



## **OPEN MEETING**

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

**Wednesday, February 28, 2024 - 9:30 a.m.  
24351 El Toro Road, Laguna Woods, CA 92637  
Board Room and 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 by Zoom by clicking this link: <https://us06web.zoom.us/j/91797258413>, Webinar ID 91797258413
2. Via email to [meeting@vmsinc.org](mailto: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 17, 2024
5. Chair's Remarks
6. Member Comments - *(Items Not on the Agenda)*
7. Department Head Update
  - SCE Proposed Rate Increase for 2025
  - Electric Vehicle Charging in Carports
  - Building 419 Plumbing Service Orders Update
  - Automated Service Order Notifications for Washer/Dryer Repairs

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

#### Items for Discussion and Consideration:

9. Laundry Appliances Conversion to Card Reader System

10. Roof Leak Repairs Update
11. 2024 Roof Replacement 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.*

- Explore Cost Sharing Incentives to Upgrade Pipes and/or Install Dedicated Water Shut-off Valves in Walls During Remodeling
- Attic/Wall Insulation Materials
- Benches: New and Replacement
- Water Leak Detection Devices

Concluding Business:

12. Committee Member Comments
13. Date of Next Meeting: Wednesday, April 24, 2024 at 9:30 a.m.
14. Adjournment

\*A quorum of the United Board or more may also be present at the meeting.

Alison Bok, Chair  
Manuel Gomez, Staff Officer  
Telephone: 949-268-2380

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

**Wednesday, January 17, 2024 - 1:30 p.m.  
24351 El Toro Road, Laguna Woods, CA 92637  
Board Room and Virtual with Zoom**

**REPORT**

**MEMBERS PRESENT:** Alison Bok – Chair, Pearl Lee, Ellen Leonard  
Ken Deppe - Advisor

**OTHERS PRESENT:** **United:** Mickie Choi Hoe  
**Third:** Andy Ginocchio

**MEMBERS ABSENT:** None

**STAFF PRESENT:** Manuel Gomez – Maintenance & Construction Director,  
Ian Barnette – Maintenance & Construction Assistant  
Director, Bart Mejia - Maintenance & Construction  
Assistant Director, Guy West – Projects Division  
Manager, Laurie Chavarria - Senior Management  
Analyst, Sandra Spencer – Administrative Assistant

**1. Call to Order**

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

**2. Acknowledgement of Media**

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

**3. Approval of Agenda**

Hearing no objection, the agenda was unanimously approved as written.

**4. Approval of Meeting Report from October 25, 2023**

Hearing no objection, the meeting report was unanimously approved as written.

## 5. Chair's Remarks

Director Bok commented on the challenges of 2023 and thanked the Maintenance and Construction department for their hard work.

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

- Four members commented on plumbing issues in their building.
- A member commented on possibly including pipes during remodeling and have them included in the alterations and permitting process.
- A member commented on non-residents using laundry facilities.

Staff responded to the member comments and will follow up individually, as appropriate.

## 7. Department Head Update

Mr. Gomez responded to Chair Bok's request for information regarding water leak detection devices and introduced Mr. Barnette who commented on prior research into these devices. Mr. Barnette described how the devices work, the types of devices available, and the potential cost to the mutual should such devices be provided to the shareholders. Staff is willing to promote these types of devices to members if directed to do so.

Mr. Gomez assured the committee and shareholders that staff is aware of laundry room appliance concerns and continues to respond as rapidly as possible. Options for communicating the status of repairs to residents near effected laundry rooms are being evaluated. Mr. Barnette answered questions from the committee regarding plumbing maintenance in laundry rooms.

## 8. Project Log

A motion was made and passed unanimously to approve the consent calendar.

### Items for Discussion and Consideration:

## 9. Senate Bill 326 Balcony Inspection Update (Verbal only)

Mr. West provided an overview of the program via PowerPoint presentation and indicated that the program will be completed at the end of February 2024 with the inspection of the final 39 buildings.

## 10. Pushmatic Electrical Panel Replacement Update

Mr. West provided an overview of the program via PowerPoint presentation and answered questions from the committee regarding the panel replacement process, notification process, and how buildings are scheduled. A contract for this item will be presented in closed session immediately following this meeting.

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.*

- Explore Cost Sharing Incentives to Upgrade Pipes and/or Install Dedicated Water Shut-off Valves in Walls During Remodeling
- Attic/Wall Insulation Materials
- Benches; New and Replacement
- Water Leak Detection Devices

### Concluding Business:

#### 11. Committee Member Comments

- Director Leonard asked questions regarding the epoxy waste lining program. Staff answered questions from the committee.

12. **Date of Next Meeting:** Wednesday, February 28, 2024 at 9:30 a.m.

13. **Recess** – The meeting was recessed at 2:32 p.m.



Alison Bok, Chair

Alison Bok, Chair  
Manuel Gomez, Staff Officer  
Telephone: 949-268-2380

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**NOTICE OF PUBLIC PARTICIPATION HEARINGS  
FOR SOUTHERN CALIFORNIA EDISON COMPANY’S  
2025 GENERAL RATE CASE A.23-05-010**

**Why am I receiving this notice?** Southern California Edison (SCE) and the California Public Utilities Commission (CPUC) would like to hear from you. You are invited to participate in a public forum regarding SCE’s application to raise electricity rates. At the public forum, you can make comments and raise concerns with the CPUC’s Administrative Law Judges who are overseeing this rate increase request.

**How will the public forums be held?** There will be two in-person and four remote public forums as follows:

**Remote:**

The public forums can be viewed via Internet, or listened to via phone, with the information below. If you wish to make a public comment, please participate by phone using the phone number, passcode and instructions below. When it is your turn to speak, the operator will call your name in the order you signed up to speak.

