



OPEN MEETING

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

**Monday, September 13, 2021 at 1:30 PM
24351 El Toro Road – Board Room & 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 three options:

1. Join by Zoom by clicking this link: <https://us06web.zoom.us/j/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.
3. By calling (949) 268-2020 beginning one half hour before the meeting begins and throughout the remainder of the meeting. You must provide your name and unit number.

NOTICE AND AGENDA

This Meeting May be Recorded

1. Call to Order
2. Acknowledgement of Media
3. Approval of Agenda
4. Approval of Meeting Report from July 7, 2021
5. Chair's Remarks
6. Member Comments – *(Items Not on the Agenda)*
7. Department Head Update

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.

8. Project Log
9. Solar Production Report

For Discussion and Consideration:

10. Mission Statement/Charter for Parking and Golf Cart Subcommittee (Draft & Final Resolution)
11. Fumigation for Manor 5247
12. Handrail Installation Request for 3083-C (Chris Laugenour)
13. Charge Ready 2 Program & Suggested EV Charging Station Locations (Bart Mejia)
14. Hard Flooring Surfaces in Multi-story Buildings (Chair Mutchnick)
15. Placement of Shepherd's Crook for the 2021 Program (Guy West)

Items for Future Agendas:

- TBD

Concluding Business:

16. Committee Member Comments
17. Date of Next Meeting – November 1, 2021
18. Adjournment



OPEN MEETING

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

Wednesday, July 7, 2021 – 1:30 PM

24351 El Toro Road, Board Room & Zoom

MEMBERS PRESENT: Robert Mutchnick – Chair, John Frankel, Ralph Engdahl,
Craig Wayne

MEMBERS ABSENT: None

OTHERS PRESENT: None

STAFF PRESENT: Guy West – Staff Officer, Laurie Chavarria, Chris Naylor

1. Call to Order/Establish a Quorum

Chair Mutchnick called the meeting to order at 1:34 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

The meeting agenda was approved as written.

4. Approval of Meeting Report for May 3, 2021

The meeting report for May 3, 2021 was approved as written.

5. Chair's Remarks

Chair Mutchnick thanked Staff Officer Guy West for serving as Interim Director of the Maintenance and Construction Department.

6. Member Comments (Items Not on the Agenda)

- Rocky Rostami - Proposed that remodeling requirements for members should include manor water shut-off valves and replacement of electrical panels. Mr. Rostami also commented on common area water spigots.

7. Department Head Update

Staff Officer Guy West provided a brief update on the Shepherd's Crook installation at the City Dog Park; and Senate Bill 326 requirements and costs.

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 Consent Calendar was pulled for discussion. Staff Officer Guy West and Sr. Management Analyst Chris Naylor summarized the reports on the consent calendar and answered questions from the Committee.

Staff was asked to review the 2021 Project Log to see if any funding reductions can be realized this year. However, Chair Mutchnick stated that no reductions should be proposed if those same projects/programs are going to be reduced in 2022 as well.

Additionally, staff was asked to look into the curb and gutter work taking place on Sosiega and provide an update to Chair Mutchnick via email.

8. Project Log

9. Solar Plant Generation

Reports:

10. Installation Cost of Solar Components by Letner Roofing

Chair Mutchnick shared concerns from members on the installation on the solar equipment. Staff Officer Guy West summarized the costs related report and answered questions from the Committee.

Staff will confirm the costs related to the installation of alteration solar equipment on PVC flat roofing systems which are charged per "leg penetration" and send that information via email to Chair Mutchnick.

Items for Future Agendas:

- Entryway Modifications for all GV Buildings (by General Services)
- Ramp Request at B3244 (pending Entryway Modification Report)

Concluding Business:

11. Committee Member Comments

- None

12. Date of Next Meeting – September 8, 2021

13. Adjournment - The meeting was adjourned at 2:21 pm.



Robert Mutchnick, Chair

Third Mutual Project Log (August 2021)

