



OPEN MEETING

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

**Monday, March 7, 2022 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 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, Access Code: 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 to Order
2. Acknowledgement of Media
3. Approval of Agenda
4. Approval of Meeting Report from January 3, 2022
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. SCE Charge Ready Application Update and Recommendation to Approve the Next Steps
11. Present RFP for Addressing Seepage at Brazo and at Calzado (verbal update)
12. Present RFP for Compliance with SB326 (verbal update)
13. Potential Installation of Pressure Regulator Valves at All Mains (verbal update)
14. Quote for Light Pole Replacement on Via Del Faro at Ave. Sosiega
15. Estimates for a Three Year Termite Inspection Schedule

Items for Future Agendas:

- Cost estimate for motion sensor lights to replace photocell controllers in common areas for three-story buildings



- Policy to address reimbursements for MI events when residents pay for work due to delay in response from VMS
- Report on the feasibility of additional solar installations

Concluding Business:

16. Committee Member Comments
17. Date of Next Meeting: May 21, 2022
18. 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

19. Adjournment

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

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OPEN MEETING

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

Monday, January 3, 2022 at 1:30 pm

24351 El Toro Road – Board Room & Virtual with Zoom

MEMBERS PRESENT: Ralph Engdahl – Chair, John Frankel, Jim Cook, Craig Wayne, Cush Bhada, Judith Troutman – Advisor, Dave Bienek - Advisor

MEMBERS ABSENT: Robert Mutchnick

OTHERS PRESENT: Nathaniel “Ira” Lewis

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

1. Call to Order

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

2. Acknowledgement of Media

Chair Engdahl noted that the meeting was broadcasting on Granicus and being recorded. There were no media present and the meeting was not being televised.

3. Approval of the Agenda

Item 11 was deferred due to the staff member being unable to attend the meeting. The remainder of the agenda was approved unanimously.

4. Approval of Meeting Report from November 1, 2021

The meeting report from November 1, 2021 was approved as written.

5. Chair’s Remarks

Chair Engdahl welcomed Judith Troutman and Dave Bienek as advisors.

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

Two members commented on a petition they submitted on November 11, 2021 regarding the need to replace mailboxes with larger mailboxes that can be secured. Mr. Gomez answered that he will investigate the matter as he is not aware of a petition. Staff verified that the Third Board funded work on mailboxes for 2022 and that more information would be provided to the committee and the members.

A member commented on the need for more frequent termite and dry rot inspections. Mr. Gomez responded that staff has contacted two termite inspection companies, neither of whom are willing to inspect all the manors for free annually and both charge between \$290,000 and \$300,000 per year for that service. Staff reminded the committee that the request had been made previously and as we start the new budget year, discussions with other vendors is underway and results of those discussions will be brought to the committee at a future meeting.

7. Department Head Update

Mr. Gomez updated the committee regarding the resident request for a downspout at 5357-Q. Upon inspection, staff found that manors on either side had alterations which caused the rain gutters to be blocked off. Staff is following up with those owners to make corrections which will allow the downspout at the manor in question to be utilized as designed.

Mr. Gomez updated the committee on the solar light at Via Del Faro at Ave. Sosiega. The light was evaluated and determined to be malfunctioning and not repairable and so will be removed. Director Bhada expressed his concern that there needs to be some type of light in that area and a replacement would be beneficial.

Staff was directed to get a price quote to install a new light pole similar to the existing lights in the immediate area.

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 reports were approved as written, however, the committee requested additional information from staff.

8. Project Log

Chair Engdahl inquired about balances on the project log and if invoices may still be pending. Mr. Gomez answered questions from the committee.

Staff was directed to provide the committee with a report of the remaining funds for each project log entry and the process for re-allocating those funds.

Director Frankel inquired about the RFP for compliance with SB326. Mr. Gomez stated that the draft RFP will be presented at the next committee meeting on March 7, 2022.

9. Solar Production Report

Director Lewis asked if there are plans to expand the solar program into more buildings to reduce significant expenditures in electricity.

Staff was asked to report back to the committee with program savings and any plans to expand the solar program.

10. Reimbursement for Expenses Related to MI Event at 3067 B Via Serena N (Laurie Chavarria)

Mrs. Chavarria summarized the request. Discussion ensued between staff, the committee, and Ms. Wilson regarding the events following the MI event, getting staff out to the manor to evaluate, shutting off the water, testing for asbestos, and the dry down procedure.

A motion was made and unanimously approved to recommend the Board award approval of a partial reimbursement to Ms. Lois Wilson in the amount of \$1,604.12 for plumbing repairs and dry down expenses related to a copper pipe supply line leak in the hallway.

Staff was asked to bring back a policy to address reimbursements for MI events to a future committee meeting.

11. SCE Charge Ready Application Update and Recommendation to Approve the Next Steps (Bart Mejia)

This item was deferred due to the staff member being unable to attend the meeting.

