



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

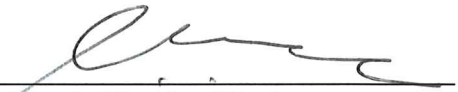
Concluding Business:

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

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