#	Type	Name	Description	Status	Estimated Completion/On-going Programs	Budget
1	920 Projects	Illuminated Building Numbers	This program is intended to upgrade building signage to improve their visibility. The M&C Committee is focused on replacement of the existing building address signs with larger, more visible signs. Staff is using larger, traffic-rated, high reflectivity materials to improve their visibility at night.	Building address sign replacements are completed in conjunction with the annual exterior paint program. Cul-de-sacs 213, 219 and 226 are the remaining areas scheduled to receive new building signs. Building sign installations are complete at buildings 2384-2388, and in cul-de-sacs 203 and 212. Invoices are pending.	December 2021	Budget: \$30,000 Exp: \$3,561 Balance: \$26,439
2		Senate Bill 326 Load Bearing Component Inspections	This program is funded to conduct an assessment for inspection and testing of exterior elevated elements, defined as the load-bearing components and associated waterproofing systems in all buildings and facilities within the community.	Staff is developing the special provisions for an RFP to be advertised to licensed engineers. Staff will continue the planning and budgeting process to complete the necessary inspection submittal requirements due January 2025, as outlined in Senate Bill 326.	December 2021	Budget: \$50,000 Exp: \$0 Balance: \$50,000
3	920 Projects	Building Structures	This program is funded to repair or replace building structural components that are not performing as designed. This funding also includes roofing repairs related to dry rot work.	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. Building 3129 needs column footing repairs. Construction will be scheduled once a contract is executed. Building 5125 needs garage wall footing repairs. A structural observation was performed and structural repair documents are pending. Building 5510 has stair case damage and a structural observation was performed. A ticket has been requested to remove the stucco at the stair case connection to the landing so the condition can be observed.	Annual Program - December 2021	Budget: \$500,000 Exp: \$79,222 Balance: \$420,778

4	920 Projects	Dry Rot Program	This program is funded to develop and implement a systematic approach to eradicating wood rot throughout Third Mutual.	The Dry Rot Program will take place in coordination with the Prior to Paint Program with a primary focus on Garden Villa Buildings. Buildings 2390, 2392 and 2393 are complete. Construction is scheduled to begin at buildings 2369, 2381, 2399, 3241 and 3243 in August and be completed in September. Structural observation reports are in progress for buildings 3242, 3244, 3499, 4006, 4008, 4010 and 4011.	Annual Program - December 2021	Budget: \$1,025,000 Exp: \$318,400 Balance: \$706,600
5	920 Projects	Foundations Program	This 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.	Staff performs field inspections to evaluate building foundations and schedules any needed upgrades as they are identified. Building 2387 has a foundation column repair and structural repair documents have been submitted to the city. Buildings 2394, 2395 and 2397 have concrete spalling and structural repair plans have been submitted to the city. Construction began at the end of July and is scheduled to be completed in September.	Annual Program - December 2021	Budget: \$75,000 Exp: \$19,142 Balance: \$55,858
6	904 Maint Svc	Electrical Systems	These funds are allocated to repair or replace electrical equipment failures as needed.	Code compliance has been completed at the 3 story buildings. The allocation of funding will continue to make improvements when and where it is necessary.	Annual Program - December 2021	Budget \$50,000 Exp: \$0 Balance: \$50,000
7	910 Bldg. Maint	Garden Villa (GV) Lobby Renovations	This program addresses the replacement of the existing acoustic ceiling, wallpaper and carpet in GV lobbies. All walls, ceilings and doors are patched and painted and the carpet is replaced. A total of 9 lobbies are scheduled for 2021: 2381, 2401, 5518, 4011, 3244, 4010, 5511, 5510, and 2402	Lobby renovations take two weeks from start to finish. Lobbies 2381, 2401, 5518, 4011, 3244, 4010, 5511, and 5510 have been completed. The last and remaining Lobby 2402 was completed on August 6th.	Annual Program - December 2021	Budget: \$112,500 Exp: \$49,441 Balance: \$63,059