Items for Future Agendas:

- Cost Estimate for Motion Sensor Lights to Replace Photocell Controllers in Common Areas for Three-Story Buildings
- Estimates for a 3-Year Termite Inspection Schedule
- Pressure Regulators on Water Mains
- Reimbursement Policy for Emergency Water Leaks
- Senate Bill 326 Load Bearing Component Inspections RFP
- Status Update on Gate 11 Seepage

Concluding Business:

12. Committee Member Comments

- Director Bhada commented that it was a good meeting, and would like an update on Gate 11 seepage. Mr. Gomez offered that Mr. Mejia will respond to his request.
- Mr. Gomez mentioned that staff will continue to search for ways to improve response to residents based on the notes from this meeting and will work with Resident Services to ensure their operators are asking enough and the correct questions to determine the urgency of a service call.

13. Date of Next Meeting – March 7, 2022

14. Adjournment

The meeting was adjourned at 2:53 p.m.


Ralph Engdahl, Chair

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

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Third Mutual Project Log (January 2022) Prepared 2-25-22						
#	Dept	Name	Description	Status	Estimated Completion/On-going Programs	Budget
1	920 Projects	Dry Rot Program	This program is funded to implement a systematic approach to eradicating wood rot throughout Third Mutual.	At building 3242, work is in progress and is scheduled to be completed on March 14, 2022. At building 3244, work is in progress and is scheduled to be completed on March 25, 2022. At building 3241, work is in progress and is scheduled to be completed on March 30, 2022. At building 3499, work is scheduled to begin on March 14 and be completed on April 29, 2022.	Annual Program - December 2022	Budget: \$275,000 Exp: \$89,940 Balance: \$185,060
2	920 Projects	Building Structures	This ongoing program is funded by reserve funds 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.	At building 3129, column footing repairs are scheduled to begin by the end of March and be completed by the end of April.	4/1/2022	Budget: \$500,000 Exp: \$66,892 Balance: \$433,109
3	920 Projects	Foundations Program	This ongoing program is funded by reserve funds 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.	At 5334-C, construction is scheduled to be completed on March 15, 2022 for garage wall footing repair.	3/15/2022	Budget: \$25,000 Exp: \$0 Balance: \$25,000
4	904 Maint Svc	Electrical Systems	This ongoing program is funded to repair or replace electrical equipment failures as needed.		Annual Program - December 2022	Budget \$30,000 Exp: \$0 Balance: \$30,000

5	910 Bldg. Maint	Garden Villa (GV) Lobby Renovations	This ongoing program is funded by reserve funds to replace the acoustic ceiling, wallpaper and carpet in GV lobbies.	The lobby at building 5515 is scheduled for renovation in May.	Annual Program - December 2022	Budget: \$12,000 Exp: \$0 Balance: \$12,000
6	910 Bldg. Maint	Gutters - Replacement and Repair	This ongoing program is funded by reserve funds to replace deteriorated rain gutters and repair existing gutters as needed. 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 in conjunction with the paint program.		Annual Program - December 2022	Budget: \$50,000 Exp: \$0 Balance: \$50,000
7	910 Bldg. Maint	Exterior Paint Program	This 15-year full cycle program is funded by reserve funds 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 215, 206, 217, 201, 202, and 221 are scheduled for 2022.	Annual Program - December 2022	Budget: \$1,238,831 Exp: \$86,165 Balance: \$1,152,666
8	910 Bldg. Maint	Prior to Paint Program (PTP)	This 15-year full cycle program is funded by reserve funds to repair dry rot and decking surfaces prior to painting.	Work is underway in CDS 206 and 217 which consists of 29 buildings, 14 carpools and 6 free standing laundries. Estimated completed date is mid April. CDS to be completed in 2022 are: 201, 202, and 221.	Annual Program - December 2022	Budget: \$1,166,430 Exp: \$73,594 Balance: \$1,092,836
9	910 Bldg. Maint	Balcony & Breezeway Resurfacing	This mid-cycle program is funded by reserve funds to waterproof and topcoat seal balcony and breezeway deck surfaces every 7.5 years to protect the deck substructure against future dry rot and improve 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.	2022 top coat / breezeway resurfacing will commence in June. Buildings that will be in this cycle are: 3354, 3355, 3356, 3357, 3358, 3359, 3360, 3361, 3362, 3363, 3368, 3369, 3370, 3371, 3413, 3414, 3415, 3416 and 3417.	June - December 2022	Budget: \$110,039 Exp: \$6,691 Balance: \$103,348
10	920 Projects	Asphalt Paving Program	This annual program is funded by reserve funds to preserve the integrity of CDS street paving. Annual inspections are conducted and repaving is scheduled as needed.	Overlay paving work is scheduled at CDS 219, 330-A, 332, 344 (partial area), 357, 362, and 3371. Full depth paving work is scheduled at CDS 3185. All paving work is scheduled to be completed during the month of July.	Annual Program - July 2022	Budget: \$387,903 Exp: \$0 Balance: \$387,903

