



OPEN MEETING

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

**Wednesday, August 30, 2023 at 1:30 p.m.
24351 El Toro Road, Laguna Woods, CA 92637
Board Room and Virtual with Zoom**

Laguna Woods Village owners/residents are welcome to participate in all open committee meetings in-person and virtually. To submit comments or questions virtually for committee meetings, please use one of the following options:

1. Join the committee meeting via Zoom by clicking this link:
<https://us06web.zoom.us/j/81435641900> or by calling 1-669-900-6833, Webinar ID: 81435641900.
2. Via email to meeting@vmsinc.org any time before the meeting is scheduled to begin or during the meeting. Please use the name of the committee 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
2. Approval of the Agenda
3. Approval of the Meeting Report from July 11, 2023
4. Remarks of the Chair
5. Member Comments – *(Items Not on the Agenda)*
6. Response to Member Comments
7. Department Head Update
 - Gate 11 Seepage Update
 - Buildings 3434-3438 Mailbox Replacement Update
 - 3-Story Buildings Washer/Dryer Damper Pads Update
8. 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.*
 - a. Project Log
9. Items for Discussion and Consideration
 - a. 3361-O Non-Standard Electrical Use Reimbursement Request
 - b. Garden Villa Rec Room Heat Pump Noise Level Update (Verbal)

Third Laguna Hills Mutual
Maintenance & Construction Committee
Regular Open Session
August 30, 2023
Page 2 of 2

- c. Garden Villa Rec Room Ceilings Paint Update (Verbal)
 - d. Slope Repair RFP Update (Verbal)
 - e. Re-Consideration of Vendor Referral Program for Small Drywall Removals (Discussion only)
10. Items for Future Agendas: *All matters listed under Future Agenda Items are items for a future committee meeting. No action will be taken by the committee on these agenda items at this meeting.*
- a. Incentive to Upgrade Pipes/Dedicated Water Shut-Off Valves in Walls During Remodeling
 - b. Minimize Water Waste While Waiting for Water to Heat
 - c. Post-Paint Program
 - d. Mutual Owned/Mutual Funded Solar Power Options for EV Charging
11. Committee Member Comments
12. Date of Next Meeting: Monday, November 6 at 1:30 p.m.
13. Recess – At this time, the meeting will recess for a short break and reconvene to Closed Session to discuss contractual matters.

*A quorum of the Third Board or more may also be present at the meeting.

This Page Left Intentionally Blank

This Page Left Intentionally Blank



OPEN MEETING

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

**Tuesday, July 11, 2023 at 1:30 p.m.
24351 El Toro Road, Laguna Woods, CA 92637
Board Room and Virtual with Zoom**

REPORT

MEMBERS PRESENT: Jim Cook – Acting Chair, SK Park, Moon Yun, Andy Ginocchio (in for Mark Laws), Cush Bhada (in for Ralph Engdahl)

MEMBERS ABSENT: Ralph Engdahl, Mark Laws

OTHERS PRESENT: Peter Henschel, Advisor

STAFF PRESENT: Manuel Gomez – Maintenance & Construction Director, Bart Mejia - Maintenance & Construction Assistant Director, Ian Barnette – Maintenance & Construction Assistant Director, Guy West – Projects Division Manager, Jay Allen – Damage Restoration Manager, Sandra Spencer – Administrative Assistant

1. Call Meeting to Order

Acting Chair Cook called the meeting to order at 1:32 p.m.

2. Approval of the Agenda

The agenda was unanimously approved as written.

3. Approval of the Meeting Report from May 1, 2023

Hearing no objection, the meeting report was approved by a vote of 4/0/1 (Director Bhada abstained.)

4. Remarks of the Chair

None.

5. Member Comments – (Items Not on the Agenda)

- A member commented on the status of their moisture intrusion event build back.
- A member commented on the Gate 11 seepage issue and the Shepherd's Crook project.
- A member commented on their bath exhaust fan/heat lamp; the dryer vent in the laundry room; and asbestos testing.

6. Response to Member Comments

Staff responded to the member comments and will follow up individually, as appropriate.

7. Department Head Update

Mr. Gomez provided updates on the following projects:

- Gate 11 Seepage Project Update
The board has approved the contracts and construction will begin in August and be complete by October.
- Buildings 3434-3438 Mailbox Replacement Update
The board approved the mailbox replacement pilot program. Coordination with the post office is complete and mailboxes have been ordered. Installation will begin in August. Expenses will be tracked and reported to the committee at a future meeting.
- Building 3244 Petition re: Elevator Repair and Washer/Dryer Repairs
The elevator at Building 3244 is scheduled to be updated in 2023. Washers and dryers in Building 3244 have been repaired.