8	910 Bldg. Maint	Gutters - Replacement and Repair	Gutter replacement is 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. This program also addresses gutter repairs performed by VMS staff.	Funds have been budgeted for repairs by in-house staff on an as-needed basis throughout the year. Buildings on the exterior paint program will be selected based on drainage issues and will be scheduled for installation of seamless gutter systems by an outside vendor. The installation of gutters is completed in conjunction with the paint program.	Annual Program - December 2021	Budget: \$76,206 Exp: \$21,404 Balance: \$54,802
9	910 Bldg. Maint	Exterior Paint Program	The Mutual has a 15-year full cycle exterior paint program. All exterior components of each building are to be painted every 15 years. The painted components include the body (stucco/siding) as well as the following list in regards to the trim: 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.	The following cul-de-sacs/buildings are scheduled for painting during the 2021 Exterior Paint Program: CDS 219, 213, 212 and 226 Staff has completed work in CDS 219 and has moved to CDS 213 which consists of 22 buildings 22 carports and 4 laundry rooms.	Annual Program - December 2021	Budget: \$1,506,039 Exp: \$559,410 Balance: \$946,629
10	910 Bldg. Maint	Prior to Paint Program (PTP)	The Mutual has a 15-year full cycle exterior paint program. Prior to paint dry rot and decking repairs will be performed every 10 years to prepare building surfaces for painting.	The following cul-de-sacs are scheduled for inspection and repair during the 2021 Prior to Paint Program: CDS 219, 213, 212 and 226 Staff has completed work in CDS 219 & 213 and has moved to CDS 212 which consists of 24 buildings, 18 carports and 5 laundry rooms.	Annual Program - December 2021	Budget: \$1,071,350 Exp: \$286,589 Balance: \$784,761
11	910 Bldg. Maint	Balcony & Breezeway Resurfacing	This mid-cycle program provides for the waterproof topcoat sealing of balcony and breezeway deck surfaces every 7.5 years. This waterproofing process protects the deck substructure against future dry rot and improves the aesthetics of the deck surface. Prior to applying topcoat, crews conduct an inspection of the deck structure to locate any dry rot or potential safety hazards.	The buildings scheduled for resurfacing in 2021 are located in the following cul-de-sacs: 340, 341, 344, 340-B and buildings 5368, 5369, 5370, 5371 and 5372. Staff has completed building 5368 and are currently working in CDS 340 & 341.	Annual Program - December 2021	Budget: \$101,168 Exp: \$34,461 Balance: \$66,707

12	920 Projects	Asphalt Paving Program	This program is dedicated to preserving the integrity of cul-de-sac street paving. As part of this program, asphalt paving is inspected and rated for wear annually. The 2021 program will consist of 158,441 square feet of paving replacement.	Cul-de-sacs 336, 337, 363, 364, 365, 339, 340; and streets Luz del Sol, and Via Portoa are scheduled for paving this year. This program work was completed August 5 and punch list work is in progress. Invoicing is pending.	Annual Program - August 2021	Budget: \$467,763 Exp: \$0 Balance: \$467,763
13	920 Projects	Parkway Concrete Program	This program is funded to repair or replace damaged concrete parkways in conjunction with the asphalt paving program. Parkways are inspected for damage and other deficiencies are repaired or replaced accordingly.	This program started in June and was completed July 15th at the following locations: CDS 336, 337, 363, 364, 365, 3339/40, Luz del Sol, and Via Portoa.	Annual Program - July 2021	Budget: \$125,000 Exp: \$106,831 Balance: \$18,169
14	920 Projects	Seal Coat Program	This 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. The 2021 program consists of 28 locations.	This program is scheduled to begin and be completed in August in 28 locations. The areas included this year are cul-de-sacs: 206, 305, 307, 308, 328, 330, 331, 332, 335, 340-A, 345, 350, 358, 361, 367, 369, 374, 375, 401, buildings 3150, 3153, 3176, 3181, 3187, 3185, 3487, 5371, and 5508.	Annual Program - August 2021	Budget: \$51,386 Exp: \$0 Balance: \$51,386
15	920 Projects	Emergency Roof Repair Program	This Program funding is allocated as a contingency to preserve the serviceable life of roofs by performing emergent requests for roof repairs as they are received.	During inclement weather when emergency roof leak requests are received, staff schedules the roofing contractor to investigate roof related issues. If required, the roofing contractor will provide the necessary repairs.	Annual Program - December 2021	Budget: \$110,000 Exp: \$40,039 Balance: \$69,961
16	920 Projects	Roof Replacement - BUR to PVC Cool Roofing	This program is dedicated to replacing and maintaining Mutual roofs. Built-up roofs are inspected 15 years after installation. Roofs determined to have reached the end of their serviceable life are scheduled to be replaced with a new PVC cool roof system.	28 buildings totaling 145,535 SF are scheduled for roof replacement with a PVC cool roof system. This program commenced in April and is scheduled to be completed by the end of November. As of July 30, 2021, 13 out of 28 buildings have been completed and invoicing is pending.	Annual Program - November 2021	Budget: \$1,123,317 Exp: \$349,350 Balance: \$773,757
17	920 Projects	Shepherd's Crook	As a part of the Conditional Use Permit 1135 with the City of Laguna Woods, the Mutual will remove and replace barbed wire on all perimeter block walls with Shepherd's Crook on a phased approach.	The installation of a minimum 300 linear feet of Shepherd's Crook fencing is planned for 2021. Shepherd's Crook fencing will no longer be installed on city property at the dog park on Ridge Route. 300 linear feet of Shepherd's Crook fencing is planned for installation in Gate 11 at the corner of Santa Vittoria and Santa Maria To date a total of 6,402 linear feet out of 33,525 LF of Shepherd's Crook has been installed.	Annual Program - December 2021	Budget: \$35,000 Exp: \$0 Balance: \$35,000