11	920 Projects	Seal Coat Program	This ongoing program is funded by reserve funds 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 maintenance work is scheduled at CDS 323, 324, 372, 405, 406, 407, 408, 2396, 2401, 3190, 3232, 3241, 3243, 3274, 3275, 3363, 3395, 3500, 5326, 5329, 5333, 5336, 5342, 5345 and 5370. Street sections Luz del Sol, Rayo del Sol, Via Dicha, and Via La Meas will also receive seal coat maintenance. All seal coat work is scheduled to be completed in August.	Annual Program - August 2022	Budget: \$46,057 Exp: \$0 Balance: \$46,057
12	920 Projects	Roof Replacement - BUR to PVC Cool Roofing	This ongoing program is funded by reserve funds 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 2129, 2132, 2324, 3011, 3110, 3113, 3123, 3165, 3367, 3384, 3390, 3396, 3478, 4006, 4022, 5331, 5358, 5368, 5373, 5388, 5390, 5400, 5460, 5461, 5468, 5476, 5489, 5507, 5528, and 5540 are scheduled to begin in April and be completed in October.	April - October 2022	Budget: \$1,099,749 Exp: \$0 Balance: \$1,099,749
13	920 Projects	Emergency Roof Repair Program	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.		Annual Program - December 2022	Budget: \$123,000 Exp: \$0 Balance: \$123,000
14	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.	Lightweight tile roofs will be removed and replaced with triple laminate composition shingles at buildings 3152, 3174, and 3224. This work is scheduled to be completed in March.	3/1/2022	Budget: \$119,392 Exp: \$0 Balance: \$119,392
15	904 Maint Svc	Epoxy Wasteline Remediation	This ongoing program is funded by reserve funds 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.	Total number of buildings in Third Mutual: 1407 Number of buildings left to complete: 1097 Building 2369 is scheduled to begin soon.	Annual Program - December 2022	Budget: \$700,000 Exp: \$0 Balance: \$700,000
16	920 Projects	Shepherd's Crook	This ongoing program is funded by reserve funds to remove and replace barbed wire with Shepherd's Crook on all perimeter block on a phased approach.	To date, a total of 6,702 LF out of 33,525 LF of Shepherd's Crook has been installed. Staff is preparing the contract for the Shepherd's Crook installation for 2022.	Annual Program - December 2022	Budget: \$35,000 Exp: \$0 Balance: \$35,000
17	920 Projects	Water Lines - Copper Pipe Remediation	This ongoing program is funded by reserve funds to install epoxy liners in copper water lines in all buildings which experience a high frequency of copper pipe leaks.		Annual Program - December 2022	Budget: \$500,000 Exp: \$0 Balance: \$500,000

18	920 Projects	Elevator Replacement Program	This ongoing program is funded by reserve funds to replace mechanical equipment and interior renovations as needed.		Annual Program - December 2022	Budget: \$105,000 Exp: \$0 Balance: \$105,000
19	910 Bldg. Maint	Pest Control for Termites	This annual program is funded by operating funds 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.	The fumigation program will commence in May and conclude in November.	May to November 2022	Budget: \$174,633 Exp: \$250 Balance: \$174,383

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Third Mutual Solar Production Report

2022 Production													
Third Mutual Project	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Total
2353 Via Mariposa	6,271												6,271
2381 Via Mariposa	2,278												2,278
2393 Via Mariposa West	4,949												4,949
2394 Via Mariposa West	6,819												6,819
2397 Via Mariposa West	5,716												5,716
2399 Via Mariposa West	5,037												5,037
2400 Via Mariposa West	5,672												5,672
3242 San Amadeo	4,784												4,784
3243 San Amadeo	4,716												4,716
3420 Calle Azul	3,502												3,502
5372 Punta Alta	4,525												4,525
5510 Paseo Del Lago West	3,361												3,361
Total Production of kWh =	57,630	0	0	0	0	0	0	0	0	0	0	0	57,630

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	10,130	8,790	6,690	4,814	119,404
2381 Via Mariposa	4,560	5,330	9,090	10,740	11,950	13,370	12,560	11,020	9,290	5,510	4,010	2,250	99,680
2393 Via Mariposa West	4,130	5,230	7,640	8,390	9,520	10,580	9,820	8,480	8,550	7,290	5,350	3,761	88,741
2394 Via Mariposa West	6,050	7,150	11,110	12,700	14,090	15,800	14,910	13,050	10,960	9,590	7,300	5,227	127,937
2397 Via Mariposa West	6,050	7,220	1,080	10,720	11,980	13,460	12,700	11,070	9,340	8,200	6,290	4,463	102,573
2399 Via Mariposa West	5,310	6,410	8,870	9,590	10,710	12,070	11,510	10,030	8,420	7,270	5,560	3,922	99,672
2400 Via Mariposa West	6,110	7,360	10,390	11,230	12,540	14,130	13,260	11,540	9,700	8,370	6,300	4,509	115,439
3242 San Amadeo	4,510	5,650	8,570	9,670	10,930	12,450	11,840	10,140	8,400	6,860	5,210	3,697	97,927
3243 San Amadeo	5,000	5,800	9,267	8,651	9,125	10,202	10,538	9,025	7,476	6,105	4,637	2,576	88,402
3420 Calle Azul	3,616	4,339	6,164	6,565	7,201	7,819	7,479	6,525	3,051	4,830	3,807	2,687	64,083
5372 Punta Alta	4,750	5,688	8,116	8,395	8,837	10,242	9,860	8,624	7,357	6,384	4,884	3,472	86,609
5510 Paseo Del Lago West	3,447	4,188	6,094	6,595	7,307	8,018	7,564	6,667	5,589	4,566	3,652	2,541	66,228
Total Production of kWh =	59,973	72,065	97,141	114,796	127,070	141,911	135,911	118,191	98,263	83,765	63,690	43,919	1,156,695

(3243 - Jul-Nov 2021): Modern Failure - all solar panes and inverters are operational. Estimated values based on the production from 3242 and the number of solar panels at 3243.
(3420 - Sept 2021): Low production due to SCE power outage and repairs from 9/16 to 10/1

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	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Total
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.

