



OPEN MEETING

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

**Monday, May 3, 2021 at 1:30 PM
Virtual On-Line Meeting**

Laguna Woods Village owners/residents are welcome to participate in all open committee meetings and submit comments or questions regarding virtual meetings using one of two options:

1. Join the Committee meeting via a Zoom link at: <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 March 1, 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 Plant Generation

For Discussion:

10. Proposed EV Charging Station Locations (Chris Naylor)
11. Re-installation Cost for Fixtures & Appliances after Repairs

Reports:

12. Limited Pilot Program for Fire Advert Devices (SCAC Representative)

Items for Future Agendas:

- Installation Cost of Solar Components by Letner Roofing
- Entryway Modifications for all GV Buildings (General Services)
- Ramp Request at B3244 (pending Entryway Modification Report)

Concluding Business:

13. Committee Member Comments
14. Date of Next Meeting – July 5, 2021 (need to reschedule due to Holiday)
15. Recess



OPEN MEETING

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

Monday, March 1, 2021 – 1:30 PM

Virtual On-Line Meeting

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

MEMBERS ABSENT: None

OTHERS PRESENT: None

STAFF PRESENT: Ernesto Munoz – Staff Officer, Guy West, Robbi Doncost, Rodger Richter, Laurie Chavarria

1. Call to Order/Establish a Quorum

Chair Mutchnick called the meeting to order at 1:30 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 from January 4, 2021

The meeting report was approved as written.

5. Chair's Remarks

Chair Mutchnick commented on the cost incurred by members for the reinstallation of fixtures, appliances, cabinets after they have been removed due to a moisture intrusion event.

Staff will look into costs from its current vendors and bring a report back to the next meeting for a discussion on this issue.

6. Member Comments (Items Not on the Agenda)

- Susan Smallwood (3456-B) – Commented on a broken concrete utility cover behind Manor 3451-A.
- Chen Huang (2169-A) – Commented on the postponed meeting regarding asbestos rules.
- Kristine O'hara (2131-H) – Commented on coordination between divisions for dry rot and gutter repairs.

Staff Officer Ernesto Munoz and various Committee members responded to the member comments.

7. Department Head Update

Staff Officer Ernesto Munoz provided an update on the recovery of files and the purchase of new software that was destroyed due to the Malware attack; informed the Committee that a new Damage Restoration Manager has been hired;

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, for items 8 through 11 below, was approved by consensus.

8. Maintenance Expenditures and Variance Explanations

9. Project Log

10. Solar Plant Generation

11. Programs Report

For Discussion and Consideration:

12. Verbal Update – Shepherd's Crook at the Dog Park (Guy West, Projects Division)

Projects Division Manager Guy West provided an update on the status of adding Shepherd's Crook to the new wall separating the golf course and the City Dog Park using a PowerPoint presentation and answered questions from the Committee.

Reports:

13. Trash Chute Doors at Building 3486 (Guy West, Projects Division)

Projects Division Manager Guy West summarized the report and answered questions from the Committee.

Discussion ensued regarding the height of intake doors at other buildings; repairs to firewall; the contract clause for a sub-contracting cost; and a cap on the total project cost.

A motion was made and unanimously approved to recommend the Board authorize the replacement of the intake doors at Building 3486 at a not to exceed cost of \$19,000.

14. Additional Employees for Manor Alterations Division (Robbi Doncost, Manor Alterations)

Manor Alterations Manager Robbi Doncost summarized the report and answered questions from the Committee.

Discussion ensued regarding permit-less alterations; the alteration class for partition wall modifications; the temporary suspension of variance requests; increased service fees; reorganization of the Manor Alterations Division; and staffing increases.

Chair Mutchnick asked for a motion to approve staff's request with the following contingencies:

1. Move partition wall from class II to class III
2. Do not suspend variance requests for 6 months
3. Recalculate resale inspection value for 2021

A motion was made and unanimously approved to recommend the Board authorize the reorganization of the Manor Alterations Division, the reclassification of alterations for permit-less applications and the additional employees pending the contingencies noted above and the approval of the Architectural Control and Standards Committee.

Staff will forward this motion to the Third ACSC, so this item can be added to their next agenda. If approved by the ACSC, this item will be endorsed to the Board for final approval.

Items for Future Agendas:

- List of Contractor Costs for Fixture & Appliance Installation after Restoration
- Proposed EV Charging Station Locations
- Programs Report (March, September)
- Entryway Modifications for all GV Buildings (by General Services)
- Ramp Request at B3244 (pending Entryway Modification Report)

Concluding Business:

15. Committee Member Comments

There were no Committee Member Comments.