18	904 Bldg. Maint	Epoxy Wasteline Remediation	The Waste Line Remediation Program's objective is to install seamless liners within the existing waste pipes to mitigate future root intrusion as well as to resolve and prevent future back up problems related to compromised pipes. If there are consistent internal issues, these are also investigated and addressed during the program execution. The program addresses interior as well as exterior waste lines. The program to line pipes commenced in 2011 but did not include interior pipes. Starting in 2017, both, interior and exterior lines are receiving an epoxy liner.	While the primary focus is on three-story buildings this year, other buildings with a high risk for stoppages will also be evaluated for epoxy lining. The three-story buildings take an average of 10-12 weeks to complete. Total number of buildings in Third Mutual: 1407 Number of buildings left to complete: 1098 There are 6 three-story buildings scheduled to complete this year.	Annual Program - November 2021	Budget: \$1,000,000 Exp: \$269,655.09 Balance: \$730,344.92 Cumulative Expenditures from 2011 through 2019: \$3,708,372
19	920 Projects	Water Lines - Copper Pipe Remediation	This program started in 2008 as a pilot program, and epoxy lining of buildings as-needed, was approved by the Board in 2010. Epoxy lining is intended to extend the life of copper pipe water lines in all buildings which experience a high frequency of copper pipe leaks.	Buildings 2302, 2279, 2323, 5387 and 4004 are scheduled for the 2021 epoxy lining program to be completed by September. Building 3026, 3039, 2271 and 2282 have been completed to date.	Annual Program - September 2021	Budget: \$500,000 Exp: \$76,915 Balance: \$423,085
20	920 Projects	Elevator Replacement Program	This Elevator Replacement Program is funded to replace mechanical equipment. In addition, a specified number of elevator cars are scheduled for interior renovations. In 2021 the elevators at buildings 3363, 3366, 4026, 5369 and 5371 are scheduled for equipment replacement & interior renovation this year.	Buildings 5369, 3363, 4026 and 3499 are complete. Buildings 3366 is scheduled to be completed by the end of August.	Annual Program - September 2021	Budget: \$255,000 Exp: \$146,169 Balance: \$108,831
21	910 Bldg. Maint	Pest Control for Termites	This program is dedicated to eradicating dry wood termites from inaccessible areas by tenting buildings for fumigation. The budget also includes funding for local termite treatments and the removal of bees/wasps on an as-needed basis and hotel accommodations during whole structure fumigation.	Local termite treatments and the removal of bees/wasps are performed as-needed throughout the year. The fumigation program commenced in May and is typically completed in November. Invoices are pending.	Annual Program - November 2021	Budget: \$645,800 Exp: \$85 Balance: \$645,715
Agenda Item #8 Page 5 of 6		Preventive Roof Maintenance	This program is funded to preserve the serviceable life of the roofs through a 5 and 10-year inspection cycle. Roofs are inspected and maintained accordingly. 5 year inspections: 36 bldgs. = 202,877 SF 10 year inspections: 72 bldgs. = 170,732 SF	COMPLETED	Annual Program - March 2021	Budget: \$66,585 Exp: \$66,585 Balance: \$0

