



## **OPEN MEETING**

### **THIRD LAGUNA HILLS MUTUAL PARKING AND GOLF CART SUBCOMMITTEE**

**Wednesday, March 23, 2022 – 1:30 P.M.  
24351 El Toro Road – Board Room & Virtual with Zoom**

Laguna Woods Village owners/residents are welcome to participate in-person at all open committee meetings or submit comments or questions virtually, using one of the options below:

1. Join the meeting via Zoom by using this link: <https://us06web.zoom.us/j/83850314423> or by calling (669) 900-6833, Webinar ID: 838 5031 4423
2. Via email to [meeting@vmsinc.org](mailto:meeting@vmsinc.org) any time before the meeting is scheduled to begin or during the meeting. Please use the name Third Parking Subcommittee in the subject line of the email. Name and unit number must be included.

### **NOTICE and AGENDA**

*This Meeting May be Recorded*

1. Call Meeting to Order and Establish a Quorum
2. Acknowledgement of the Media
3. Approval of the Agenda
4. Approval of the Meeting Report for January 19, 2022
5. Chair's Remarks
6. Member Comments (Items Not on the Agenda)
7. Department Head Update
8. Unfinished Business
  - a) Update on RFP for Electrical Engineering Services in CDS 317
  - b) Additional Golf Cart Parking at 4013 Calle Sonora Oeste/CDS 406
  - c) Additional Golf Cart Parking at 3299 Via Carrizo/CDS 326
9. New Business
  - a) None

### **Items for Future Agendas:**

- Consideration of Sublease Agreements Between Manor Owners
- Striping for GV Parking Garages
- Potential Revenue from Tesla for Charging Stations

### **Concluding Business:**

10. Subcommittee Member Comments
11. Date of Next Meeting: TBD/Quarterly
12. Recess - At this time, the meeting will recess for a short break and reconvene to Closed Session to discuss the following matters.



Closed Session Agenda

Approval of the Agenda

Chair's Remarks

Discuss and Consider Contractual Matters

13. Adjournment

Cush Bhada, Chair  
Manuel Gomez, Staff Officer  
Telephone: (949) 268-2380



## **OPEN MEETING**

### **MEETING REPORT OF THE THIRD LAGUNA HILLS MUTUAL PARKING AND GOLF CART SUBCOMMITTEE**

**Wednesday, January 19, 2022 – 1:30 P.M.  
Virtual with Zoom**

**MEMBERS PRESENT:** Cush Bhada – Chair, John Frankel, Mark Laws, Hal Horne, Advisor

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** Ralph Engdahl

**STAFF PRESENT:** Manuel Gomez – Maintenance & Construction Director, Baltazar Mejia – Maintenance & Construction Assistant Director, Laurie Chavarria – Sr. Management Analyst, Sandra Spencer – Administrative Assistant

#### **1. Call to Order/Establish a Quorum**

Chair Bhada called the meeting to order at 1:30 p.m.

#### **2. Acknowledgement of the Media**

No media were present but the committee acknowledged the meeting was being recorded on Granicus.

#### **3. Approval of the Agenda**

The agenda was amended to specify Cul-De-Sac 317 under Item 9a. The agenda was approved as amended.

#### **4. Approval of Meeting Report for August 18, 2021**

A motion was made to approve the meeting report. Director Laws abstained. The motion was approved.

#### **5. Chair's Remarks**

Chair Bhada mentioned that the committee is an interesting one to be a part of, there is a lot of work to be done and welcomed everyone to the meeting.

## **6. Member Comments (Items Not on the Agenda)**

There were no member comments.

## **7. Department Head Update**

Mr. Gomez clarified that the meeting was live streaming both video and audio via Granicus and would be accessible to anyone logged onto Granicus.

Mr. Gomez informed the subcommittee that the Charter and Mission Statement was approved by the Third Board in September 2021. Prior members of this subcommittee worked on this Charter and Mission Statement which is being provided for informational purposes for the benefit of the new members.

Mr. Gomez asked Mr. Mejia to discuss the status of the Southern California Edison (SCE) Charge Ready Program.

