/Garage Door: Armory
Entry Door Option: Deep Emerald or Delicate White
Garage Door: Gray Stone or Delicate White

Option #5

Body: Stonehenge Greige
Trim/Fascia: Moth Gray
Pop-outs/Entry Door/Accent Walls/Garage Door: Summer Wheat
Entry Door Option: Poppy Pods or Delicate White
Garage Door: Stonehenge Greige or Delicate White

Option #6

Body: Edelweiss
Trim/Fascia: Summer Wheat
Pop-outs/Entry Door/Accent Walls/Garage Door: Oyster Shell
Entry Door Option: Glazed Granite or Delicate White
Garage Door: Edelweiss or Delicate White

Option #7

Body: Toasted Almond
Trim/Fascia: Blank Canvas
Pop-outs/Entry Door/Accent Walls/Garage Door: Dusty Trail
Entry Door Option: Dark Granite or Delicate White
Garage Door: Toasted Almond or Delicate White

Attachment 1: Proposed Exterior Paint Color Palette (pg. 2 of 2)

Option #8

Body: Stony Creek
Trim/Fascia: Delicate White
Pop-outs/Entry Door/Accent Walls/Garage Door: Toasted Almond
Entry Door Option: Meander or Delicate White
Garage Door: Stony Creek or Delicate White

Option #9

Body: Adobe White
Trim/Fascia: Golden Ecru
Pop-outs/Entry Door/Accent Walls/Garage Door: Applesauce Cake
Entry Door Option: Baked Bean or Delicate White
Garage Door: Adobe White or Delicate White

Option #10

Body: Winter Feather
Trim/Fascia: Willow Springs
Pop-outs/Entry Door/Accent Walls/Garage Door: Moth Gray
Entry Door Option: Silent Night or Delicate White
Garage Door: Winter Feather or Delicate White

Residential Buildings – Three Story Buildings

Option #7

Body: Toasted Almond
Trim/Fascia: Blank Canvas
Pop-outs/Entry Door/Accent Walls/Garage Door: Dusty Trail
Entry Door Option: Dark Granite or Delicate White
Garage Door: Toasted Almond or Delicate White

Option #8

Body: Stony Creek
Trim/Fascia: Delicate White
Pop-outs/Entry Door/Accent Walls/Garage Door: Toasted Almond
Entry Door Option: Meander or Delicate White
Garage Door: Stony Creek or Delicate White

Option #9

Body: Adobe White
Trim/Fascia: Golden Ecru
Pop-outs/Entry Door/Accent Walls/Garage Door: Applesauce Cake
Entry Door Option: Baked Bean or Delicate White
Garage Door: Adobe White or Delicate White

Option #10

Body: Winter Feather
Trim/Fascia: Willow Springs
Pop-outs/Entry Door/Accent Walls/Garage Door: Moth Gray
Entry Door Option: Silent Night or Delicate White
Garage Door: Winter Feather or Delicate White

Body, Trim, and Accent paint color placement will vary per building model, size, and elevation. Color Options shall not be intermixed or combined with other Color Options.

Attachment 2: Proposed Resolution 03-19-XX

RESOLUTION 03-19-XX Revised Exterior Paint Color Palette

WHEREAS, the Board of Directors refreshes the Mutual's exterior paint color palette every few years in order to offer updated classic and timeless designs with a touch of current trends;

WHEREAS, there are ten new color groups for single and multi-story buildings, and four new color groups for three-story buildings, for use on the Mutual's structures during the execution of the Mutual's Exterior Paint Program;

WHEREAS, to maintain the operational and logistical efficiencies of the current program, staff will implement the new Exterior Paint Color Palette starting with the first cul-de-sac to be painted on the Mutual's 2020 Exterior Paint Program scope and continue with all future executions of the Mutual's Exterior Paint Program, until otherwise directed.

NOW THEREFORE BE IT RESOLVED, July, 16 2019, that the board of Directors of the Corporation hereby establishes a new Exterior Paint Color Palette, as attached to the official minutes of this meeting, to be effective with structures in the first cul-de-sac on the Mutual's 2020 Exterior Paint Program scope and all subsequent annual paint program scopes; and

RESOLVED FURTHER, that the Exterior Paint Color Palette Option 7 with Delicate White as the Entry Door and Garage Door color shall be the designated default option and shall be applied on all buildings where no member voters are cast or a majority vote could not be reached for a particular color palette option.

RESOLVED FURTHER, that all original Mutual maintained manor front entry doors in a three-story building shall be the same color, and the Owners of each three-story building shall select by majority vote the color for use on all of their building's manor front entry doors from either of the building's selected Pop-outs/Entry Door/Accent Walls Color or one of the Entry Door Option Color; and

RESOLVED FURTHER, that the Members of each three-story building shall select by majority vote the color for all of their building's metal handrails, stair steps and stair stingers from either of the building's selected Body Color or Trim Color or Black; and

RESOLVED FURTHER, that all requests for door color changes outside of the approved exterior paint color palette will remain a variance request, subject to approval by the Board;

RESOLVED FURTHER, that all garage doors on multi-unit buildings will be painted the designated color by majority vote from the color scheme option selected for the building (whichever is selected for the building following established Board approved color selection procedures) in which the garage doors are located; and

RESOLVED FURTHER, that alteration metal garage doors with a white/off-white factory finish are exempted from being painted during the Exterior Paint Program when white/off-white is part of the approved color scheme for that building; and

RESOLVED FURTHER, that the Third Laguna Hills Mutual Exterior Paint Color Selection Procedure, as attached to the official minutes of this meeting, shall remain as written with updates to include the new Exterior Paint Color Palette options for single, multi-story, and three-story buildings; and

RESOLVED FURTHER, that Resolutions 03-14-143 adopted December 16, 2014 and Resolution 03-15-27 adopted February 17, 2015 are hereby superseded and cancelled; and

RESOLVED FURTHER, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.