	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.	COMPLETED	Annual Program - December 2021	Budget: \$109,392 Exp: \$109,133 Balance: \$259
	910 Bldg. Maint	Garden Villa (GV) Laundry Room Flooring Renovations	This program is funded to replace the laundry room floors of the GV and LH-21 style buildings with epoxy flooring when the existing vinyl flooring is damaged.	COMPLETED Invoices are pending.	Annual Program - December 2021	Budget: \$46,565 Exp: \$13,239 Balance: \$33,326
	920 Projects	Parapet & Stucco Wall Repairs	This program funding is to address the Villa Paraisa and Casa Grande style homes in the Gate 11 area that have had parapet wall leaks causing wood rot and wall damage. A phased program to remove these parapet walls was adopted by the Board to remove five walls per year. A total of five buildings are scheduled for 2021: 5019, 5294, 5298, 5413 and 5423.	COMPLETED 27 out of 40 buildings have been completed through May 2021. Buildings 5019, 5298, 5294, 5413 and 5423 are complete.	Annual Program - 2021 August	Budget \$300,000 Exp: \$206,356 Balance: \$93,644
	920 Projects	Golf Cart Parking and Striping	This program is funded to add golf cart & vehicle parking spaces where there is adequate spacing. In 2021, Cul de sac 216 will receive 18 new golf cart spaces and 7 new vehicle parking spaces and Cul de sac 212 will receive 4 golf cart stalls this year.	COMPLETED The Golf Cart Parking Committee recommended a scope reduction. All the spaces in Cds 216 were eliminated and only the golf cart stalls in Cds 212 will be completed. The balance of the funding for this project will be slated for use on potential EV stations. The work in Cds 212 was completed in June.	Annual Program - July 2021	Budget: \$50,000 Exp: \$7,925 Balance: \$42,075

Third Mutual Solar Production Report

2021 Production													
Third Mutual Project													
	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Total
2353 Via Mariposa	6,440	7,700	10,750	11,550	12,880	13,770	13,870	12,020					88,980
2381 Via Mariposa	4,560	5,330	9,090	10,740	11,950	13,370	12,560	11,020					78,620
2393 Via Mariposa West	4,130	5,230	7,640	8,390	9,520	10,580	9,820	8,480					63,790
2394 Via Mariposa West	6,050	7,150	11,110	12,700	14,090	15,800	14,910	13,050					94,860
2397 Via Mariposa West	6,050	7,220	1,080	10,720	11,980	13,460	12,700	11,070					74,280
2399 Via Mariposa West	5,310	6,410	8,870	9,590	10,710	12,070	11,510	10,030					74,500
2400 Via Mariposa West	6,110	7,360	10,390	11,230	12,540	14,130	13,260	11,540					86,560
3242 San Amadeo	4,510	5,650	8,570	9,670	10,930	12,450	11,840	10,140					73,760
3243 San Amadeo	5,000	5,800	9,267	8,651	9,125	10,202	5,534	1,695					55,274
3420 Calle Azul	3,616	4,339	6,164	6,565	7,201	7,819	7,479	6,525					49,708
5372 Punta Alta	4,750	5,688	8,116	8,395	8,837	10,242	9,860	8,624					64,512
5510 Paseo Del Lago West	3,447	4,188	6,094	6,595	7,307	8,018	7,564	6,667					49,880
Total Production of kWh =	59,973	72,065	97,141	114,796	127,070	141,911	130,907	110,861	0	0	0	0	854,724

(3243 - Jul/Aug 2021): Modern Failure - all solar panels and inverters are operational.

2020 Production													
Third Mutual Project													
	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Total
2353 Via Mariposa	3,378	8,145	9,186	10,730	13,940	12,100	14,310	13,210	9,590	7,860	6,700	5,560	114,709
2381 Via Mariposa	5,150	6,493	6,816	8,450	12,980	11,260	13,380	12,350	8,820	6,640	5,480	4,050	101,869
2393 Via Mariposa West	5,067	6,794	8,166	9,830	11,690	7,540	8,940	7,120	4,950	5,560	3,560	3,160	82,377
2394 Via Mariposa West	7,064	8,883	10,050	11,760	15,260	13,210	15,690	14,600	10,570	8,620	7,350	5,350	128,407
2397 Via Mariposa West	6,068	7,604	8,603	10,080	13,080	11,370	13,440	12,490	9,080	7,360	6,250	5,230	110,655
2399 Via Mariposa West	5,356	6,763	7,630	8,970	11,690	10,220	12,020	11,160	8,150	6,560	5,510	4,580	98,609
2400 Via Mariposa West	6,159	7,797	8,910	10,490	13,680	11,940	14,070	12,950	9,350	7,500	5,130	3,450	111,426
3242 San Amadeo	4,642	6,160	7,423	8,700	11,380	9,850	11,700	10,700	7,350	5,790	3,270	1,790	88,755
3243 San Amadeo	4,876	5,804	6,880	7,832	9,912	8,431	10,115	10,296	7,362	6,044	5,128	4,383	87,063
3420 Calle Azul	3,805	4,863	5,637	6,500	8,460	7,327	8,861	8,361	5,890	4,794	4,046	3,212	71,756
5372 Punta Alta	4,782	6,646	8,045	8,284	10,751	5,673	8,414	11,525	8,666	7,034	5,402	4,322	89,544
5510 Paseo Del Lago West	3,508	4,514	5,308	4,646	5,995	6,933	7,551	7,754	5,236	4,509	3,625	2,967	62,546
Total Production of kWh =	59,855	80,466	92,654	106,272	138,818	115,854	138,491	132,516	95,014	78,271	61,451	48,054	1,147,716

(2353 - Jan 2020): This was due to 1 out of 3 inverter's wiring harnesses malfunctioning and needing replacement through the manufacturer. Production data was not recorded but estimated based on 2/3 of the production of an identical setup.