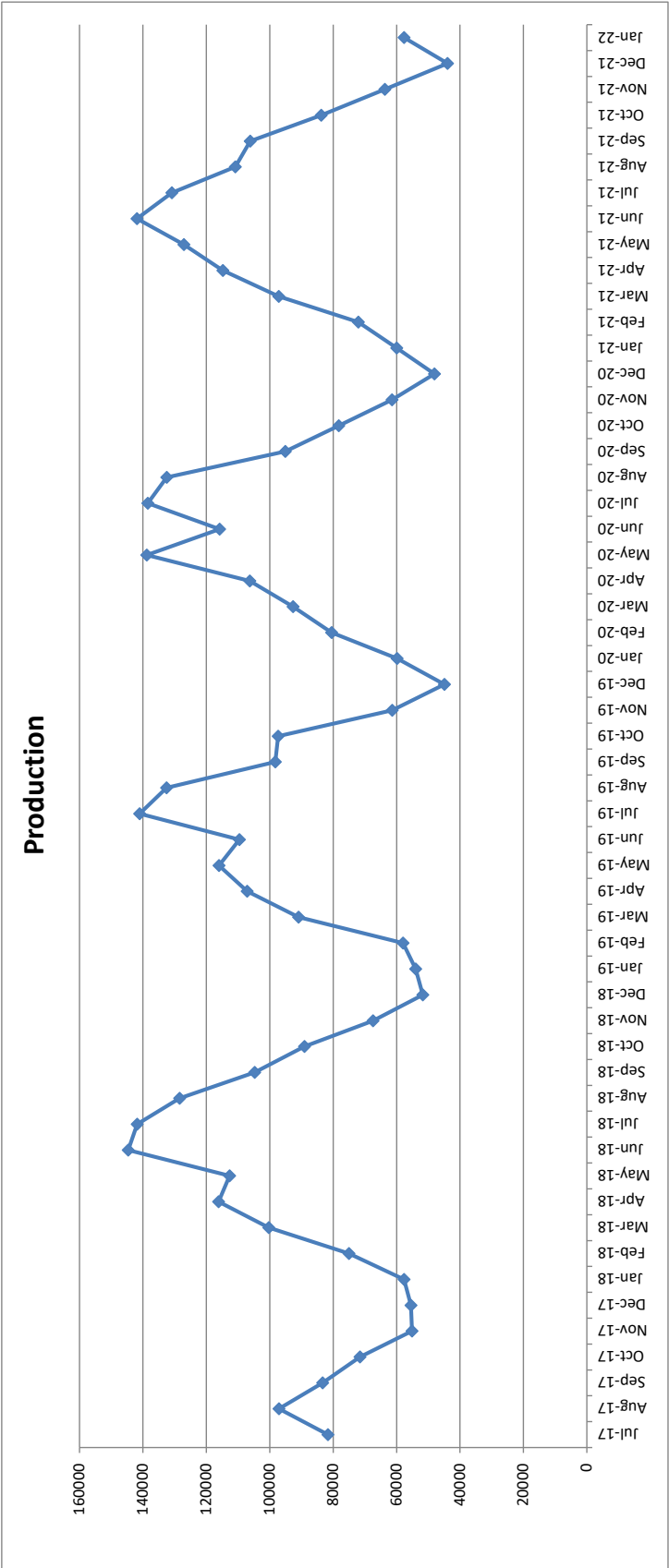
2018 Production													
Third Mutual Project	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Total
2353 Via Mariposa	5,860	7,790	10,400	12,370	10,730	14,030	13,573	12,057	9,830	8,750	6,630	3,390	115,410
2381 Via Mariposa	4,730	3,340	6,210	8,130	8,260	10,360	9,905	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