8. 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.*

A motion was made and unanimously approved to approve the consent calendar. The Project Log was pulled for discussion.

a. Project Log

Staff answered questions from the committee regarding various projects on the project log. Director Park inquired about the painted cast-iron pipes under Building 2399 and shared photos with the committee and staff. Discussion ensued regarding type of paint used to paint the pipes, and the frequency of painting the pipes. Director Park suggested a discussion of establishing a Post-Paint Program be added to a future agenda.

9. Items for Discussion and Consideration

a. Chargeable Service Asbestos Removal

Mr. Barnette presented the staff report and answered questions from the committee and members. Discussion ensued regarding the pricing, area size of material, and asbestos testing requirements.

A motion was made and unanimously approved to recommend the board approve staff's recommendation to direct members to contract directly with South Coast Restoration as a preferred vendor to provide small drywall removals.

b. Electrical Usage Reimbursement Policy

Mr. Allen presented the staff report and answered questions from the committee. Discussion ensued regarding the prior policy of reimbursing owners \$32 per room for electricity consumption related to the dry-down and restoration of manors as a result of moisture intrusion events that are the responsibility of the mutual.

A motion was made and unanimously approved to recommend the board approve staff's recommendation to revise the reimbursement amount based on the average amount of the member's electricity bill for the month prior and the month following the event.

c. Review M&C Committee Charter

Mr. Gomez presented revisions proposed by Chair Engdahl to the M&C Committee Charter. Discussion ensued and staff was directed to make minor edits.

A motion was made and unanimously approved to recommend the board approve the revised M&C Committee Charter.

10. Items for Future Agendas: *All matters listed under Future Agenda Items are items for a future committee meeting. No action will be taken by the committee on these agenda items at this meeting.*

- a. Incentive to Upgrade Pipes/Dedicated Water Shut-Off Valves in Walls During Remodeling
- b. Minimize Water Waste While Waiting for Water to Heat
- c. Pressure Valve RFP Update
- d. Post-Paint Program
- e. Mutual Owned/Mutual Funded Solar Power Options for EV Charging

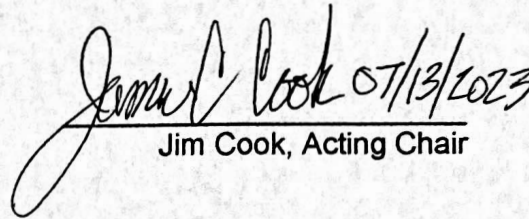
Third Laguna Hills Mutual
Maintenance & Construction Committee
Report of the Regular Open Session
July 11, 2023
Page 4 of 4

11. Committee Member Comments

None.

12. Date of Next Meeting: Wednesday, August 30, 2023 at 1:30 p.m.

13. Recess: The meeting was recessed at 3:21 p.m.

 07/13/2023
Jim Cook, Acting Chair

Ralph Engdahl, Chair
Manuel Gomez, Staff Officer
Telephone: 949-268-2380

This Page Left Intentionally Blank

This Page Left Intentionally Blank

Third Mutual Project Log July 2023 (Prepared August 15)						
#	Dept	Name	Description	Status	Estimated Completion/On-going Programs	Budget
1	910 Bldg. Maint	Pest Control for Termites	This annual program is funded to eradicate dry wood termites from inaccessible areas by tenting buildings for fumigation and includes hotel accommodations during whole structure fumigation. The program also includes funding for local termite treatments and the removal of bees/wasps as needed.	59 buildings scheduled for tenting between May and October. 38 buildings completed as of July 31, 2023.	May to November 2023	Budget: \$315,000 Exp: \$57,264 Balance: \$257,736
1.a.	910 Bldg. Maint	Annual Termite Inspections	This annual program is funded to provide pest control inspection services.	Inspections are underway. 449 buildings are scheduled for 2023. 100 buildings have been completed.	December 2023	Budget: \$45,000 Exp: \$6,900 Balance: \$38,100
2	920 Projects	Building Structures	This ongoing 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 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.	Structural Repair: Building 5193: Foundation structural repair plans submitted to the City for approval. Building 2276: Elevated walkway repairs complete. Building 5511: Roof dry rot repair bids due August 30. 3237-C: Garage roof drainage correction repair plans due August 30. Building 2354: Foundation repair in progress. Building 2398: Dry rot beam replacement complete. Building 4009: Column structural report received. Preparing repair plans. Building 2404: Column and retaining wall structural report received. Preparing repair plans. Building 2404: Garage column structural report due August 30. B5207, B5208: Garage stem wall repair plans due August 30. SB326 Repairs: 3248-O, 3250-N, 3251-B: Work is complete. Building 3247, 3358: Work is in progress. Building 3360, 3362: Work is scheduled to begin in September.	Annual Program	Budget: \$500,000 Exp: \$167,376 Balance: \$332,624
3	920 Projects	Dry Rot Program	This program is funded to implement a systematic approach to eradicating wood rot throughout Third Mutual.	Building 5370: Repairs scheduled to begin in September. Building 3421: Repairs are complete. Building 3420: Repairs are in progress.	Annual Program	Budget: \$210,000 Exp: \$5,455 Balance: \$204,545