Date	Time	Details
Tuesday, March 5, 2024	2 p.m.	Phone number: <b>(800) 857-1917</b>
	6 p.m.	Passcode: <b>6032788#</b>
Wednesday, March 20, 2024	2 p.m.	<b>To comment: After entering the passcode, press *1, unmute your phone, and record your name.</b>  Webcast: <b>adminmonitor.com/ca/cpuc/</b>
	6 p.m.	

**In person:**

Date	Time	Location
Wednesday, April 10, 2024	2 p.m.	<b>Recreation Park Community Center 4900 E. 7th St. Long Beach, CA 90804</b>
	6 p.m.	

If you need language assistance for any of these forums, contact the CPUC’s Public Advisor’s Office using the information at the end of this notice at least five business days before the hearing you plan to attend.

Please note: A quorum of commissioners may attend but no decisions will be made or voted on at these hearings.

Written public comments may also be provided at any time during the proceeding using the “Add Public Comment” button on the “Public Comment” tab of the Docket Card for A.23-05-010, available at [apps.cpuc.ca.gov/c/A2305010](https://apps.cpuc.ca.gov/c/A2305010)

**Why is SCE requesting this rate increase?** On May 12, 2023, SCE filed a General Rate Case (GRC) Application with the CPUC requesting authority to increase revenues for 2025-2028. The revenue increases SCE is requesting are as follows:<sup>1</sup>

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<sup>1</sup> As explained in our Application, SCE is also requesting cost recovery of \$95.57 million in one-time CPUC-approved memorandum accounts.

- 2025: \$1.895 billion increase (22.6% increase over 2024)<sup>2</sup> for a revenue requirement of \$10.267 billion
- 2026: Additional \$619 million (6% increase over 2025)
- 2027: Additional \$664 million (6% increase over 2026)
- 2028: Additional \$705 million (6% increase over 2027)

SCE delivers your electricity. Every four years, SCE must file what is known as a GRC application with the CPUC. GRCs set rates that customers pay to fund SCE’s day-to-day operations, including maintenance for its equipment and electricity grid upgrades.

**How could this affect my monthly bill?** Below is a table that shows the proposed rate increase by customer group, based on the most recent method approved by the CPUC. The residential dollar amounts and percentages shown below in the bill impact section do not necessarily reflect the exact changes you may see in your bill and are based on CARE<sup>3</sup> and non-CARE customers who use the system-wide average of 500 kWh per month. Changes in individual bills will depend on how much energy each customer uses.

**CUSTOMER IMPACT TABLE**

<b>Bundled Average Rates (¢/kWh)*</b>				
<b>Customer Group</b>	<b>2024**</b>	<b>Proposed Change</b>	<b>Proposed Rates</b>	<b>% Change***</b>
Residential	32.29	3.42	35.71	10.6%
Lighting - Small and Medium	28.38	2.89	31.26	10.2%
Large Power	19.92	1.37	21.29	6.9%
Agricultural and Pumping	23.44	2.00	25.44	8.5%
Street and Area Lighting	29.11	1.36	30.48	4.7%
Standby	17.24	1.07	18.31	6.2%
<b>Total</b>	<b>27.11</b>	<b>2.45</b>	<b>29.56</b>	<b>9.0%</b>

<b>Residential Bill Impact (\$/Month)*</b>					
<b>Description</b>		<b>2024**</b>	<b>Proposed Change</b>	<b>Proposed</b>	<b>% Change***</b>
Non-CARE Residential Bill	\$	170.39	\$ 17.49	\$ 187.88	10.3%
CARE Residential Bill	\$	115.35	\$ 11.83	\$ 127.18	10.3%

\*These rate and bill impacts exclude greenhouse gas (GHG) revenues.  
 \*\*2024 rate and bill impacts are derived by starting with SCE's approved March 1, 2023 rates and (1) layering on the revenue changes associated with SCE's 2021 GRC Track 4 (A.19-08-013) authorized base revenue requirement request, adjusted for the adopted Cost of Capital in D.22-12-031 (as modified in D.23-01-022), and the change to the wildfire liability insurance portion of the authorized base revenue requirement requested in a Petition for Modification of D.21-08-036, and (2) adjusting for estimated 2024 sales.  
 \*\*\*The percentage change in this table is based on the impact SCE's 2025 GRC request has on overall rates (which include non-GRC revenues) in 2025. This is different from the percentage increases discussed at the beginning of this notice, which are only comparing the GRC-authorized base revenue requirement requests.

<sup>2</sup> This increase is calculated relative to SCE’s current and requested GRC-related revenue requirement only (i.e., Authorized Base Revenue Requirement), as of the end of 2024.

<sup>3</sup> The California Alternate Rates for Energy (CARE) program provides a discount of about 30% on monthly electric bills if someone in your household participates in at least one eligible public assistance program or meets certain income criteria. The Family Electric Rate Assistance Program provides an 18% discount for qualified households with three or more people. See [www.sce.com/careandfera](http://www.sce.com/careandfera) for eligibility and details.

The table below reflects the monthly bill impact for 2026-2028 proposed rates.

<b>Residential Bill Impact (\$/Month)*</b>								
Description	2025		2026		2027		2028	
	Proposed	Proposed	Change	Proposed	Change	Proposed	Change	
Non-CARE Residential Bill	\$ 187.88	\$ 193.02	2.7%	\$ 198.13	2.6%	\$ 203.39	2.7%	
CARE Residential Bill	\$ 127.18	\$ 130.66	2.7%	\$ 134.11	2.6%	\$ 137.67	2.7%	

\*These bill impacts exclude greenhouse gas (GHG) revenues.

**How does the rest of the process work?** This application has been assigned to CPUC Administrative Law Judges whose schedule includes these public participation hearings and who will consider proposals and evidence presented during the formal hearing process. The Administrative Law Judges will issue a proposed decision that may adopt SCE’s application, modify it, or deny it. Any CPUC Commissioner may sponsor an alternate decision with a different outcome. The proposed decision, and any alternate decisions, will be discussed and voted upon by the CPUC Commissioners at a public CPUC Voting Meeting.

