



**OPEN MEETING**

**REPORT OF THE REGULAR OPEN MEETING OF THE  
UNITED LAGUNA WOODS MUTUAL  
MAINTENANCE AND CONSTRUCTION COMMITTEE**

**Wednesday, August 24, 2022 - 9:30 a.m.  
24351 El Toro Road, Laguna Woods, CA 92637  
Board Room and Virtual with Zoom**

**MEMBERS PRESENT:** Anthony Liberatore (in for Pat English), Pearl Lee

**MEMBERS ABSENT:** Reza Bastani, Pat English

**OTHERS PRESENT:** **GRF:** Juanita Skillman  
Richard Rader

**STAFF PRESENT:** Manuel Gomez – Maintenance & Construction  
Director, Bart Mejia – Maintenance & Construction  
Assistant Director, Ian Barnette – Maintenance &  
Construction Assistant Director, Mathew Aldaz –  
Maintenance Services Manager, Guy West – Projects  
Division Manager, Sandra Spencer – Administrative  
Assistant

**REPORT**

**1. Call to Order**

Director Liberatore called the meeting to order at 9:42 a.m. after a short recess in order to obtain a quorum.

**2. Acknowledgement of Media**

The meeting was being broadcast on Granicus and Zoom. No media was present.

**3. Approval of Agenda**

Hearing no objection, the agenda was approved by unanimous consent.

**4. Approval of Meeting Reports**

- a. April 27, 2022 – Regular Open Session
- b. June 22, 2022 – Regular Open Session

Hearing no objection, the meeting reports were approved by unanimous consent.

## **5. Chair's Remarks**

Director Liberatore apologized to the residents for lack of due diligence of the committee members but a quorum was present to conduct the business of the committee for United's residents.

## **6. Member Comments - (Items Not on the Agenda)**

- A member commented on parking issue in the carport at Building 776.

Mr. Gomez responded to the comment. Staff will review the parking issue with Security personnel and will follow up with the member.

## **7. Department Head Update**

None.

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**

Hearing no objection, the Consent Calendar was approved unanimously.

Items for Discussion and Consideration:

## **10. Request for Concrete Ramp at 2031-C Via Mariposa East**

Mr. Gomez introduced the request and answered questions from the committee. Mutual policy does not allow for the mutual to pay for construction of ramps. Members have the option of hiring and paying their own contractors should they choose to do so.

Staff was instructed to inform the owner of the policy and explain alternative options.

## **11. Presentation Regarding Epoxy Lining for Copper Water Line Pipes**

Mr. Aldaz presented the item and staff answered questions from the committee concerning the potential of chemicals leaching from the epoxy into the water; the use of epoxy in wastewater lines vs. drinking water lines; and the overall safety of the drinking water. Staff reassured the committee that there is no risk of chemicals leaching into the water; that this program has been going on since 2008; 23 buildings have been completed in United; and there have been no problems or concerns since the program began.

Staff offered to provide documentation from the contractor supporting the safety of the program.

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

- Review Solar Panel Policy
- Options for Improving Delivery of Hot Water to Individual Manors

### Concluding Business:

## **12. Committee Member Comments**

- Director Lee is hopeful for a quick resolution to the member's concern at Building 776.
- Director Liberatore commented that he is hopeful for improved future committee attendance.

## **13. Date of Next Meeting: October 26, 2022**

## **14. Recess**

The meeting was recessed at 10:05 a.m.

  
Anthony Liberatore, Director

Pat English, Chair  
Manuel Gomez, Staff Officer  
Telephone: 949-268-2380