4	920 Projects	Foundations Program	This ongoing 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.	Building 3309: Pedestal Foundation repairs are complete. Building 2398: Column base repair is complete.	Annual Program	Budget: \$35,000 Exp: \$5,350 Balance: \$29,650
5	904 Maint Svc	Electrical Systems	This ongoing program is funded to repair or replace electrical equipment failures as needed.	None Scheduled.	Annual Program	Budget \$30,000 Exp: \$0 Balance: \$30,000
6	910 Bldg. Maint	Gutters - Replacement and Repair	Gutter replacement and repairs are performed on original construction building rain gutters and downspout systems that are exhibiting deterioration. The Board authorized installation of new gutters using a "seamless" gutter system in conjunction with the Mutual's exterior painting of the building to address drainage issues and to prevent foundation problems.	Gutter replacement scheduled for: Buildings 3371, 2197, 2334, 2341, 2342, 2347, 2348, 2351 and 2201.	December 2023	Budget: \$113,127 Exp: \$30,573 Balance: \$82,554
7	910 Bldg. Maint	Exterior Paint Program	This 15-year full cycle program is funded to paint all exterior components of each building including the body (stucco/siding); 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.	CDS remaining for 2023: CDS 401, 402, 403, 404, 405 and 406. Paint program has completed CDS 202 and has moved into CDS221.	December 2023	Budget: \$1,597,812 Exp: \$731,766 Balance: \$866,046
8	910 Bldg. Maint	Prior to Paint Program (PTP)	This 15-year full cycle program is funded to repair dry rot and decking surfaces prior to painting.	CDS remaining in 2023: 401, 402, 403, 404, 405 and 406. Prior to paint program is in CDS221 which consists of 8 Garden Villa buildings.	December 2023	Budget: \$1,167,546 Exp: \$553,166 Balance: \$614,380
9	920 Projects	Seal Coat Program	This ongoing 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.	Seal coat work in progress: CDS 202, 215, 217, 218, 220, 221, 222, 225, 2353, 2402, 301, 302, 311, 312, 313, 320, 322, 333, 368, 370, 3286, 3291, 3328, 3333, 3339/40 & 3501.	September 2023	Budget: \$46,492 Exp: \$0 Balance: \$46,492

10	920 Projects	Roof Replacement - BUR to PVC Cool Roofing	This ongoing program is funded to replace roofs at the end of their serviceable life with a PVC Cool Roof system. Built-up roofs are inspected 15 years after installation.	Buildings remaining for 2023: 3241, 3303, 3405, 3475, 3487, 3513, 4024, 5011, 5460, 5465, 5468, 5474, 5526, 5536, 5537, & 5539. Buildings completed in 2023: 2278, 2282, 2292, 2309, 2319, 2383, 3012, 3034, 3038, 3149, 3157, 3271, 3501, 5349.	May - November 2023	Budget: \$1,094,077 Exp: \$0 Balance: \$1,094,077
11	920 Projects	Emergency Roof Repair & Preventive Maintenance Programs	This ongoing program is funded as a contingency to preserve and prolong the serviceable life of roofs by performing emergent repairs as needed. As emergency roof leak requests are received, staff schedules the roofing contractor to investigate roof related issues. If required, the roofing contractor will perform the necessary repairs.	All preventive roof maintenance scheduled for 2023 on roofs that were replaced 5 and 10 years ago has been completed. 5 Year Maintenance - 53 buildings completed 10 Year Maintenance - 58 buildings; 5 carports completed A supplemental appropriation was approved by the Third Board in April for emergency roof repairs. Emergency repairs are ongoing. Total number of buildings in Third Mutual: 1405 Number of buildings left to complete: 1037	Annual Program	Budget: \$197,007 Supplemental: \$300,000 Exp: \$457,783 Balance: \$39,217
12	904 Maint Svc	Epoxy Wasteline Remediation	This ongoing program is funded to install seamless epoxy liners within existing interior and exterior waste pipes to mitigate future root intrusion as well as to resolve and prevent future back-up problems related to compromised pipes.	Buildings remaining in 2023: B3242, B3363, B3364, B3366, and B3367. Buildings complete in 2023: B3241, and B3365.	December 2023	Budget: \$1,000,000 Exp: \$155,532 Balance: \$844,468
13	920 Projects	Elevator Replacement Program	This ongoing program is funded to replace mechanical equipment and interior renovations as needed. The annual budget will allow for 2 elevator cab upgrades.	Buildings 3243 and 3244 are scheduled for equipment upgrades. Construction to be completed by the end of December.	December 2023	Budget: \$125,000 Exp: \$0 Balance: \$125,000