16. Date of Next Meeting – May 3, 2021

17. Adjournment - The meeting was adjourned at 3:55 pm.

Robert Mutchnick

Robert Mutchnick, Chair

Third Mutual Project Log (April 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 signs are completed in conjunction with the paint program. Building signs have been installed in cul-de-sac 203; buildings 2384-2388; Cul-de-sac that will receive new building are CDS 219, 213, 226; CDS that are completed are 203, 212.	2021	Budget: \$30,000 Exp: \$0 Balance: \$30,000
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.	A recommendation to award a contract will be presented at a future M&C Committee meeting.	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 requires column footing repairs and structural repair plans have been submitted to the City. Staff is preparing an RFP for construction. The rain gutter Installation is complete at building 5023.	Annual Program - December 2021	Budget: \$500,000 Exp: \$35,369 Balance: \$464,631

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 2397, 2404 and 2405 are complete. Buildings 2355 and 2390 are in progress. Building 2392 has additional Dry Rot damage and construction work on this building will begin in late April.	Annual Program - December 2021	Budget: \$1,025,000 Exp: \$0 Balance: \$1,025,000
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 requires a foundation column repair and structural repair plans have been submitted to the city. Building 2394 has concrete spalling and structural repair plans have been submitted to the city. At building 2397, additional concrete column spalling has been discovered. Structural repair plans are in progress and construction is scheduled to begin in late April. 3351-B requires garage wall footing repairs. Staff received two bids and is soliciting for additional construction bids. Building 2395 has concrete column spalling. Structural repair plans have been submitted to the city.	Annual Program - December 2021	Budget: \$75,000 Exp: \$0 Balance: \$75,000
6	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: 5028, 5294, 5298, 5413 and 5423.	21 out of 41 buildings have been completed through 2020. Buildings 5019 and 5298 are in progress. Building 5294 was postponed and is scheduled to begin on April 27, 2021. Resident notifications have been mailed to buildings 5413 and 5423. Additional structural repair plans for building 5423 have been submitted to the City.	Annual Program - November 2021	Budget \$300,000 Exp: \$0 Balance: \$300,000
Agenda Item #8	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

8	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.	9 Lobbies are scheduled for renovation in 2021. Lobby 2381 and 2401 have been completed. Lobbies 5510, 2402, 5518, 4011, 3244, 4010, and 5511 will commence upon executed contract with vendors.	Annual Program - December 2021	Budget: \$112,500 Exp: \$2,684 Balance: \$109,816
9	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: \$2,479 Balance: \$73,727
10	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 is currently working in CDS 219 which consists of 9 Garden Villa buildings.	Annual Program - December 2021	Budget: \$1,506,039 Exp: \$100,811 Balance: \$1,405,228
11	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 and has moved onto CDS 213 which consists of 22 buildings, 17 carports and 4 laundry rooms.	Annual Program - December 2021	Budget: \$1,071,350 Exp: \$74,236 Balance: \$997,114

12	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 3395, 3396, 3502, 5368, 5369, 5370, 5371 and 5372.	Annual Program - December 2021	Budget: \$101,168 Exp: \$6,946 Balance: \$94,222
13	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 is scheduled to commence in July.	Annual Program - November 2021	Budget: \$467,763 Exp: \$0 Balance: \$467,763
14	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.	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 will be completed during June-July.	Annual Program - December 2021	Budget: \$50,000 Exp: \$0 Balance: \$50,000
15	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 is scheduled to commence in June at the following locations: CDS 336, 337, 363, 364, 365, 3339, 3340, Luz del Sol, and Via Portoa.	Annual Program - November 2021	Budget: \$125,000 Exp: \$0 Balance: \$125,000
16	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 cul-de-sacs.	This program is scheduled to be completed in August in 28 cul de sacs. 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, 3150, 3153, 3176, 3181, 3187, 3185, 3187, 3487, 5371, and 5508.	Annual Program - August 2021	Budget: \$51,386 Exp: \$0 Balance: \$51,386
17	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: \$33,889 Balance: \$76,111