Parties to the proceeding may review SCE's application, including the Public Advocates Office. The Public Advocates Office is an independent consumer advocate within the CPUC that represents customers to obtain the lowest possible rate for service consistent with reliable and safe service levels. For more information about the Public Advocates Office, please call 1-415-703-1584, email [PublicAdvocatesOffice@cpuc.ca.gov](mailto:PublicAdvocatesOffice@cpuc.ca.gov), or visit [PublicAdvocates.cpuc.ca.gov](http://PublicAdvocates.cpuc.ca.gov).

**Where can I get more information?**

**Contact SCE:**

Email: [case.admin@sce.com](mailto:case.admin@sce.com)  
 Phone: (626) 302-0449  
 Mail:

Southern California Edison Company  
 Attn: Case Administrator  
 A.23-05-010 – 2025 GRC  
 P.O. Box 800  
 Rosemead, CA 91770

A copy of the application and any related documents may also be reviewed at [www.sce.com/applications](http://www.sce.com/applications).

**Contact the CPUC:**

For additional information and any updates on the hearings, please visit [cpuc.ca.gov/pph](http://cpuc.ca.gov/pph).

Please visit [apps.cpuc.ca.gov/c/A2305010](http://apps.cpuc.ca.gov/c/A2305010) to submit a comment about this proceeding on the CPUC Docket Card. Here you can also view documents and other public comments related to this proceeding. Your participation by providing your thoughts on SCE’s request can help the CPUC make an informed decision. If you have questions about CPUC processes, you may contact the CPUC’s Public Advisor’s Office at:

Email: [Public.Advisor@cpuc.ca.gov](mailto:Public.Advisor@cpuc.ca.gov)  
 Phone: 1-866-849-8390 (toll-free) or 1-415-703-2074  
 Mail: CPUC Public Advisor’s Office  
 505 Van Ness Avenue  
 San Francisco, CA 94102

Please reference **SCE GRC Application A.23-05-010** in any communications you have with the CPUC regarding this matter.



## Charging EVs Via Common-Area Outlets

FEBRUARY 02, 2024

The number of electric vehicles and plug-in hybrids in the Village has increased from 511 in 2022 to 670 in 2023. This trend is expected to continue and, with it, the impacts to our infrastructure.

The Village, built in the '60s and '70s, did not anticipate such a demand for electricity. Carports and underground garages were constructed with common-area outlets rated at 120 volts and 20-amp circuits mainly to charge golf carts. Electric vehicles can still charge at these outlets, but there are some limitations for this convenience as outlined in the [electric vehicle letter \(bit.ly/3uxaGFb\)](https://bit.ly/3uxaGFb) attached to every electric vehicle charging permit and available on the [Laguna Woods Village website](#).

Staff works hard to ensure the electrical circuits and outlets are operating properly; however, when too many vehicles/golf carts plug into the same circuit, the breakers will trip. Should this occur, please contact Resident Services ([949-597-4600](tel:949-597-4600); [residentservices@vmsinc.org](mailto:residentservices@vmsinc.org)) to request a breaker reset. Staff will make every effort to respond to such calls as quickly as possible, but it may take up to two business days depending on workload and priorities.

Note that the electric vehicle charging stations (operated by ChargePoint) at the Laguna Woods Village Community Center (24351 El Toro Road) are open 24/7/365 for your convenience and offer reduced rates for members. The charging stations offer four Level 2 ports and three Level 3 (fast chargers) ports.

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# Laguna Woods Village

## Service Confirmation S021892755

Laguna Woods Village is confirming that a service request

### Washing Machine - Repair

was received on 2/9/2024 for location L129.

Please call 949-597-4600 with reference number **S021892755** if you have any questions or need to cancel this service request.

Thank you for contacting Laguna Woods Village.

## Need additional service?

[Contact Us](#)

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## United Mutual Project Log - January 2024 (Prepared February 16)

#	Type	Name	Description	Status	Estimated Completion/On-going Program	Budget
1	920 Projects	<b>Senate Bill 326 Load Bearing Component Inspections</b>	This program is funded to conduct an assessment for inspection and testing of exterior elevated elements, defined as the load-bearing components in randomly selected buildings. The necessary inspection submittal requirements are due January 2025, as outlined in Senate Bill 326.	39 buildings will be inspected in 2024:  18 buildings scheduled in February: 521, 524, 525, 526, 535, 549, 710, 711, 748, 753, 757, 762, 764, 775, 777, 780, 784, 785  21 buildings completed in January: 806, 807, 808, 809, 69, 70, 73, 75, 76, 77, 82, 84, 86, 90, 92, 95, 97, 100, 107, 110, 115	Annual Program	Budget: \$51,560 Exp: \$0 Balance: \$51,560
2	920 Projects	<b>Pushmatic Electrical Panel Replacement</b>	This program is funded to replace 2,750 Pushmatic electric panels over a 10-year period. The Pushmatic panels located inside the manors are unreliable and no longer supported.	Number of units planned for 2024: 225 The total number of units completed to date: 1,851 The total number of units left to complete: 899  Vendor contract approved by the United Board on 2/13	Annual Program	Budget: \$500,000 Supplemental: \$82,755 Exp: \$0 Balance: \$582,755
3	920 Projects	<b>Shepherd's Crook Installation</b>	As a part of the Conditional Use Permit 1135, Laguna Woods Village will remove and replace barbed wire on all perimeter walls with Shepherd's Crook.	To date, a total of 4,616 linear feet out of 21,000 linear feet of Shepherd's Crook has been installed.  256 linear feet scheduled for 2024 along Paseo de Valencia.	Annual Program	Budget: \$35,000 Exp: \$0 Balance: \$35,000  Cumulative Expenditures 2012 through 2023: \$409,685
4	904 Maint Svc	<b>Epoxy Wasteline Remediation</b>	The Wasteline Remediation Program involves the installation of a seamless epoxy-based liner within the existing pipes to mitigate future interior leaks and root intrusion as well as to resolve and prevent future back up problems related to compromised pipes. The program addresses interior as well as exterior waste lines. The program to line waste pipes commenced in 2011 but did not include interior pipes. Starting in 2017, both interior and exterior lines are receiving an epoxy liner.	Buildings scheduled for 2024: 755, 756, 750, 746, 748, 749, 751, 754, 914, 915, 923, 936, 938, 939, 940, 941, 942, 944, 945, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 887, 888, 890, 891, 892, 893, 894, 895, 896, 897, 898, 886, 885, 889, 900, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849  Buildings completed in 2024: 204, 403, 710, 692, 727, 747	Annual Program	Budget: \$2,300,000 Exp: \$0 Balance: \$2,300,000  Cumulative Expenditures 2008 through 2023: \$16,504,020
5	920 Projects	<b>Water Lines - Copper Pipe Remediation</b>	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 scheduled for 2024: 530, 534	Annual Program	Budget: \$100,000 Exp: \$0 Balance: \$100,000
6	910 Bldg. Maint	<b>Pest Control for Termites</b>	This program is funded to eradicate dry wood termites from inaccessible areas by tenting buildings for fumigation.  The budget also includes funding for local termite treatments and hotel accommodations during tenting. Local termite treatments and the removal of bees/wasps are performed as-needed throughout the year.	33 buildings scheduled for tenting between May and October.	Annual Program May to November	Budget: \$270,541 Exp: \$0 Balance: \$270,541