COMPLETED						
	920 Projects	Roof Replacement - Light Weight Tile to Comp Shingle Roofs	Beginning with the 2020 Business Plan, the Board elected to initiate the Light Weight Tile Replacement program to address premature failure of existing tile roofs. Light weight tile roofs will be replaced with composition shingle roof systems. This program is funded to conduct an assessment of exterior elevated elements, defined as the load-bearing components, in selected buildings and facilities within the community. Inspection submittal requirements due January 2025, as outlined in Senate Bill 326.	Lightweight tile roofs removed and replaced with triple laminate composition shingles at the following buildings in 2023: B3215 & B3343 Invoicing is pending.	May - June 2023	Budget: \$119,925 Exp: \$69,554 Balance: \$50,371
	920 Projects	Senate Bill 326 Load Bearing Component Inspections	This program is funded to conduct an assessment of exterior elevated elements, defined as the load-bearing components, in selected buildings and facilities within the community. Inspection submittal requirements due January 2025, as outlined in Senate Bill 326.	45 buildings were inspected between February and April 2023 The 2023 program is complete.		Budget: \$50,000 Exp: \$49,950 Balance: \$50
	920 Projects	Shepherd's Crook	This ongoing program is funded to remove and replace barbed wire with Shepherd's Crook on all perimeter block walls on a phased approach.	To date, a total of 6,702 LF out of 33,525 LF of Shepherd's Crook has been installed. 2023 program is on hold.	Annual Program	Budget: \$35,000 Exp: \$0 Balance: \$35,000
	920 Projects	Asphalt Paving Program	This annual program is funded to preserve the integrity of CDS street paving. Annual inspections are conducted and repaving is scheduled as needed.	Overlay paving work completed in 2023: CDS 224, 321, 325, 375 Full depth paving work completed in 2023: CDS 338, 3162, 3181, 3294, 3296. Invoicing is pending.	Annual Program July 2023	Budget: \$392,929 Exp: \$0 Balance: \$392,929
	920 Projects	Water Lines - Copper Pipe Remediation	This ongoing program is funded to install epoxy liners in copper water lines in all buildings which experience a high frequency of copper pipe leaks.	Buildings complete in 2023: B2110, B2113, B2136, B2192, B2284, B2286, B2313, B3461, B4005. Invoicing is pending.	Annual Program	Budget: \$500,000 Exp: \$359,436 Balance: \$140,564

This Page Left Intentionally Blank

This Page Left Intentionally Blank



STAFF REPORT

DATE: August 30, 2023
FOR: Maintenance and Construction Committee
SUBJECT: Non-Standard Electrical Use Reimbursement Request from Manor 3361-O

RECOMMENDATION

Consider the request for an additional reimbursement in the amount of \$136.00 from Mr. and Mrs. Miles, owner occupants of Manor 3361-O Monte Hermoso, for electricity consumption related to restoration work resulting from a moisture intrusion event, and provide direction to staff.

BACKGROUND

On January 4, 2023 a leak was reported in the mutual's roof that extends over the balcony of 3361-O Monte Hermoso, a Catalina style manor. The mutual's roofing vendor investigated the reported leak issue, covered the tile roof with plastic as a temporary measure and later returned to complete the necessary repairs.

The Damage Restoration Coordinator assigned to this event detected elevated levels of moisture in the ceiling of the living room and the guest bedroom. The mutual's restoration vendor set up equipment in both rooms to dry the ceilings and surrounding drywall.