2019 Production													
Third Mutual Project													
2353 Via Mariposa	3,368	5,552	8,329	11,520	11,880	10,870	14,370	13,230	10,120	9,850	5,920	2,720	107,729
2381 Via Mariposa	4,951	5,431	8,366	9,418	9,650	8,761	11,590	10,590	8,100	7,920	4,950	3,940	93,667
2393 Via Mariposa West	4,762	5,917	9,176	10,480	11,170	10,230	13,470	12,000	7,267	8,380	5,070	4,080	102,002
2394 Via Mariposa West	6,393	789	8,618	12,420	13,060	11,910	15,680	14,370	10,910	10,800	6,790	5,580	117,320
2397 Via Mariposa West	5,506	6,497	9,682	10,880	11,210	10,250	13,500	12,440	9,480	9,250	5,840	4,770	109,305
2399 Via Mariposa West	4,889	5,796	1,841	X	4,692	7,812	12,100	11,170	8,540	8,240	5,210	4,220	74,510
2400 Via Mariposa West	3,778	5,036	8,142	9,948	11,760	10,790	14,170	12,930	9,830	9,500	5,940	4,860	106,684
3242 San Amadeo	3,856	3,756	8,158	9,671	10,250	9,200	12,000	10,860	8,180	7,510	4,660	3,670	91,771
3243 San Amadeo	4,509	4,952	7,669	8,607	8,162	7,510	8,447	8,849	7,359	7,161	4,706	3,832	81,763
3420 Calle Azul	3,547	4,197	6,116	7,037	7,019	6,540	7,120	7,838	5,803	5,617	3,799	3,016	67,649
5372 Punta Alta	5,133	6,126	9,022	10,380	10,391	9,551	10,742	10,739	7,271	7,731	5,010	4,184	96,280
5510 Paseo Del Lago West	3,287	3,939	5,822	6,766	6,759	6,167	7,837	7,520	5,404	5,424	3,520	2,786	65,231
Total Production of kWh =	53,979	57,988	90,941	107,127	116,003	109,591	141,026	132,536	98,264	97,383	61,415	47,658	1,113,911

(2394 - Feb 2019): Replaced power supply due to the power to communication comes on once communication enclosure is opened.

(2399 - Apr 2019): This was due to a conduit becoming damaged after heavy rains.

(2353 - Dec 2019): This was due to 1 out of 3 inverter's wiring harnesses malfunctioning and needing replacement through the manufacturer. Production data was not recorded but estimated based on 2/3 of the production of an identical setup.