Lifetime Production (kWh)
5,109,821

Total 2021 Repair Costs
\$0

Recent Panel Cleanings
5/22/21, 9/23/21



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SCE Charge Ready 2 Program

March 7, 2022



SCE Charge Ready 2 Program

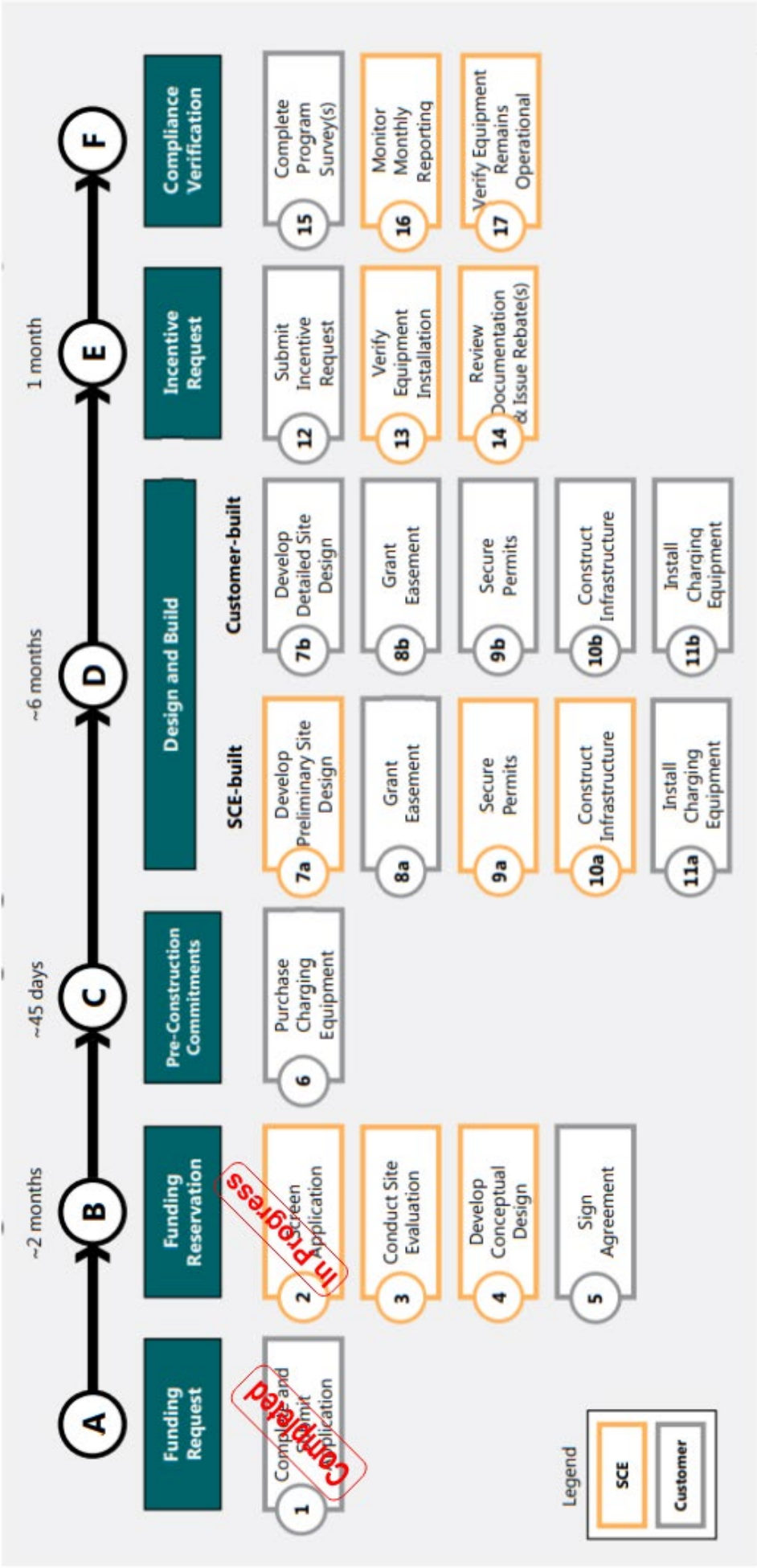


- 14 Applications submitted to SCE.

Item #	Application #	Address	Charger Count	Port Count	Notes
1	00001341601	2396 Via Mariposa W	3	6	
2	00001341703	2390 Via Mariposa W	3	6	
3	00001342205	3073 Via Serena N	4	4	Parallel Parking
4	00001342003	3046 Via Serena S	2	4	
5	00001341306	5506 Paseo Del Lago W	2	4	
6	00001342303	3426 Bahia Blanca W	2	4	
7	00001341500	3398 Punta Alta	2	4	
8	00001341405	3332 Bahia Blanca E	2	4	
9	00001331903	3168 Via Vista	2	4	
10	00001341101	3222 Via Carrizo	4	4	Parallel Parking
11	00001342405	3531 Monte Hermoso	4	4	Parallel Parking
12	00001341205	3244 San Amadeo	3	6	
13	00001341805	4008 Calle Sonora Oeste	4	8	
14	00001341907	4019 Calle Sonora Este	3	6	
		Total	40	68	

SCE Charge Ready 2 Program

Process Diagram: Charging Infrastructure & Rebate Option



SCE Charge Ready 2 Program



Mejia, Baltazar

From: Nancy Long <Nancy.Long@sce.com>
Sent: Tuesday, December 28, 2021 10:21 AM
To: Mejia, Baltazar
Subject: SCE Charge Ready Application Update / 3rd Laguna Hills Mutual