18	920 Projects	Roofing Replacement Program	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 in November.	Annual Program - November 2021	Budget: \$1,123,317 Exp: \$0 Balance: \$1,123,317
19	920 Projects	Roof Replacement - Light weight 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.	Three buildings totaling 14,723 sf are scheduled for replacement with composition shingle roof systems. This program commenced on March 29, 2021.	Annual Program - December 2021	Budget: \$109,392 Exp: \$0 Balance: \$109,392
20	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 lineal feet of Shepherd's Crook fencing is planned for 2021. Staff met with the City in January regarding this year's Shepherd's Crook installation. An RFP was advertised in February and staff is preparing a contract award recommendation to be presented at the May 3, 2021, M&C Committee meeting. Once the contract has been approved and executed, a design will be submitted to the city for approval. 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
21	904 Maint Svc	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: 1405 Number of buildings left to complete: 1100 There are 6 three-story buildings scheduled to complete this year.	Annual Program - November 2021	Budget: \$1,000,000 Exp: \$106,543. Balance: \$893,457 Cumulative Expenditures from 2011 through 2020: \$4,125,958

22	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, 3026, 3039, 2271, 2279, 2282, 2323, 5387 and 4004 are scheduled for the 2021 epoxy lining program. Staff is coordinating with the vendor to prepare a work schedule tentatively starting in June.	Annual Program - November 2021	Budget: \$500,000 Exp: \$0 Balance: \$500,000
23	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 3363, 3366, 4026, 5369 and 3499 are scheduled to be completed by the end of July. Elevator 3363 began replacement on April 12, 2021. Elevator 5369 is complete.	Annual Program - December 2021	Budget: \$255,000 Exp: \$19,399 Balance: \$235,601
24	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.	A total of 5 buildings selected for Laundry room flooring replacement. Buildings 5499, 2403, 3421, 3364, and 5517. The program commences in June.	Annual Program - December 2021	Budget: \$46,565 Exp: \$1,852 Balance: \$44,713
25	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 commences in May and is will be completed in November.	Annual Program - December 2021	Budget: \$645,800 Exp: \$85 Balance: \$645,715
	920 Projects	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

Third Mutual Solar Plant Generation

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							A	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	B	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

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

A (2381) - Unknown Outage
B (2394) - Unknown Outage

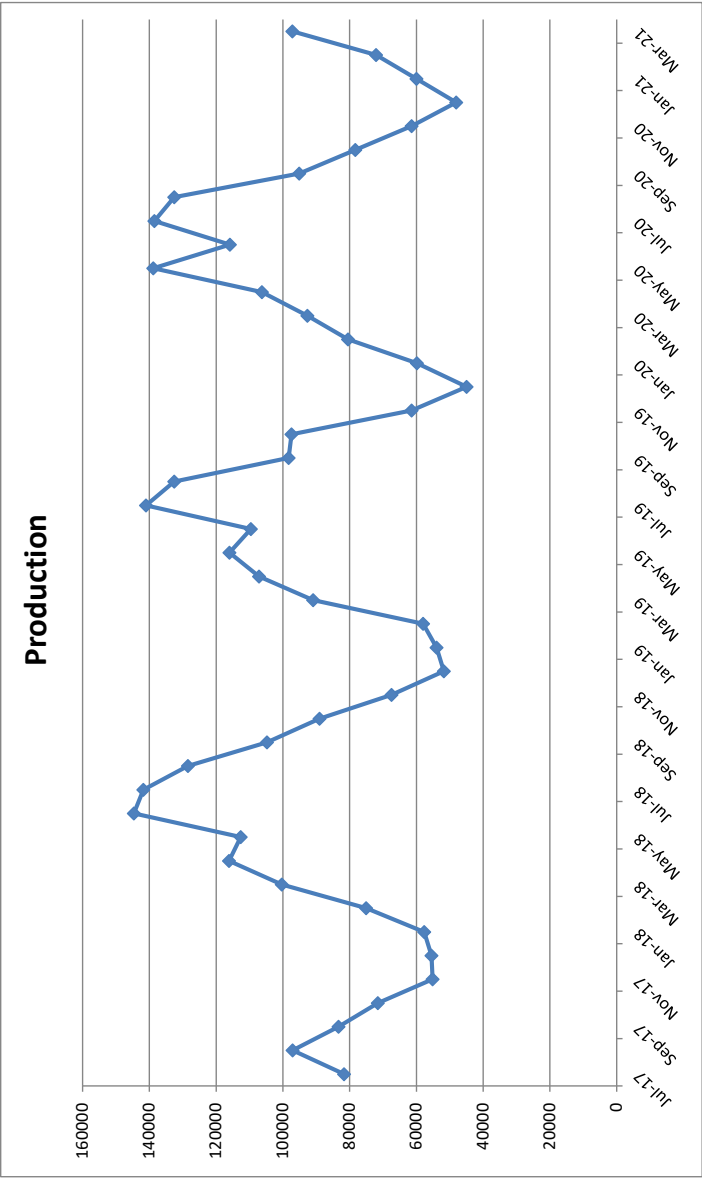
2019 Production													
Third Mutual Project	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Total
2353 Via Mariposa	3,368	5,552	8,329	11,520	11,880	10,870	14,370	13,230	10,120	9,850	5,920	2,720	107,729
2381 Via Mariposa	4,951	5,431	8,366	9,418	9,650	8,761	11,590	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	C	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