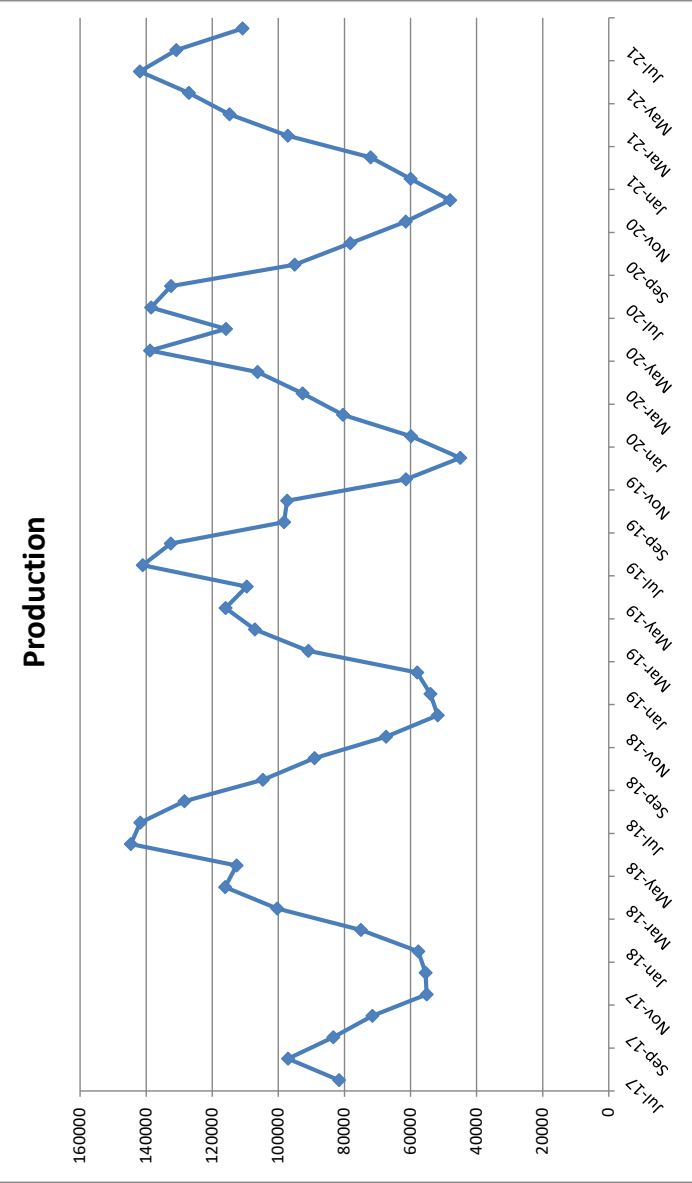
2018 Production													
Third Mutual Project													
2353 Via Mariposa	5,860	7,790	10,400	12,370	10,730	14,030	13,573	12,057	9,830	8,750	6,630	3,390	115,410
2381 Via Mariposa	4,730	3,340	6,210	8,130	8,260	10,360	9,905	10,918	9,090	8,040	6,120	4,000	89,103
2393 Via Mariposa West	5,166	6,867	7,876	2,799	10,380	13,260	12,820	11,288	8,970	7,480	5,440	4,440	96,786
2394 Via Mariposa West	5,450	8,840	11,420	13,590	12,130	15,450	14,888	13,236	10,770	9,530	7,260	6,100	128,664
2397 Via Mariposa West	5,590	7,560	9,400	11,660	10,420	13,510	13,295	11,817	9,610	8,350	6,280	5,250	112,742
2399 Via Mariposa West	5,240	6,780	8,680	10,380	9,340	12,030	11,993	10,669	8,680	7,450	5,580	4,640	101,462
2400 Via Mariposa West	5,990	7,730	10,130	12,060	10,870	14,150	13,794	12,137	9,850	8,540	6,380	4,580	116,211
3242 San Amadeo	4,960	6,340	8,600	10,480	9,570	12,220	12,005	10,177	8,290	6,790	5,090	4,160	98,682
3243 San Amadeo	4,192	5,428	7,896	8,896	7,932	9,953	10,144	9,481	8,054	6,514	5,035	4,278	87,803
3420 Calle Azul	2,016	2,705	5,128	7,581	6,910	8,744	8,736	7,770	6,221	5,212	4,008	3,334	68,365
5372 Punta Alta	5,296	7,220	8,918	11,074	10,012	12,649	12,412	11,369	9,215	7,392	5,853	4,621	106,031
5510 Paseo Del Lago West	3,138	4,451	5,679	7,130	6,098	8,283	8,253	7,509	6,151	4,990	3,747	2,965	68,394
Total Production of kWh =	57,628	75,051	100,337	116,150	112,652	144,639	141,818	128,428	104,731	89,038	67,423	51,758	1,189,653

2017 Production

Third Mutual Project	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Total
2353 Via Mariposa							7,336	11,749	9,151	8,125	5,756	5,807	47,924
2381 Via Mariposa							X	8,566	5,922	6,211	4,410	5,622	30,731
2393 Via Mariposa West							6,283	8,423	7,967	6,712	4,671	4,157	38,213
2394 Via Mariposa West							1,789	X	2,203	1,029	5,542	5,826	16,389
2397 Via Mariposa West							12,437	11,011	8,431	7,446	5,330	3,627	48,282
2399 Via Mariposa West							6,206	10,194	7,617	6,703	4,770	4,678	40,168
2400 Via Mariposa West							7,282	5,400	8,697	7,668	5,468	5,514	40,029
3242 San Amadeo							11,193	9,736	7,256	6,312	4,341	4,433	43,271
3243 San Amadeo							10,351	9,449	6,901	4,708	3,409	4,397	39,215
3420 Calle Azul							8,381	7,141	5,666	4,971	3,325	3,288	32,772
5372 Punta Alta							2,439	8,332	8,216	7,016	5,004	5,081	36,088
5510 Paseo Del Lago West							7,962	7,090	5,329	4,628	3,110	3,015	31,134
Total Production of kWh =							81,659	97,091	83,356	71,529	55,136	55,445	444,216