#	Type	Name	Description	Status	Estimated Completion/On-going Program	Budget
7	910 Bldg. Maint	<b>Exterior Paint Program</b>	Starting in 2021, the Mutual has implemented 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 trim elements: 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 scheduled for 2024: 209, 210, 211, 11, 19, 20, 25  CDS 209 in progress.	Annual Program	Budget: \$1,749,510 Exp: \$0 Balance: \$1,749,510
8	910 Bldg. Maint	<b>Prior to Paint Program</b>	This program prepares building surfaces for painting and includes repair and mitigation of dry rot, and decking, performed every 15 years in conjunction with the Exterior Paint Program.	CDS scheduled for 2024: 209, 210, 211, 11, 19, 20, 25	Annual Program	Budget: \$968,154 Exp: \$0 Balance: \$968,154
9	910 Bldg. Maint	<b>Balcony &amp; Breezeway Resurfacing</b>	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.	Schedule being developed.	Annual Program March to June	Budget: \$65,293 Exp: \$0 Balance: \$65,293
10	910 Bldg. Maint	<b>Gutters - Replacement and Repair</b>	Gutter replacement and repairs are performed on original construction rain gutters and downspout systems that are exhibiting deterioration. This program also includes 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.	Schedule to be finalized by March.	Annual Program	Budget: \$116,486 Exp: \$0 Balance: \$116,486
11	920 Projects	<b>Roof Preventive Maintenance Program</b>	This program is funded to provide preventive maintenance roof repairs. Additionally, this budget includes flat roof debris cleaning.	PREVENTIVE MAINTENANCE - Roofs on the following buildings scheduled for 2024: <b>5-year old roofs</b> - 534, 538, 631, 658, 805, 823, 829, 840, 848, 849, 864, 865, 867, 868, 870, 872, 877, 879, 880, 886, 906, 907, 913 <b>10-year old roofs</b> - 79, 87, 157, 169, 245, 302, 303, 348, 349, 350, 359, 360, 381, 421, 439, 442, 496, 502, 537, 565, 575, 579, 580, 581, 586, 589, 623, 624, 638, 645, 679, 681, 728, 729, 747, 758, 794, 946, 947, 962, 2042, 2070, 2082, 2096, 2102, 2139, 2141, 2152, 2184, 2219, C51, C310, 194, L107, L109, L113, L115, L116, L117, L119.	Annual Program	Budget: \$178,468 Exp: \$0 Balance: \$178,468

#	Type	Name	Description	Status	Estimated Completion/On-going Program	Budget
12	920 Projects	<b>Roof Replacements - Comp. Shingle and BUR to PVC Cool Roofing</b>	This ongoing program is funded to replace built-up roofs (BUR) at the end of their serviceable life with a PVC Cool Roof system. Built-up roofs are inspected 15 years after installation. The Composition Shingle Replacement Program was designed to replace roof systems that have reached their serviceable life prior to failure.	Buildings scheduled for 2024: <b>BUR to PVC roofs</b> - Buildings 11, 43, 114, 330, 435, 454, 783, 797, 801, 827, 874, 932, 2001, 2026, 2044 <b>Comp. shingle roofs</b> - Buildings 78, 129, 370, 524, 753	Annual Program June through November	Budget: \$1,050,000 Exp: \$0 Balance: \$1,050,000
13	920 Projects	<b>Seal Coat Program</b>	This program is funded to extend the life of the asphalt paving by sealing asphalt cracks and applying a bituminous seal coat to the asphalt surface preventing water intrusion and protecting the asphalt from deterioration.	Seal coat work scheduled for 2024: CDS 21, 22, 44, 70, 72, 83, 84, 86, 92, 207, 210, 211	Annual Program August	Budget: \$45,126 Exp: \$0 Balance: \$45,126
14	920 Projects	<b>Asphalt Paving Program</b>	This program is funded to preserve the integrity of the CDS paving. As part of this program, the asphalt paving is inspected and rated for wear annually.	CDS scheduled for 2024: CDS 29, 35, 55	Annual Program July	Budget: \$199,081 Exp: \$0 Balance: \$199,081
15	920 Projects	<b>Parkway Concrete Program</b>	This program is funded to repair or replace damaged concrete parkways in conjunction with the asphalt paving program. Concrete areas that are adjacent to the asphalt being replaced are inspected for damage and other deficiencies and are repaired or replaced accordingly.	Concrete work scheduled for 2024: CDS 29, 35, 55	Annual Program May to June	Budget: \$150,000 Exp: \$0 Balance: \$150,000
16	920 Projects	<b>Building Structures</b>	This program is funded to replace and repair 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, with this program roofing repairs are also performed after the rot. As part of this budget, staff proactively inspects buildings for drainage issues and provides repairs as needed.	<b>Structural Repair/Drainage Correction:</b> Buildings completed in 2024: 324-Q: Balcony Repair	Annual Program	Budget: \$50,000 Exp: \$0 Balance: \$50,000
17	920 Projects	<b>Foundations Program</b>	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 inspections to evaluate building foundations and schedules any needed repairs and replacements as they are identified.	B859: Foundation Damage - A structural evaluation was performed. Repair plans are in progress for the damaged pedestal foundation.	Annual Program	Budget: \$43,436 Exp: \$0 Balance: \$43,436