Greetings Bart,

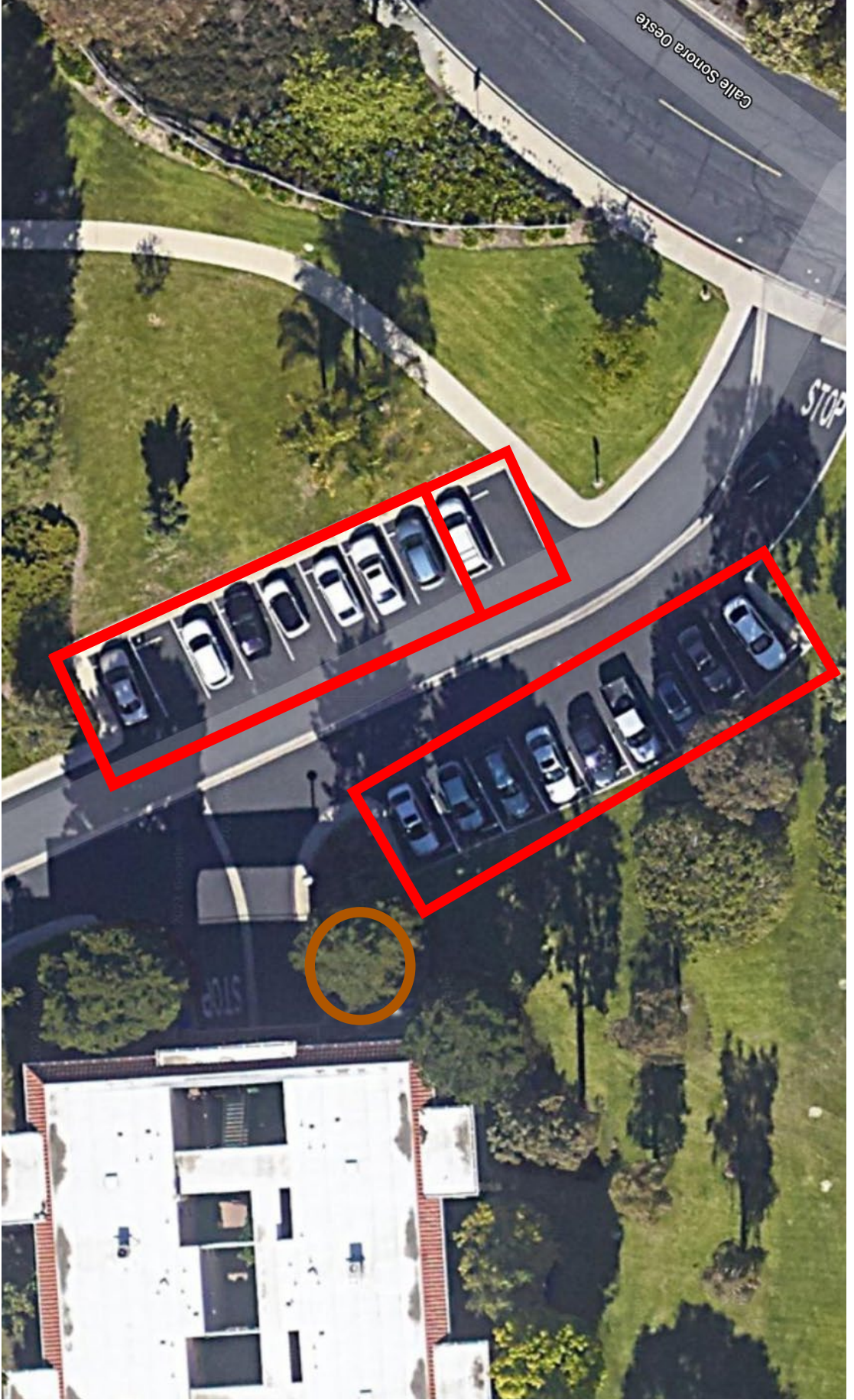
It was a pleasure speaking with you last week. I was able to give you some good news along with some not so good news. Please respond to this email to confirm we had this conversation and that you are aware and **understand the projects that SCE had to reject.** If you wish to apply for the “Customer” Installed Make Ready program (80/20), for any location, I would suggest that you get some quotes first before you apply. But it will have to be a brand new application, the existing application cannot be transferred.

I will also need to know **the maximum amount of charging stations** the board is willing to install at each location **not rejected.** Per our discussion, it is very important that we know the max before we can conduct a new desk top review and maybe even an in person review to see if the projects can be done within the SCE budget. Once you provide that number to me, I can request that the remaining applications be reviewed again. One or more applications could still be rejected at your maximum port count after the second review.

Please let me know if you have any questions.

App ID	Project Name	Street Address	Port Count	New Port
1341805	3RD LAGUNA HILLS MUTUAL	4008 Calle Sonora Oeste	8	What is the max are willing to locat
1341907	3RD LAGUNA HILLS MUTUAL	4019 Calle Sonora Este	6	N/A - Re

