



OPEN MEETING

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

**Wednesday, June 28, 2023 - 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 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 April 26, 2023
5. Chair's Remarks
6. Member Comments - *(Items Not on the Agenda)*
7. Department Head Update
 - Villa Estrada/Avenida Majorca Crosswalk

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

Items for Discussion and Consideration:

10. 2023 Roof Replacement Program Update
11. Options for Improving Delivery of Hot Water to Individual Manors
12. Electricity Usage Reimbursement Policy (Resolution 01-18-33)

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.*

- Exterior Paint Program – Chargeable Service for Painting Alterations
- Explore Cost Sharing Incentives to Upgrade Pipes and/or Install Dedicated Water Shut-off Valves in Walls During Remodeling

Concluding Business:

13. Committee Member Comments
14. Date of Next Meeting: Wednesday, August 23, 2023
15. Adjournment

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

This Page Left Intentionally Blank

This Page Left Intentionally Blank



OPEN MEETING

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

**Wednesday, April 26, 2023 - 9:30 a.m.
24351 El Toro Road, Laguna Woods, CA 92637
Board Room and Virtual with Zoom**

REPORT

MEMBERS PRESENT: Lenny Ross – Chair, Alison Bok, Mary Simon

MEMBERS ABSENT: None

OTHERS PRESENT: **GRF:** Juanita Skillman

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 Ross called the meeting to order at 9:30 a.m.

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 unanimously approved as written.

4. Approval of Meeting Report from February 22, 2023

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

5. Chair's Remarks

Chair Ross welcomed the committee, staff and members to the meeting.

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

- A member commented on various building materials and water shut-off notices.
- A member commented on the crosswalk at Majorca at Estrada.

Staff responded to the member's comments.

7. Department Head Update

Mr. Gomez recognized the contributions of Sandra Spencer, the M&C Department Administrative Assistant, in connection with National Administrative Professionals' Day. The committee also thanked Ms. Spencer for her efforts on behalf of the committee.

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 Project log and Solar Production Report were pulled for discussion.

8. Project Log

Mr. Gomez provided a brief description of each item on the project log and answered questions from the committee.

9. Solar Production Report

Mr. Mejia provided an overview of the Solar Production Report and answered questions from the committee. A supplement to the Solar Production Report detailing the Return On Investment (ROI) of the solar panel project was provided and discussed. Staff was directed to provide the ROI report via email to the entire United Board and to provide the committee with this report on an annual basis.

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

Items for Discussion and Consideration:

10. SB326 Balcony Inspection Update

Mr. West provided an update on the SB326 inspection program via PowerPoint presentation and answered questions from the committee regarding the type of material that is inspected; typical issues and severity of issues found during inspection; potential causes of damage; and funding for the inspections and repairs.

Staff was directed to include details on the results of inspections on the project log.

11. 2024 Shepherd's Crook Program Recommendation

Mr. Gomez provided a recommendation for the 2024 Shepherd's Crook program. Discussion ensued regarding the selection of the recommended area for the next installation; decisions made by GRF and Third Mutual for future installations; and the Conditional Use Permit agreement with the City of Laguna Woods.

Staff was directed to email any reports concerning safety made to Security regarding the recommended installation area to the M&C Committee as soon as possible. In an effort to include an allocation for the 2024 budget, Mr. Gomez suggested the Chair address the topic at the initial budget meeting.

Staff was also directed to contact the City to inquire as to whether the CUP might be modified for 2024.

12. Water Heater Replacement Policy

Mr. Barnette detailed the water heater replacement policy via PowerPoint presentation and answered questions from the committee. Discussion ensued regarding the potential risk of replacing water heaters after the warranty expiration versus the potential savings of delaying those replacements. The committee agreed that the risk was too great and that the 10-year water heater replacement policy should not be changed. No action is required.

13. Building Sign Replacement Program

Mr. Barnette presented details on the program and detailed the costs for the expedited option. After a short discussion, the committee agreed that the practice of replacing the building number signs as part of the exterior paint program should not be changed. No action is required.

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.*

- Options for Improving Delivery of Hot Water to Individual Manors
- Exterior Paint Program – Chargeable Service for Painting Alterations

Concluding Business:

14. Committee Member Comments

- Chair Ross asked staff for an update on the backlog of cases for Damage Restoration reimbursement. Mr. Gomez responded that a supplemental appropriation for temporary staffing was approved by the United Finance Committee on April 25, 2023 and that the backlog of cases would begin to be addressed in June, 2023, providing the item is approved at the May 9, 2023 meeting of the United Board.
- Chair Ross requested that the Potential for Shared Costs During Remodeling be added to Future Agendas.
- Director Bok commented on existing mutual standards to prevent rodent intrusion into manors.