2020 Production													
Third Mutual Project													
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

(2394 - February 2019) - Replaced power supply due to the power to communication comes on once communication enclosure is opened.
C (2399)- This was due to a conduit becoming damaged after heavy rains.
(B2353, December 2019 & January 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.

2021 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	6,440	7,700	10,750										24,890
2381 Via Mariposa	4,560	5,330	9,090										18,980
2393 Via Mariposa West	4,130	5,230	7,640										17,000
2394 Via Mariposa West	6,050	7,150	11,110										24,310
2397 Via Mariposa West	6,050	7,220	1,080										14,350
2399 Via Mariposa West	5,310	6,410	8,870										20,590
2400 Via Mariposa West	6,110	7,360	10,390										23,860
3242 San Amadeo		5,650	8,570										18,730
3243 San Amadeo	5,000	5,800	9,267										20,067
3420 Calle Azul	3,616	4,339	6,164										14,119
5372 Punta Alta	4,750	5,688	8,116										18,554
5510 Paseo Del Lago West	3,447	4,188	6,094										13,729
Total Production of kWh =	59,973	72,065	97,141	0	0	0	0	0	0	0	0	0	229,179

Lifetime Production	4,124,675
Total 2020 Repair Costs	\$0
Recent Panel Cleanings	5/30/18, 11/15/18, 4/27/19, 9/25/19, 7/16/20





STAFF REPORT

DATE: May 3, 2021
FOR: Maintenance and Construction Committee
SUBJECT: Limited Pilot Program for Fire Advert Devices

RECOMMENDATION

The Security and Community Access Committee for the Golden Rain Foundation of Laguna Woods recommends that Third Laguna Hills Mutual (Third) adopt a limited fire prevention pilot program, with the purchase and installation of six FireAvert Devices (Attachments 1 & 2).

BACKGROUND

From January 2014 to August 2018, there were 58 documented kitchen fires or kitchen related smoke incidents in the Village requiring a response by the Orange County Fire Authority. The below chart identifies the appliance, type of event, and location of resident when the incident occurred:

Mutual	Incidents	Stove	Oven	Fire	Smoke	Bad Alarm	Resident in Kitchen	Resident In Manor	Not Home
Third	35	28	7	14	21	2	7	16	12
United	19	16	3	7	12	2	2	9	8
50	4	3	1	1	3	1	1	2	1
Totals	58	47	11	22	36	5	10	27	21

Of the 58 kitchen incidents, 46% of the residents had left the stove unattended and 36% had left the residence with the stove or oven on. Only 17% of the residents were actually in the kitchen when the incident occurred. In review of each incident, the leading causes of fire/smoke were attributed to unattended foods cooking on the stove and/or placing perishable items (plastic, cardboard, towels, etc.) on a hot stove. Damage ranged from minor smoke to complete destruction of the kitchen and nearby rooms.

National statistics indicate that kitchen fires are the number one cause of fires in a residence. Stoves or cook-tops account for almost three of every five fires involving cooking equipment. Unattended cooking is a contributing factor in 33% of home fires related to cooking equipment, 49% of the associated deaths and 46% of the associated injuries. The most alarming statistic is that adults aged 65 or over face a higher risk of cooking fire death than any other age group.

DISCUSSION

In December 2020, members of the Disaster Preparedness Task Force (DPTF) and Staff met with the sales representative of a kitchen fire prevention device called FireAvert. This product is connected to the power cord of a kitchen stove and through smoke alarm sound detection, FireAvert turns off the power to the stove, immediately turning off the burner. FireAvert will only respond to the unique sound of the smoke detector inside the manor. After installation, it syncs with the sound signature of the smoke detector to ensure that there are no false alarms. In addition, FireAvert has a 30-second delay in shut off to provide maximum reliability and minimal cooking disruptions due to burning food and/or smoke that may occur during normal cooking activities.