#	Type	Name	Description	Status	Estimated Completion/On-going Program	Budget
18	904 Maint Svc	Walkway Lighting Program	<p>This program is funded to improve walkway lighting through additional fixture installation or the upgrade of existing lighting. Requests for additional lighting are received from residents on an ongoing basis. Those requests are vetted and additional lighting is installed if program requirements are met.</p>	<p>Open requests: 2041-C  Applications submitted: 337-B, 597-C  Applications approved: B490, B2087  Completed: None</p>	Annual Program	<p>Budget: \$75,550  Exp: \$0  Balance: \$75,550</p>

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**Laundry Appliance Conversion to Card Reader System**  
**by Chuck Holland, VMS Information and Resident Services Director**  
**February 21, 2024**

**Executive Summary:**

This report explores the potential benefits of transitioning from traditional coin-operated laundry facilities to modern, app-based systems within our residential complexes. The advent of digital technology in everyday amenities offers a significant opportunity to enhance user experience, streamline operations, and align with contemporary living standards. The adoption of app-based laundry rooms could position our facilities as forward-thinking, user-friendly, and efficient.

**Introduction:**

The traditional coin-operated laundry system, while familiar, poses several limitations and inconveniences for users and management alike. Issues such as coin shortages, machine vandalism, and the labor-intensive collection process are common. In contrast, app-based systems leverage technology to overcome these challenges, offering a seamless and more engaging user experience.

**Benefits of App-Based Laundry Rooms:**

**1. Enhanced User Convenience:**

- **Remote Operation:** Residents can start and monitor their laundry cycles from their smartphones, reducing the need to physically check machine availability.
- **Notifications:** Users receive alerts when their laundry is done or when machines become available, optimizing their time management.

**2. Improved Payment Flexibility:**

- **Digital Transactions:** Eliminates the need for coins, providing a cashless, seamless payment experience that aligns with modern transaction trends.
- **Transparent Pricing:** Users can see costs upfront on the app, allowing for better financial planning and transparency.

**3. Operational Efficiency:**

- **Real-Time Monitoring:** Management can track machine usage, operational status, and maintenance needs in real-time, enhancing service responsiveness.
- **Dynamic Pricing:** The ability to adjust pricing based on demand, time, or special promotions directly through the app.

**4. Maintenance and Service Enhancements:**

- **Direct Reporting:** Users can report issues through the app, speeding up the maintenance process and improving machine uptime.
- **Preventative Maintenance:** Usage data can help predict maintenance needs, preventing breakdowns and extending machine lifespan.

**5. Sustainability and Energy Efficiency:**

- **Energy Usage Optimization:** App-based systems can suggest off-peak hours for laundry, distributing energy usage more evenly and potentially lowering energy costs.

- **Eco-Friendly Cycles:** Users can choose more energy-efficient washing and drying cycles through the app, promoting environmental sustainability.

#### **6. Security and Vandalism Reduction:**

- **Reduced Cash Handling:** Transitioning to cashless operations minimizes the risk of theft and reduces the incentive for vandalism.
- **Digital Access Control:** Enhanced security measures can be implemented, such as requiring user login for machine access, further safeguarding the facilities.

#### **Considerations:**

While the benefits are compelling, it's essential to consider the user demographic and ensure that the transition to an app-based system is inclusive, providing alternative solutions for residents who may not be comfortable with smartphone technology.

#### **Conclusion:**

Replacing coin-operated laundry rooms with app-based systems offers a multitude of benefits, from user convenience and operational efficiency to enhanced security and sustainability. This transition aligns with our commitment to providing high-quality, modern living environments for our residents. Further evaluation and pilot testing are recommended to assess resident feedback and fine-tune the system for our specific needs.

#### **Recommendations:**

- **Pilot Program:** Implement a pilot app-based laundry system in a select residential complex to gather direct feedback and performance data.
- **User Training Sessions:** Offer workshops or tutorials for residents to familiarize themselves with the new system, ensuring a smooth transition.
- **Feedback Mechanism:** Establish a clear feedback channel for residents to report issues, suggestions, or concerns during the pilot phase.

This transition represents not just an upgrade of laundry facilities but a step towards enhancing the overall resident experience in our properties.



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# Roof Leak Repairs Update

February 28, 2024



# PVC Roofs

## 11 leaks in January 2024 (United has 486 PVC roof buildings)

Manor	Roof Year	Age (Years)	Source
341-H	2013	11	hole
245-D	2014	10	gouge
852-N	2016	8	T top clamp
372-D	2013	11	gash
422-D	2012	12	scupper/stucco
206-E	2012	12	gash
2188-P	2009	15	safety anchor holes
2065-A	2009	15	T top clamp
B2191	2009	15	hole
412-D	2012	12	gash
333-C	2013	11	tar patch

# Composition Shingle Roofs

7 leaks in January 2024 (United has 608 comp shingle roof buildings)

Manor	Roof Year	Age (Year)	Source
353-P	2006	18	T top
126-O	2007	17	T top
161-P	2007	17	T top
86-O	2006	18	T top
481-O	2008	16	T top
165-Q	2007	18	T top
163-N	2008	16	T top