On January 30, 2023, Mrs. Miles submitted a request through Resident Services for an Electricity Usage Reimbursement.

DISCUSSION

Mrs. and Mrs. Miles contacted the Third Board president on June 22, 2023 via email requesting a review of the electrical use reimbursement they received in the amount of \$64.00 (Attachment 1).

Staff was subsequently directed to review the request and bring a recommendation to a future Third M&C Committee meeting. On July 8, 2023, staff received additional email correspondence from the Miles' requesting an additional \$136.00. Additionally, utility bills were submitted for the months of mid-December 2022 through mid-March 2023 (Attachment 2).

During restoration for the roof leak at Manor 3361-O, various drying equipment consisting of 2 dehumidifiers and up to 10 fans were placed in the living room and guest bedroom over a period of ten days, to completely dry the areas.

Per the mutual policy in place at the time (Attachment 3), a reimbursement to Mr. and Mrs. Miles in the amount of \$64.00, for utility expenses incurred from drying equipment used in two rooms was issued on June 7, 2023.

On August 15, 2023, the Third Board reviewed a revised Electrical Usage Reimbursement Policy, which is now under 28-day review and not yet active. The revised policy removes the flat rate “per room” reimbursement and provides a simple calculation for reimbursement based on the electricity usage prior to and after a moisture intrusion event. Under the new policy, Mr. and Mrs. Miles would be entitled to a reimbursement amount of \$254.00. However, the policy does not allow for retroactive reimbursements.

Staff seeks direction from the Committee on this non-standard reimbursement request.

FINANCIAL ANALYSIS

If the committee approves the request for an additional reimbursement, the amount would be paid from Third’s Disaster Fund budget.

Prepared By: Laurie Chavarria, Senior Management Analyst

Reviewed By: Jay Allen, Damage Restoration Manager
Manuel Gomez, Maintenance and Construction Director

ATTACHMENT(S)

Attachment 1 – Written Request for Reimbursement (6/23/2023)

Attachment 2 – Utility Bills

Attachment 3 – Resolution 03-18-45 Electricity Usage Reimbursement Policy

Attachment 1– Written Request for Reimbursement (6/23/2023)

From: Patti Miles

Sent: Thursday, June 22, 2023 6:29 PM

To: Third Board President <thirdmutual@lagunawoodsvillage.com>

Subject: Electric Reimbursement?

Hi Mr. Laws,

I'm writing this letter to you because I don't understand about the reimbursement for the water damage we had in January, due to our roof leaking in our living room and our guest bedroom. We had 11 fans and 2 dehumidifiers for 12 days. This was from January 16th through January 27th 2023, throughout our condo.

Our electric bill was \$233 dollars over the month before the fans.

We received a check for \$64.00 a few weeks ago from Laguna Woods Village. I called the HOA and they said it was our reimbursement for electricity due to the roof leak (moisture intrusion).

Nowhere on the receipt of this check does it say that it is reimbursement for the problem we had in January of this year and no way is this amount come close to what we had to pay for electricity for a problem that was Laguna Woods issue.

I have tried many times to reach out by email and phone to Carmen in Moisture Intrusion Damage Department with no results.

Laguna Woods should at least put it in writing somewhere that when owners have to have fans for leak problems that they will only get reimbursed \$32 each room no matter how many fans or days you have the noise and disruption in your home.

Thank you,

Hope you understand our frustration,

Patti & Terry Miles

3361-O

On Jun 22, 2023, at 8:35 PM, Third Board President <thirdmutual@lagunawoodsvillage.com> wrote:

Ms. Miles:

Yes, back in 2018, the Third Board approved a resolution to reimburse \$32 per room for electricity expended by dry-down equipment (the link below is of the Meeting Minutes where this Resolution was approved -- the Resolution (03-18-45) text starts on page 7 of those minutes).

[https://lagunawoodsvillage.com/documents/view/Third%20Board%20Minutes%202018-05-04%20Special%20OPEN%20\(final-approved\).pdf?v=1527638982](https://lagunawoodsvillage.com/documents/view/Third%20Board%20Minutes%202018-05-04%20Special%20OPEN%20(final-approved).pdf?v=1527638982)

The current Board is working with Staff to determine an appropriate methodology to better determine the cost for the dry-down equipment and reimburse that amount versus the current amount of \$32 per room -- I'm expecting this to be discussed at the next Third Maintenance and Construction (M&C) Committee Meeting scheduled for the afternoon July 11th.

If you would like to request a different reimbursement amount, please let me know -- if you do, I'll request Staff work with you to understand your request and document it for the M&C Committee for consideration.