The benefit of FireAvert is that if a fire or smoke triggers the smoke detector, the device will turn off the stove. In the event a resident has left the kitchen or manor during this time, and this is often the case, the stove will automatically shut off. The early signs of any fire are smoke, and smoke sets off a smoke detector which in turn triggers FireAvert to shut off the power to the stove. If activated, the FireAvert and stove can be reset by flipping the breaker in the electric panel off and back on again. The device is maintenance free with no batteries.

One of the drawbacks of FireAvert is that it relies upon a functioning smoke detector. Since FireAvert is synced to the sound of the smoke detector, it will not trigger a shutoff without the sound of the alarm. If the smoke detector has become inoperable or the batteries are dead, the FireAvert will not operate as designed. A secondary drawback is that based upon the type and location of the stove, the FireAvert may prevent the stove from being positioned flush with the kitchen wall. The FireAvert device measures 7 ½ inches tall, 3 ½ inches wide, and 2 ¼ inches deep. However, FireAvert can be modified so the device can fit into the void space behind the stove to keep it flush with the wall.

For the purpose of the limited pilot program only Third will be considered as most stoves in United Laguna Woods Mutual (United) are hardwired and are subject to increased installation costs. The FireAvert device will be the basic style that plugs into an outlet. While the installation is basic, VMS staff will install the devices to ensure the integrity and consistency of the pilot program. Additionally, the FireAvert device conforms to Underwriter Lab testing by Edison Testing Laboratories (ETL) which is part of an equipment safety certification program operated by the laboratory, Intertek. Intertek is one of the few Nationally Recognized Testing Laboratories (NRTL); a third-party testing program which is overseen by OSHA.

The pilot program will measure and track the following:

1. Ease of installation and installation time
2. False/premature activations
3. Cause of any activations
4. Rate the difficulty in resetting FireAvert device

In January 2021, the DPTF placed a solicitation in the Laguna Woods Village Globe, OC Register for volunteers to participate in the limited pilot program. Based on the volunteer disclosure of near kitchen fire incidents, health issues and living alone; six participants from Third have been identified.

The cost to purchase and install a FireAvert device may be well worth the investment. Village kitchen fire statistics are on par with the national figures and the fact that seniors are at a greater risk than any other age group is alarming. Although a smoke detector is the traditional method of alarming residents of a fire or smoke, FireAvert adds another layer of safety to a community already at risk. A pilot project consisting of the purchase and installation of multiple FireAvert devices will allow Staff to evaluate the ease of use, its functionality and whether it or a similar product is feasible for a larger roll out.

FINANCIAL ANALYSIS

Each FireAvert device will cost between \$110 - \$150 per unit. Due to the focus on the basic

plug in device the labor time to install is minimal. The cost of the six devices and installation shall not exceed \$1,000 and will be offset by salary savings in the Security Departments 2021 Budget.

Prepared By: Carlos Rojas, Security Director

Reviewed By: Francis Rangel, Operations Manager
Betty Parker, Chief Financial Officer

Attachment(s):

Attachment 1 - Endorsement from the Security and Community Access Committee (SCAC)

Attachment 2 - Proposed Resolution 03-21-XX

**Attachment 1 -
Endorsement from the Security and Community Access Committee (SCAC)**

Golden Rain Foundation - Security & Community Access Committee

Fire Avert Devices

February 22, 2021

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ENDORSEMENT (to Board)

Fire Avert Devices

Chief Rojas presented the Fire Avert Devices. Chief Rojas gave some back history. He proposed that a pilot program of (6) units, costing no more than \$930 be presented to the Board. The Committee commented and asked questions.

Director Armendariz made a motion to approve the Fire Avert Devices pilot program. Director Bhada seconded the motion.

By a vote of 5-2-0 (Director Moldow and Advisor Cunningham) the motion passed.



**Attachment 2 -
Proposed Resolution 03-21-XX**

RESOLUTION 03-21-XX

Limited Pilot Program for Fire Avert Devices

WHEREAS, from January 2014 to August 2018, there were 58 documented fires or kitchen related incidents in the Village requiring the response by the Orange County Fire Authority; and

WHEREAS, the Disaster Preparedness Task Force (DPTF) and Security and Community Access Committee (SCAC) have recognized the need to offer a fire prevention device called FireAvert; and

WHEREAS, FireAvert is a product connected to the power cord of a kitchen stove and through smoke alarm sound detection, FireAvert turns off the power to the stove, immediately turning off the burner;

NOW THEREFORE BE IT RESOLVED, on May 18, 2021, that per the recommendation of the GRF Security and Community Access Committee, Third Laguna Hills Mutual adopts a limited pilot program for the purchase and installation of six fire prevention devices; and

RESOLVED FURTHER, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purposes of this resolution.