# Built Up Roofs (BUR)

7 leaks in January 2024 (United has 122 BUR roof buildings)

Manor	Roof Year	Age (Years)
874-N	2007	17
614-O	2006	18
B2073	2008	16
954-B	2008	16
330-C	2007	17
209-D	2008	16
2044-D	2008	16

# Tile Roofs

4 leaks in January 2024 (United has 278 tile roof buildings)

Manor	Roof Year	Age (Years)
2061-C	2004	20
2214-A	2006	18
797-A	2004	20
782-B	2010	14

## 24 other Non-Roof leaks reported in January 2024 from miscellaneous sources

Leaks	Source
8	Old Stains
7	Skylights/Window
4	Stucco
5	Other



# Summary

Month	Leaks	Cost
January 2024	53	\$25,715
February 2024 (2/1 – 2/13)	82	TBD
2024 Emergency Roof Repair Budget		\$90,000

# Thank You

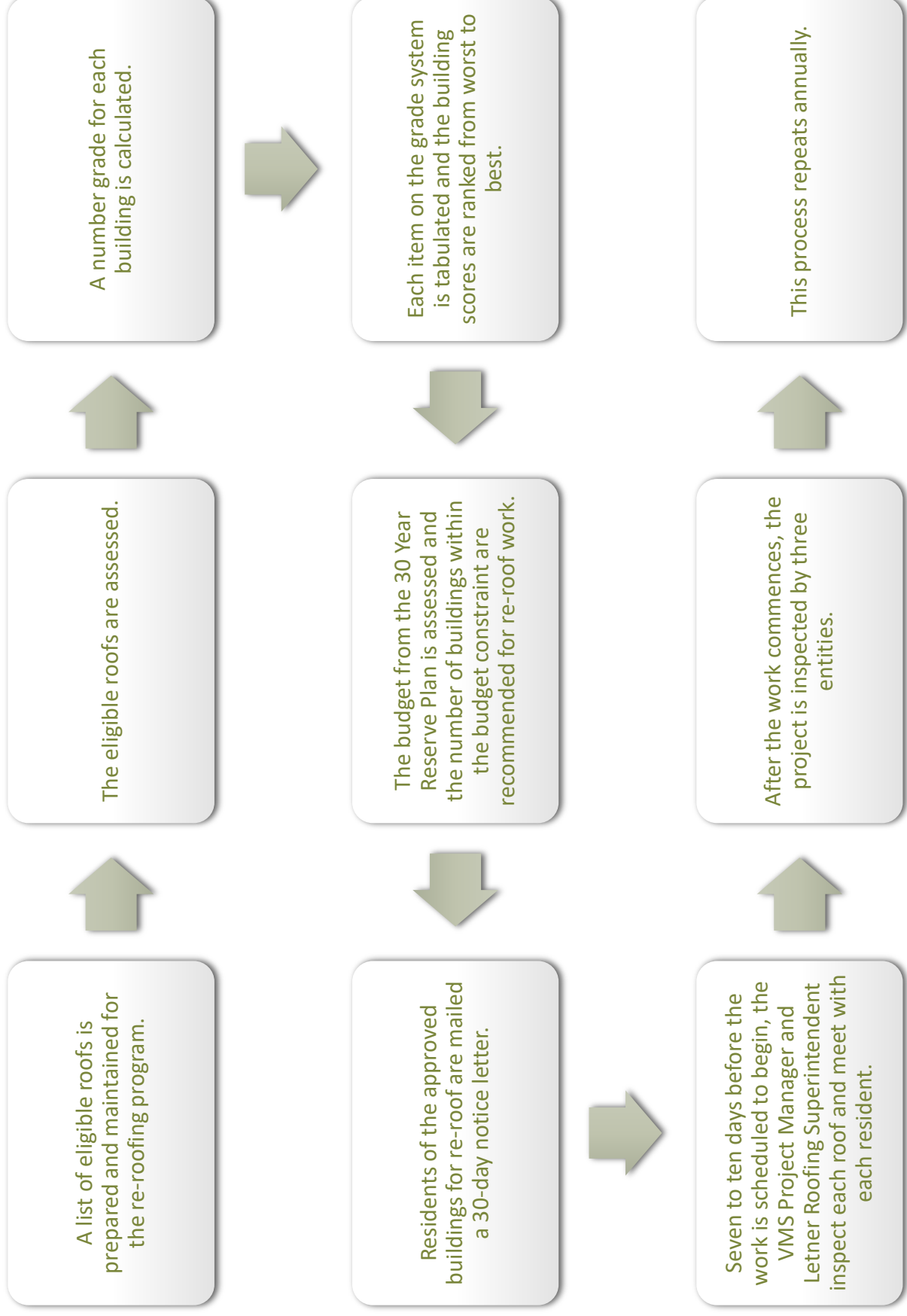
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# United 2024 Roof Replacement Program

February 28, 2024





A list of eligible roofs is prepared and maintained for the re-roofing program.

A flat roof building becomes eligible for re-roof work when the hot tar built-up roof (BUR) is 16 years or older. In 2024 there will be a total of 103 eligible buildings for re-roofing in United.



The eligible roofs are assessed by the VMS project manager and graded using an established criteria, which includes a numbering system for age, leak history and visual inspection.





The grade is calculated as follows:

- Roof age: 1 point for each year since roof installation/replacement
- Leak history: 5 points for each leak
- Visual score: Items like general appearance, overall condition, edge metal and flashings are graded on a scale from 1 (good condition) to 12 (bad condition)

For 2024, the scores range from 40 to 91. The eligibility list includes the square footage of the roof as well as the estimated cost for the roofing and ancillary work.



Each item on the grade system is tabulated and the building scores are ranked from worst to best.