4008 Calle Sonora Oeste

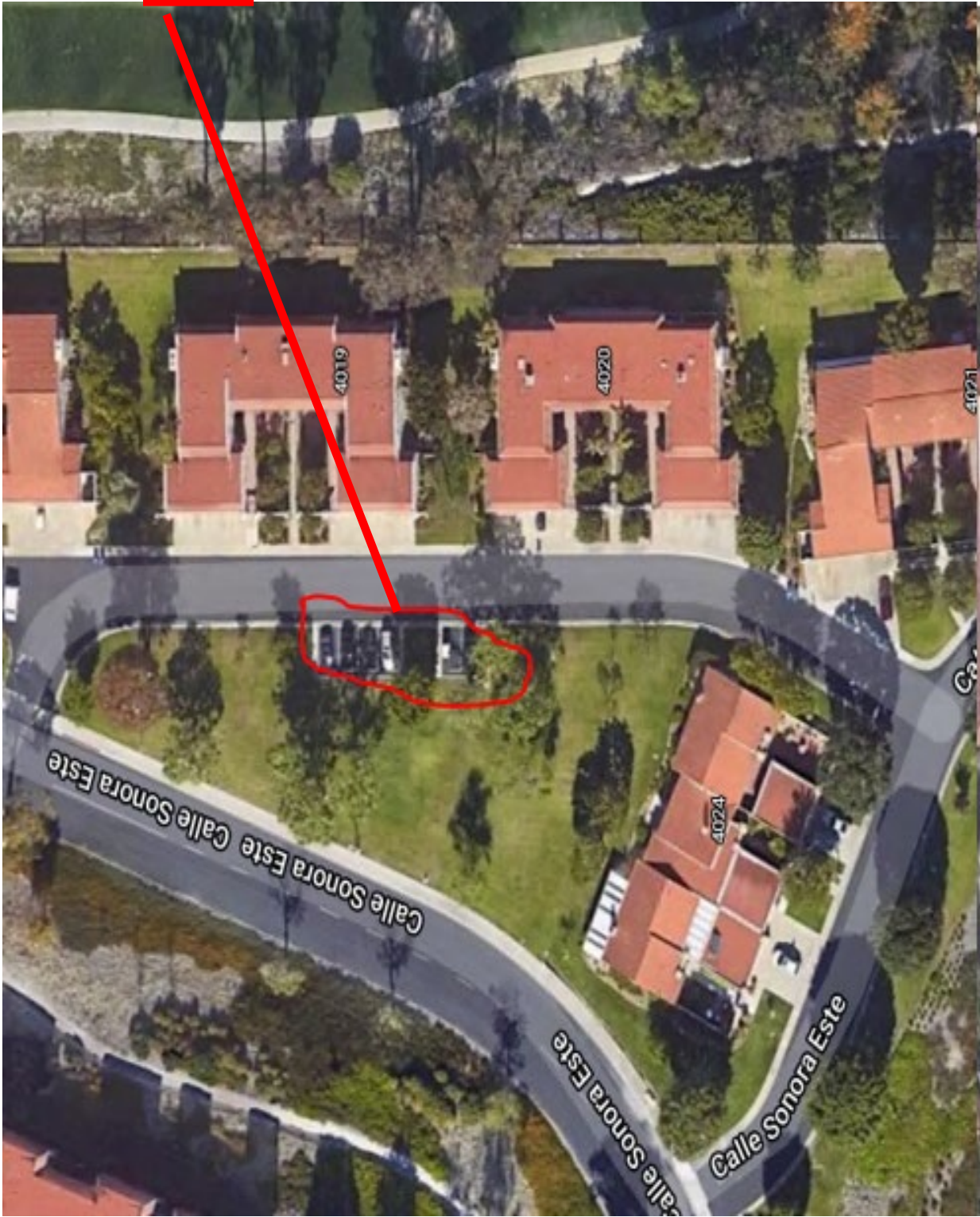


4008 Calle Sonora Oeste

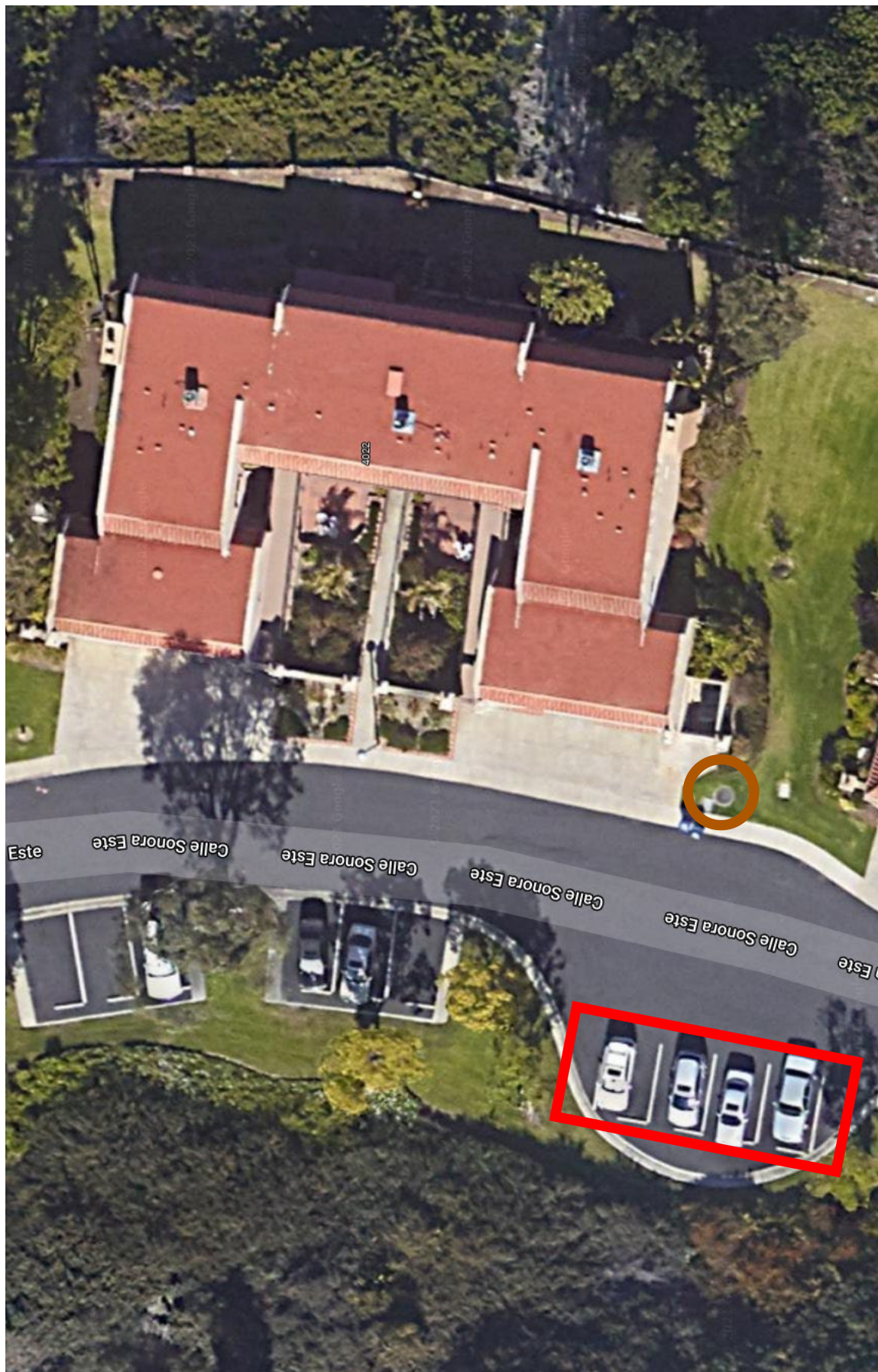


4019 Calle Sonora Este

6 Ports



4023 Calle Sonora Este



SCE Charge Ready 2 Program

- ROM Estimated cost for two chargers (four ports – minimum required per site): \$25,000 for infrastructure and ADA improvements, \$18,000 initial installation and 10-year network and maintenance + \$19,200 for 10-year meter service fees. Total for 8 ports: \$62,200
- Anticipated CR2 rebate (two locations, four chargers, 8 ports): \$13,800
- ROM Estimated net cost to Third if all eight ports are approved: \$48,400.

SCE Charge Ready 2 Program

- Options:

1. Support SCE's recommendations: Determine the maximum number of ports at 4008 Calle Sonora Este that Third would support and let SCE proceed to the next step; and withdraw the application for 4019 Calle Sonora Este.
2. Withdraw all applications and resubmit new applications under the "Customer" Installed Make Ready program (80/20) for 4008 and 4023.

SCE Charge Ready 2 Program

- Options (continued):

3. Withdraw all applications and continue to search for new programs to assist with the installation of new EV charging Stations.

- Fiscal Impact: there is no fiscal impact for any of the recommended actions at this time. Costs will be incurred after agreements, if any, are signed with SCE.

SCE Charge Ready 2 Program

• Questions?

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Project: Street Light in Gate 10 Via Del Faro

Scope of Work:

Permit, engineered drawings for base, Photo metrics and title 24 plans

Saw cut and excavate

Rebar cage, concrete, patch and anchor bolts

Rental for lift and crane to set pole

Concrete pole (spec the same or similar)

1 new LED Fixture Head

Trenching 120'

Labor for light installation and conduit and wires

Warranty 5 years

Cost Estimate: \$37,000





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STAFF REPORT

DATE: March 7, 2022
FOR: Maintenance and Construction Committee
SUBJECT: Estimates for Three Year Termite Inspection Schedule

RECOMMENDATION

Discuss and provide direction to staff.

BACKGROUND