I hope this helps.

-- Mark Laws

Attachment 1– Written Request for Reimbursement (6/23/2023)

From: Patti Miles

Sent: Friday, June 23, 2023 9:55 AM

To: Third Board President <thirdmutual@lagunawoodsvillage.com>

Subject: Re: Electric Reimbursement?

Hi Mr. Laws,

Yes, we would like to request a different reimbursement amount. Maybe this will give the committee a understanding that each request could be different.

Thank you!

Sent from my iPad

Ms. Miles:

I apologize for taking a bit longer than planned to clarify the process for requesting an exception to the electric bill reimbursement amount that you've already received.

Please email Sandra Spencer (who is cc'd on this email) with the additional amount you are looking to receive from Third Mutual to cover the electric costs you incurred as a result of the dry-down equipment running during your leak event. Also, please email her copies of three electricity bills: the one for the month before the leak event, the one for the month in which the leak event occurred, and the one for the month following the leak event.

Ms. Spencer will work with her Maintenance and Construction Team to document this information and share it for consideration by the Third Maintenance and Construction Committee when they meet on Wednesday, August 30 at 1:30pm in the Board Room.

Please let either Sandra or myself know of any questions you have regarding this.

-- Mark Laws

From: Patti Miles

Sent: Saturday, July 8, 2023 2:41 PM

To: Spencer, Sandra

Subject: Electrical reimbursement

Hi Sandra,

We are sending pictures of our electric bills, so the HOA can see how much electricity we used with having all the fans and dehumidifiers in our home between the dates of 1/16/2023 and 1/27/2023 from the roof leaking.

We are also submitting the bills for the month before and after with the letter we received from Edison because the over use of electricity compared to normal.

We received a check for \$64.00 which we were told was for 2 rooms.

Well, \$32 a room doesn't really cut it compared to our actual electricity usage.

If you look at our bills we would say that a fair amount would be \$136 more dollars.


Please look this over and if you have any questions don't hesitate to reach out.

Thank you,

Terry and Patti Miles

3361 unit O

Attachment 2 – Utility Bills



SOUTHERN CALIFORNIA
EDISON[®]

An EDISON INTERNATIONAL[®] Company

Go paperless at www.sce.com/ebilling. It's fast, easy and secure.

For billing and service inquiries
1-800-694-8123
www.sce.com

Your electricity bill

Page 1 of 4

[Redacted]

[Redacted]

Rotating outage
Group A060

[Redacted]

Amount due \$207.09
Due by 02/01/23

3361 MONTE HERMOSO UNIT
O
LAGUNA WOODS, CA 92637

Date bill prepared
01/12/23

Your account summary

Previous Balance	\$168.73
Payment Received 12/23/22	-\$168.73
Balance forward	\$0.00
Your new charges	\$207.09
Total amount you owe by 02/01/23	\$207.09

Timeframe Before FANS & Dehumidifiers

Your statement includes your applicable medical baseline allocation.

Get a discount on your bill every month

Your income may qualify you for discounted bills through the CARE or FERA program. To enroll or learn more, visit sce.com/careandfera or call 1-800-798-5723.

Recibe un descuento en tu factura cada mes

Si cumples los requisitos de ingresos, podrias recibir descuentos en tus facturas gracias a los programas CARE o FERA. Para inscribirte o obtener mas informacion, visita sce.com/careandfera o llama al 1-800-798-5723.

Your past and current electricity usage

[Redacted] from 12/14/22 to 01/11/23


Your electricity you used this month in kWh

699

Your next billing cycle will end on or about 02/10/23.

© 2023 Edison International. All rights reserved. Edison International and its subsidiaries are not responsible for the accuracy of the information provided on this bill. Please contact your local utility for more information.

Attachment 2 – Utility Bills



SOUTHERN CALIFORNIA
EDISON
An EDISON INTERNATIONAL Company

Go paperless at www.sce.com/ebilling. It's fast, easy and secure.

For billing and service inquiries
1-800-604-6123
www.sce.com

Your electricity bill

Page 1 of 4

Rotating outage
Group A000

Amount due **\$440.15**
Due by 03/06/23

3361 MONTE HERMOSO UNIT
LAGUNA WOODS, CA 92637

Date bill prepared
02/13/23

1/16 - 1/27 2023
11 m. 12
PHAS 2 Deficiencies

Your account summary

Previous Balance	\$207.09
Payment Received 01/23/23	-\$207.09
Balance forward	\$0.00
Your new charges	\$440.15
Total amount you owe by 03/06/23	\$440.15

Your statement includes your applicable medical baseline allocation.