Score	Condition	Rank
Above 60	Below Average	Highest, has reached or almost reached the end of its useful life. Replacement will be recommended within the next few years.
50-60	Average	Medium, reaching the end of its useful life. Starting to show age and/or some leaks, but a full replacement might not be recommended yet.
Under 50	Good	Lowest, still well within its useful life. Leaks and other issues are minimal. Replacement will not be recommended for some years.



The budget from the 30 Year Reserve Plan is assessed and the number of buildings within the budget constraint are recommended for re-roof work.

Each item on the grade system is tabulated and the building scores are ranked from worst to best.



## The 2024 budget for roof replacement allocates:

- \$800,000 for BUR to PVC roofs
  - \$250,000 for composite shingle roof replacement
- In 2024, 14 of the 122 eligible roofs have been recommended for the 2024 United re-roof program for BUR to PVC replacements.

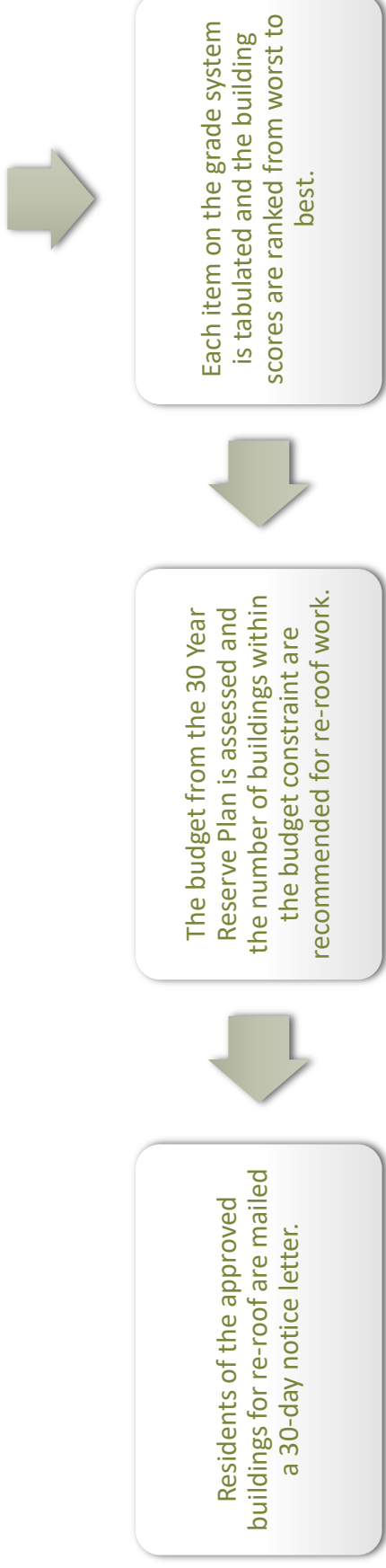
The remaining 108 eligible roofs ranking between 58 and 40 will be considered for the 2025 program.

2024 United BUR to PVC Cool Roofs  
Summary of Recommended

Count	Building	Year	Bldg Type	Type	SF	Alt SF	Skylight curb, LF	Visual Score (VS)	Leak Score (LS)	LS x 5	Roof Age	Total Score (TS)
1	797	2003	Seville	RO	2,213	0	0	25	10	50	16	91
2	932	2008	Cordoba	RO	2,213	0	12	24	6	30	16	70
3	807	2008	Seville	RO	2,213	0	0	24	6	30	16	70
4	114	2008	Codoba	RO	5,624	582	64	26	5	25	16	67
5	827	2002	Casa Contenta	RO	3,733	0	80	34	2	10	22	66
6	88	2008	Barcelona	RO	10,228	80	36	24	5	25	16	65
7	874	2007	Seville	RO	4,121	0	78	26	4	20	17	63
8	43	2006	Madrid	RO Cap	5,008	0	20	29	3	15	18	62
9	11	2008	Cordoba	RO	5,624	474	48	25	4	20	16	61
10	2044	2008	Codoba	RO	5,352	991	52	25	4	20	16	61
11	435	2008	Barcelona	RO	10,228	80	24	24	4	20	16	60
12	783	2003	Casa Linda	RO	3,733	0	60	34	1	5	21	60
13	801	2003	Casa Linda	RO	3,733	0	60	34	1	5	21	60
14	2001	2008	Valencia	RO	4,967	0	100	26	3	15	17	58
					68,990	2,207	634					

**Recommended (5 Roofs)**  
**2024 Comp Shingle Program**

Building	Year	Building Type	Square Feet	Alteration Square Feet	Visual Score (0-40)	Leak Score (# of leaks)	Leak Score x 5	Roof Age in 2024	Total Score
129	1993	Valencia	5,492	0	31	4	20	31	82
524	1993	Majorca/Casa Blanca	6,007	0	27	3	15	31	73
370	1993	Granada	10,880	240	33	6	30	31	70
78	1993	Valencia	5,492	160	28	1	5	31	64
753	1993	Majorca/Casa Blanca	6,007	0	30	3	15	31	64
			<b>33,878ft<sup>2</sup></b>	<b>400ft<sup>2</sup></b>					



Residents are informed that their building was selected for the re-roofing program and provided the re-roof schedule.



Seven to ten days before the work is scheduled to begin, the VMS Project Manager and Letner Roofing Superintendent inspect each roof and meet with each resident.

- If the resident is home at the time of inspection, they are advised of the work coming and receive answers to their questions relative to the roofing project.
- If the resident is not home at the time of the inspection, a notice is left on their door with a phone number to call for information.



