



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