Your past and current electricity usage

01/12/23 to 02/10/23

You used this month in kWh

1,296

Your next billing cycle will end on or about 03/13/23

Attachment 2 – Utility Bills

Go paperless at www.sce.com/ebilling. It's fast, easy and secure.

SOUTHERN CALIFORNIA EDISON
An EDISON INTERNATIONAL Company

For billing and service inquiries
1-800-684-8123
www.sce.com

Your electricity bill

Page 1 of 6

Amount due **\$163.77**
Due by **04/03/23**

Rotating outage
Group A060

3361 MONTE HERMOSO UNIT
O
LAGUNA WOODS, CA 92637

Date bill prepared
03/14/23

Your account summary

Previous Balance	\$440.15
Payment Received 02/23/23	\$440.15
Balance forward	\$0.00
Your new charges	\$163.77
Total amount you owe by 04/03/23	\$163.77

Time frame AFTER FAWS & Dehumidifiers

Your statement includes your applicable medical baseline allocation.

You Received a California Climate Credit
California is fighting climate change and so can you! Your bill includes a Climate Credit from a state program to cut carbon pollution while also reducing your energy costs. Find out how at cpuc.ca.gov/climatecredit/.

Get a discount on your bill every month
Your income may qualify you for discounted bills through the CARE or FERA program. To enroll or learn more, visit sce.com/careandfera or call 1-800-798-5723.

Recibe un descuento en tu factura cada mes
Si cumples los requisitos de ingresos, podrias recibir descuentos en tus facturas gracias a los programas CARE o FERA. Para inscribirte o obtener mas informacion, visita sce.com/careandfera o llama al 1-800-798-5723.

Your past and current electricity usage

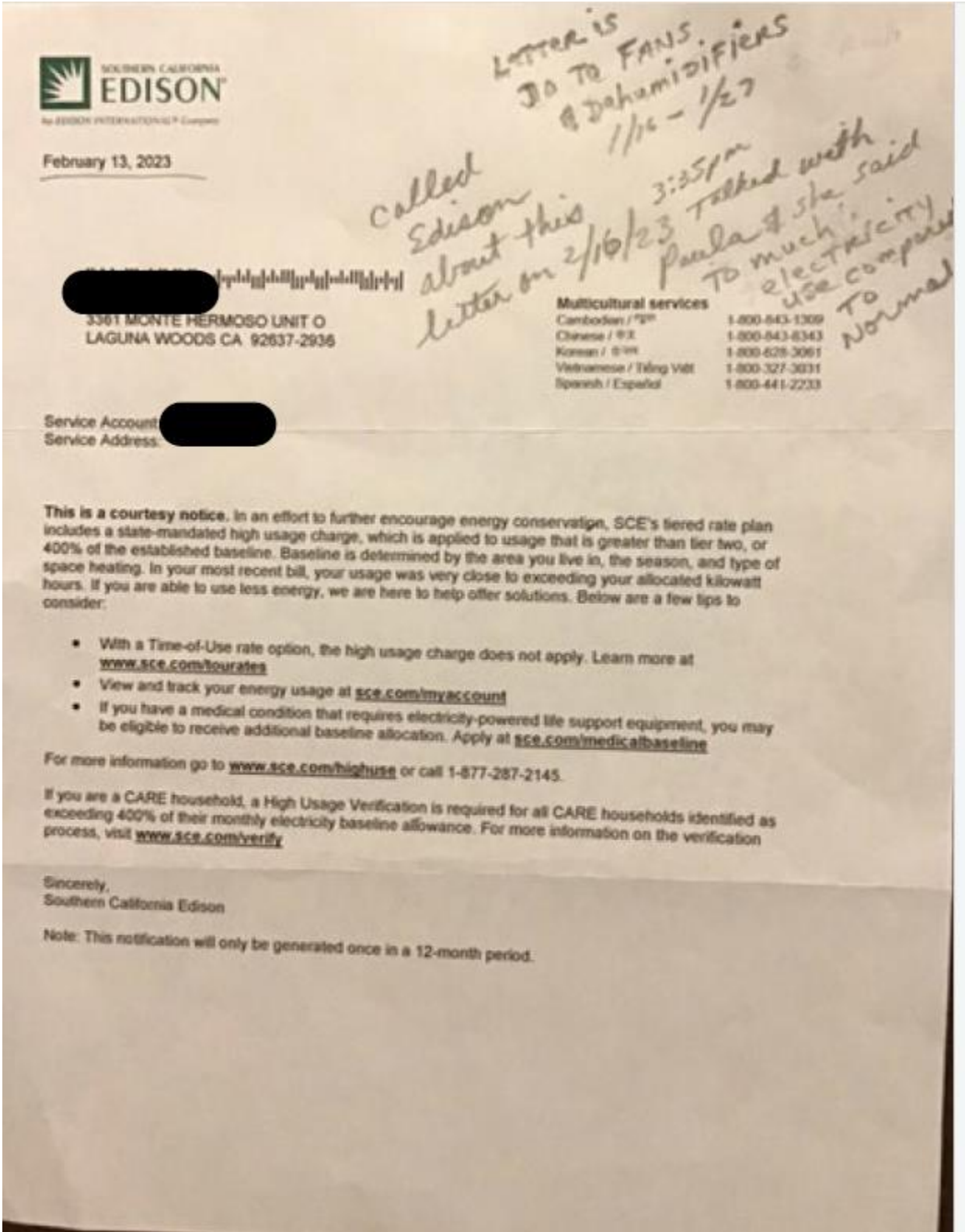
144-5161 Test here If your contact information has changed please update the form on the reverse side and return the stub below Test here