On November 1, 2021, the M&C Committee directed staff to investigate the possibility of increasing the frequency for routine preventive maintenance termite inspections on all Mutual structures. Currently, there are four ways staff is notified of possible termite infestations:

1. Owners notify Resident Services of termite droppings in or around their manor.
2. VMS field staff report findings for further investigation.
3. Buildings are inspected as part of the Prior to Paint program.
4. Staff conducts resale inspections and notates damage for mitigation.

Once the presence of termites is confirmed, a pest control company is scheduled to provide a local treatment in the areas where there is evidence of termites. If there is a large area infested with termites, staff will schedule the building for fumigation with the annual tenting program.

DISCUSSION

Currently, each building is inspected every 15 years as part of the Prior to Paint Program. Increasing the inspection frequency could potentially reduce damage from termites and dry rot, effectively reducing the repair cost to the Mutual. There are no metrics to find a delta resulting from the inspection changes, this would likely take 1-3 years to ascertain.

Staff contacted 23 separate termite and pest control vendors seeking no-cost termite inspections. Three vendors responded and indicated that these inspections would not be offered at no-cost, but they would be willing to inspect on a schedule for a fee. Staff requested the vendors provide proposals for 3-year, 4-year and 5-year termite inspection cycles on the exterior components of 1,405 residential buildings, 295 carports, and 44 laundry buildings.

The lowest cost proposal received was for an amount of approximately \$50,000 per year for each three-year inspection cycle. The proposal provides for an exterior inspection of approximately 580 buildings/structures per year.

FINANCIAL ANALYSIS

No financial impact at this time. The Mutual's 2022 budget allocates approximately \$175,000 for its annual pest control program, including inspection, local termite treatments and fumigation tenting.

Prepared By: Koh Shida, Maintenance Operations Manager

Reviewed By: Ian Barnette, Maintenance and Construction Assistant Director
Manuel Gomez, Maintenance and Construction Director