Mr. Mejia updated the subcommittee on SCE's applications. Two remaining applications are pending further evaluation which will be presented to the Third M&C Committee. Verbal updates will be provided to this subcommittee but documentation and decisions will be made at the Third M&C Committee.

Staff was directed to forward the proposed plan for the EV installations to the entire subcommittee with the research and recommendations.

## **8. Unfinished Business**

### **a) Consideration of Sublease Agreements Between Manor Owners (Previously Led by Director Parsons)**

Mr. Gomez updated the subcommittee about prior concerns about residents swapping carports/closed garages with other residents either with a verbal or handshake agreement. The previous Chair of the committee, Director Parsons, was working on drafting a more formal agreement that the residents could utilize for this purpose. Staff had not done any work on this but is bringing it up to the subcommittee for direction.

Chair Bhada will contact Director Parsons to see if a draft of that agreement is available for future review. Director Laws suggested that he and Chair Bhada take the draft agreement to the Resident Policy and Compliance Committee as that would be a more appropriate committee for this topic.

Staff was directed to include this item on a future agenda.



## **9. New Business**

### **a) RFP for Electrical Engineering Services Update for Cul-De-Sac 317**

Mr. Mejia provided background and an update on the RFP. In summary, with the increasing number of electrical vehicles, the current 100 amp electrical systems in the community are being strained. A consultant would provide a proposal to upgrade the existing panel. Subsequently, the design and permitting phase would begin which would potentially provide a basic model for other areas of the community. The proposals would be presented to the committee for approval and additional funding would be requested as this is an unbudgeted item. Mr. Mejia answered questions from the committee.

A motion was made and unanimously approved to direct staff to proceed with the advertisement of the RFP.

Staff was directed to bring proposals to the subcommittee for review and endorsement to the Third M&C Committee.

### **b) Red Curb Painting Update**

Mr. Gomez updated the subcommittee on our practice that if there are existing red curbs, General Services maintains and repaints as necessary. If a new red curb is requested, M&C would evaluate and if deemed a safety issue, proceed with painting. If not a safety issue, the request may be brought to the subcommittee for recommendation to the Third M&C Committee. Mr. Gomez answered questions from the committee.

### **c) Request for Golf Cart Parking at 4013 Calle Sonora Oeste**

Mr. Mejia addressed the request for additional golf cart parking in CDS 406. Four areas have been determined to be able to accommodate 10 additional golf cart spaces. There is no funding for this project in 2022, therefore, funding from the mutual would be requested. Discussion ensued about the future of SCE bringing more electrical power to Laguna Woods Village.

A motion was made and unanimously approved to direct staff to come back to the subcommittee with quotes for creating a golf cart parking lot that would accommodate 5 golf carts on Calle Sonora Oeste. It is requested that the quotes include pricing with and without electrical service/charging capability.

Mr. Gomez informed the subcommittee that staff is also looking at a similar condition on CDS 326.

### **Items for Future Agendas:**

- TBD – Striping for GV Parking Garages

- Review of Sublease Agreement Between Manor Owners
- Potential Revenue from Tesla Charging Stations
- Add the Category "Unfinished Business" to Future Agendas to Continue Conversation About Additional Golf Cart Parking

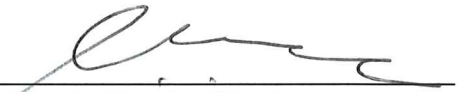
**Concluding Business:**

**10. Subcommittee Member Comments**

- Director Laws enjoyed the meeting and stated that the subcommittee has its work cut out for it and would like to have meetings more frequently.
- Mr. Gomez stated that he appreciated the support from the subcommittee.
- Mrs. Chavarria thanked the Chair for his kind words.
- Advisor Horne attempted to make a comment but due to technical difficulties, was not able to contribute.
- Chair Bhada looks forward to the work that the subcommittee has ahead.

**11. Date of Next Meeting:** March 23, 2022 at 1:30 p.m.

**12. Adjournment:** The meeting was adjourned at 2:47 p.m.

  
Cush Bhada, Chair

Cush Bhada, Chair  
Manuel Gomez, Staff Officer  
Telephone: (949) 268-2380