



OPEN MEETING

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

**Monday, November 7, 2022 at 1:30 p.m.
24351 El Toro Road, Laguna Woods, CA 92637
Board Room and Virtual with Zoom**

REPORT

MEMBERS PRESENT: Ralph Engdahl - Chair, Cush Bhada, Jim Cook, Mark Laws, Cris Prince

MEMBERS ABSENT: Advisors Dave Bienek and Judith Troutman

OTHERS PRESENT: **GRF:** Egon Garthoffner
Third: Lynn Jarrett

STAFF PRESENT: Bart Mejia – Maintenance & Construction Assistant Director, Ian Barnette – Maintenance & Construction Assistant Director, Guy West – Projects Division Manager, Roberto Valdovinos – Maintenance Operations Manager, Laurie Chavarria – Sr. Management Analyst, Sandra Spencer – Administrative Assistant

1. Call Meeting to Order

Chair Engdahl called the meeting to order at 1:30 p.m. and established that a quorum was present.

2. Approval of the Agenda

The agenda was amended to remove item 9a and forward the item to the next Third ACSC committee meeting; move item 9e to item 9d; and item 9d to 9e. Hearing no objection, the agenda was approved as amended.

3. Approval of the Meeting Report from September 12, 2022

Staff was directed to edit item 9c to reflect that Chair Engdahl did not vote on the motion.

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

4. Remarks of the Chair

None.

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

None.

6. Response to Member Comments

None.

7. Department Head Update

None.

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.*

The project log was pulled for discussion. Staff answered questions from the committee.

- a. Project Log
- b. Solar Production Report

Hearing no changes or objections, the motion to approve the Consent Calendar was passed by a vote of 2/0/2 (Directors Laws and Prince abstained; Chair Engdahl did not vote).

9. Items For Discussion and Consideration

a. Handrail Request at 2324 Via Puerta

Staff was directed to remove this item from the M&C agenda and introduce the request at the November 28, 2022 meeting of the Third Architectural Controls and Standards Committee.

b. Gate 11 French Drain Design

Mr. Mejia updated the committee including that the engineering field survey has been completed and further research is underway on the infrastructure and current water levels of monitoring wells. It is expected that plans will be developed by the end of 2022 and construction will begin in March/April 2023.

c. Exterior Paint Program - Transition From 10 to 15 Year Cycle

Mr. Barnett presented the topic and answered questions from the committee. Averages on a 10-year cycle complete 140 buildings per year; averages on a 15-year cycle

complete 93 buildings per year. The balconies, breezeways and trim are on 7.5-year painting schedule.

A suggestion was made to publish the painting schedule. Director Cook suggested adding “subject to change” clearly visible if the list is published. Staff was requested to provide the schedule to President Laws for his review.

d. Annual Maintenance Programs Priority Process

Mr. Barnette presented the topic and answered questions from the committee. Programs include pest control, fencing, recreation room heat pump/AC units and water heaters, gutters and mailboxes, epoxy programs, and laundry countertops and flooring.

Director Laws suggested moving the reserve funding for the contingency of new rain gutter installations to the damage restoration funding. Staff will investigate this possibility; research the availability of pre-painted gutters; and provide the number of mailboxes which need replacing.

e. Shepherd’s Crook Project Update

Mr. Mejia provided an update and answered questions from the committee. Discussion ensued regarding the CUP; the history of the Shepherd’s Crook installation; how the number of linear feet per year was determined; less expensive options for replacing existing barbed wire; security breaches; and the balance of linear feet remaining for GRF and Third.

A motion was made to only replace the difference between 900 linear feet and the length that GRF plans to replace in 2023 in order to keep the CUP active while continuing to research whether the CUP should be maintained beyond that time. Said difference may be split between Third and United. The motion was approved by unanimous consent.

Staff was directed to research alternative materials to Shepherd’s Crook that are acceptable to the City and to inform the committee of the number of linear feet remaining within Gate 11.

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.*

- Report on the Feasibility of Additional Solar Installations
- Shepherd’s Crook
- EV Charging Solutions

11. Committee Member Comments

None.

12. Date of Next Meeting: TBD

13. Adjournment

The meeting was adjourned at 3:39 p.m.



Ralph Engdahl, Chair

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Manuel Gomez, Staff Officer
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