(2381 - Jul 2017): Unknown Outage
(2394 - Aug 2017): Unknown Outage

Lifetime Production	4,750,220
Total 2020 Repair Costs	\$0
Recent Panel Cleanings	11/15/18, 4/27/19, 9/25/19, 7/16/20, 5/22/21



Red-lined Charter

THIRD LAGUNA HILLS MUTUAL PARKING AND GOLF CART SUBCOMMITTEE CHARTER AND MISSION STATEMENT

The primary mission of the Third Mutual Parking and Golf Cart Subcommittee, as a subcommittee of the Third Mutual Maintenance and Construction committee shall be to oversee parking matters within the mutual for all vehicles, including golf carts ~~and EV~~; identify and recommend parking solutions or resolutions to parking issues that will improve ~~the~~ safety, and efficiency; review and address concerns of residents related to parking; provide possibilities for parking improvements, and inform the M&C Committee ~~Board~~ of issues, concerns, and opportunities in furtherance of these overall goals and objectives.

The Parking and Golf Cart Subcommittee is charged with the following duties and responsibilities:

Review and evaluate existing and proposed purchases/installations of devices, systems, or materials that will generate, control, or make available parking options, and make recommendations to improve efficiency, reliability, sustainability, cost reduction, or operability, including items required to satisfy future needs.

Consult, review, and analyze proposed ~~energy-related purchases/installations~~ (EV Charging Station locations) with the Third Mutual Maintenance and Construction Committee for the purpose of long-term planning and to make recommendations for funding, installation, and sustainability.

Review proposed needs for parking allocations or changes, ~~or energy-related purchases~~ which are not budgeted, with the Third M&C and Mutual Finance Committees, and make recommendations.

~~Establish relationships with resources such as energy services organizations; investigate energy-saving technologies, equipment, and products; and seek assistance from consultants, vendors, universities, and trade groups, including arranging seminars and inviting speakers.~~

Investigate and evaluate funding sources for energy-related EV projects, including grants and incentives, for which the Third Mutual may be eligible, and assist in preparation of any requests.

Work with the VMS ~~S~~staff to support the parking needs of the residents of Third Mutual.

Hold ~~quarterly~~ meetings as required and make progress reports to the ~~Board and other various~~ committees as necessary to fulfill the mission of the subcommittee.

Final Resolution for Charter



RESOLUTION 03-21-XX

THIRD LAGUNA HILLS MUTUAL PARKING AND GOLF CART SUBCOMMITTEE CHARTER AND MISSION STATEMENT

RESOLVED, the primary mission of the Third Mutual Parking and Golf Cart Subcommittee, as a subcommittee of the Third Mutual Maintenance and Construction committee shall be to oversee parking matters within the mutual for all vehicles, including golf carts; identify and recommend parking solutions or resolutions to parking issues that will improve safety, and efficiency; review and address concerns of residents related to parking; provide possibilities for parking improvements, and inform the M&C Committee of issues, concerns, and opportunities in furtherance of these overall goals and objectives;

NOW THEREFORE BE IT RESOLVED, September 21, 2021, the Board of Directors of the Third Laguna Hills Mutual (hereafter, "Mutual") hereby assigns the duties and responsibilities of this Subcommittee as follows:

1. Review and evaluate existing and proposed purchases/installations of devices, systems, or materials that will generate, control, or make available parking options, and make recommendations to improve efficiency, reliability, sustainability, cost reduction, or operability, including items required to satisfy future needs.
2. Consult, review, and analyze proposed EV Charging Station locations with the Third Mutual Maintenance and Construction Committee for the purpose of long-term planning and to make recommendations for funding, installation, and sustainability.
3. Review proposed needs for parking allocations or changes which are not budgeted, with the Third M&C and Finance Committees, and make recommendations.
4. Investigate and evaluate funding sources for energy-related EV projects, including grants and incentives, for which the Third Mutual may be eligible, and assist in preparation of any requests.
5. Work with the VMS staff to support the parking needs of the residents of Third Mutual.
6. Hold meetings as required and make progress reports to the various committees as necessary to fulfill the mission of the subcommittee.

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.