02/11/23 to 03/13/23
this month in kWh

Your next billing cycle will end on or about 04/11/23.

758

Attachment 2 – Utility Bills



February 13, 2023

3361 MONTE HERMOSO UNIT O
LAGUNA WOODS CA 92637-2936

Multicultural services	
Cambodian / ខ្មែរ	1-800-643-1309
Chinese / 中文	1-800-643-6343
Korean / 한국	1-800-628-3061
Vietnamese / Tiếng Việt	1-800-327-3031
Spanish / Español	1-800-441-2233

Service Account
Service Address:

This is a courtesy notice. In an effort to further encourage energy conservation, SCE's tiered rate plan includes a state-mandated high usage charge, which is applied to usage that is greater than tier two, or 400% of the established baseline. Baseline is determined by the area you live in, the season, and type of space heating. In your most recent bill, your usage was very close to exceeding your allocated kilowatt hours. If you are able to use less energy, we are here to help offer solutions. Below are a few tips to consider:

- With a Time-of-Use rate option, the high usage charge does not apply. Learn more at www.sce.com/tourates
- View and track your energy usage at sce.com/myaccount
- If you have a medical condition that requires electricity-powered life support equipment, you may be eligible to receive additional baseline allocation. Apply at sce.com/medicalbaseline

For more information go to www.sce.com/highuse or call 1-877-287-2145.

If you are a CARE household, a High Usage Verification is required for all CARE households identified as exceeding 400% of their monthly electricity baseline allowance. For more information on the verification process, visit www.sce.com/verify

Sincerely,
Southern California Edison

Note: This notification will only be generated once in a 12-month period.

Attachment 3 - Resolution 03-18-45 Electricity Usage Reimbursement Policy

Resolution 03-18-45

Revised Electricity Usage Reimbursement Policy

WHEREAS, the Mutual has historically reimbursed members for electricity consumption related to the restoration of manors as a result of moisture intrusion, as well as for excess electricity consumed due to hot water supply line leaks; and

NOW THEREFORE BE IT RESOLVED, March 20, 2018, that the Board of Directors of this Corporation hereby adopts the revised Electricity Usage Reimbursement Policy, in accordance with Resolution 03-17-68 (Damage Restoration Policy), as follows:

- For moisture-intrusion events where dry-down of property is required, the Mutual will reimburse for electricity used at a flat rate of \$32.00 for each room requiring the use of dry-down equipment, as verified by the Moisture Intrusion Coordinator. A closet or hallway will be considered as a room for reimbursement purposes.
- For hot water leaks where excess electricity has been consumed, the Mutual will reimburse for excess electricity consumption for a maximum period of three Southern California Edison billing periods, as evidenced by detailed billing statements for each of the three periods involved. Additional electricity use beyond the period of three billing cycles is the responsibility of the Member and is not reimbursable by the Mutual.
- All reimbursements will be charged to the Disaster Fund.

RESOLVED FURTHER, that Resolution 03-11-48 adopted April 19, 2011 is 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.

MARCH Initial Notification

30-Day notification to comply with Civil Code §4360 has been satisfied.

Director Baum made a motion to adopt a resolution for electrical use reimbursement policy revision. Director Tung seconded the motion and the motion passed by unanimous consent.