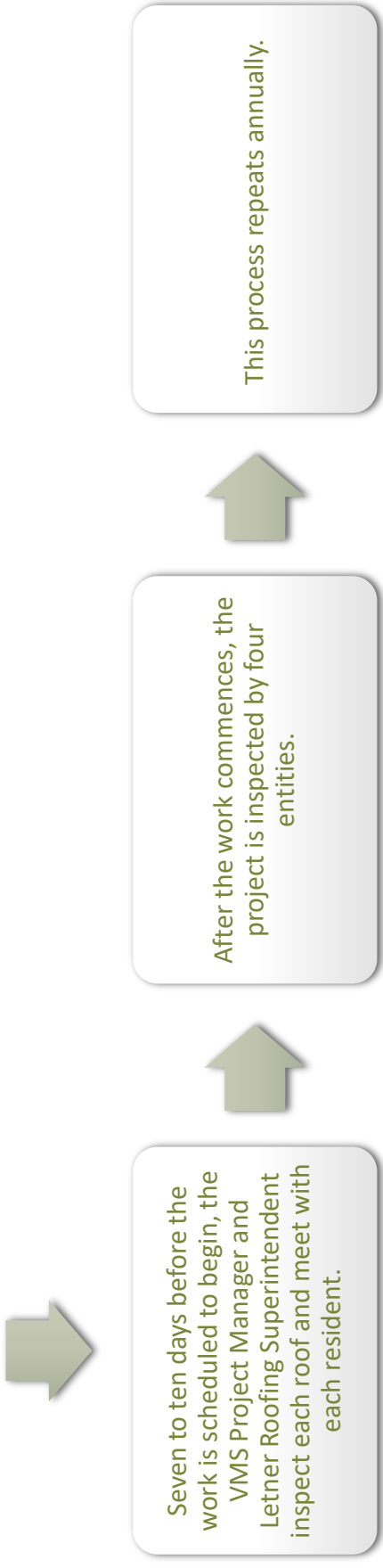
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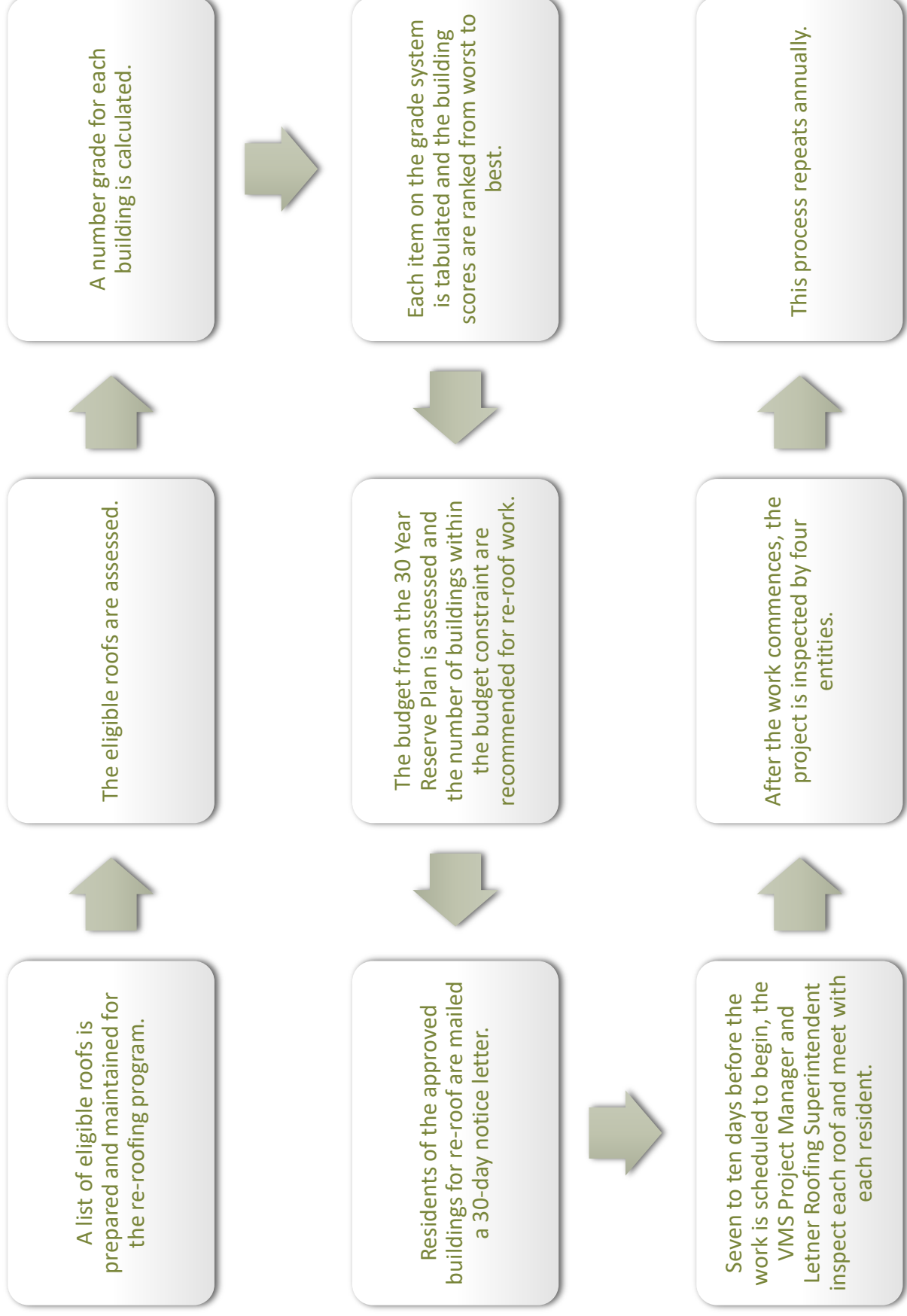
After the work commences, the project is inspected by four entities.

- The work is inspected daily by the VMS inspector.
- The City of Laguna Woods inspects the work when the roof subdeck is exposed and when the roof work is completed.
- The PVC manufacturer – Johns Manville – inspects the roofs once the work is completed, and re-inspects the roof on a 2- to 5-year cycle over the life of the roof.
- The completed roof is measured by the VMS inspector and roofing contractor representative for payment.





This process repeats annually. The 30 Year Reserve Plan includes all the roof systems listed by year as they become eligible for replacement consideration.



# Questions?