15. Date of Next Meeting: June 28, 2023

16. Recess - The meeting was recessed at 11:20 a.m.



Lenny Ross, Chair

Lenny Ross, Chair
Manuel Gomez, Staff Officer
Telephone: 949-268-2380

This Page Left Intentionally Blank

This Page Left Intentionally Blank

United Mutual Project Log - May 2023 (Prepared June 15)						
#	Type	Name	Description	Status	Estimated Completion/On-going Program	Budget
1	910 Bldg Maint	Pest Control for Termites	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.	37 buildings scheduled for tenting between May and October.	Annual Program May to November	Budget: \$257,655 Exp: \$5,870 Balance: \$251,785
2	920 Projects	Building Structures	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 Prior to Paint program crews replace fascia due to dry rot. As part of this budget, staff proactively inspects buildings for drainage issues and provides repairs as needed.	Structural Repair/Drainage Correction: Building 554: Rain gutter installation complete. (April) Building 669, 905, 909: Rain gutter installation is complete. (May) SB 326 Repairs: 655-D, 660-A, 678-P, 680-N and 682-Q: Balcony repairs as recommended in the Inspection Report. Work is scheduled to be completed by the end of July.	Annual Program	Budget: \$80,000 Exp: \$3,514 Balance: \$76,486
			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 2023: 225 Number of units completed as of May 2023: 132 The total number of units completed to date: 1,778 The total number of units left to complete: 972	Annual Program	Budget: \$475,000 Exp: \$121,324 Balance: \$353,676
4	904 Maint Svc	Walkway Lighting Program	This program is funded to improve walkway lighting through additional fixture installation or the upgrade of existing lighting. Alternatives to the existing pagoda style fixtures are evaluated as needed. 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.	Open requests for additional lighting: B39, B86, B168, B205, B243, B322, B362, B371, B597, B960, and B2087. Completed installations in 2023: B446, B507, B935, and B2010.	Annual Program	Budget: \$75,550 Exp: \$24,774 Balance: \$50,776

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 inspections to evaluate building foundations and schedules any needed repairs and replacements as they are identified.	Building 905: Foundation repair is complete. Building 669: Foundation repair is scheduled for June 12 to June 26.	Annual Program	Budget: \$43,436 Exp: \$0 Balance: \$43,436
6	910 Bldg. Maint	Gutters - Replacement and Repair	Gutter replacement and repairs are 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.	Gutter replacement scheduled in June/July 2023: Buildings 2022, 2030, 2034, 2037, 2214, 2057, 2060, 2061, 2069, 2158, 2162 and 2164.	Annual Program	Budget: \$113,127 Exp: \$19,857 Balance: \$93,270
7	910 Bldg. Maint	Exterior Paint Program	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 remaining for 2023: 209, 210, 211, 11, 19, 20 and 25. Paint program has completed CDS 207 and has moved into CDS208. *delayed due to weather	Annual Program	Budget: \$1,734,242 Exp: \$498,862 Balance: \$1,235,380
8	910 Bldg. Maint	Prior to Paint Program	This program prepares building surfaces for painting and includes repair and mitigation of dry rot, decking and welding repairs performed every 15 years in conjunction with the Exterior Paint Program.	CDS remaining for 2023: 210, 211, 11, 19, 20 and 25. PTP program is completing CDS208 and will be moving into CDS209.	Annual Program	Budget: \$933,222 Exp: \$292,867 Balance: \$640,355
9	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.	Buildings remaining for 2023: 254, 255, 256, 257, 259, 260, 263, 264, 280, 281, 282, 283, 284, 324, 325, 328, 331, 342, 344, 345, 347, 757, 762, 764, 766, and 768. Buildings completed in 2023: 326, 327, 329, 346, 353, 354 and 355 This program was delayed multiple times due to weather. Buildings 280, 281, 282, 283 and 284 are scheduled for June.	Annual Program April to June	Budget: \$63,249 Exp \$17,405 Balance: \$45,844

10	920 Projects	Asphalt Paving Program	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.	Overlay paving work scheduled for 2023: CDS 13 (partial), 59, 204	Annual Program July 2023	Budget: \$206,867 Exp: \$0 Balance: \$206,867
11	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 seal coat to the asphalt surface preventing water intrusion and protecting the asphalt from deterioration.	Seal coat work scheduled for 2023: CDS 7, 14, 15, 16, 18, 19, 20/26, 28, 30/32, 41, 62, 67, 2153	Annual Program - August 2023	Budget: \$41,504 Exp: \$0 Balance: \$41,504
12	920 Projects	Roofing Emergency Repair & Preventive Maintenance Programs	This program is funded to provide emergency and preventive maintenance roof repairs and is budgeted as a contingency item. As emergency roof leak requests are received, staff schedules the roofing contractor to investigate roof related issues. If required, staff will authorize the roofing contractor to perform the necessary repairs.	Preventive roof maintenance was completed on PVC flat roofs replaced 5 and 10 years ago. Buildings completed in March: 5 yrs - 218, 625, 634, 636, 639, 663, 666, 674, 676, 689, 774, 776, 777, 789, 791, 803, 806, 813, 815, 821, 822, 834, 850, 854, 866, 896, 898, 901, 902, 919, 923, 924, 926, 927, 928, 929, 2050, 2062, 2067, 2092, 2214. Buildings completed in April/May: 10 yrs - 81, 153, 155, 156, 160, 203, 205, 221, 261, 262, 266, 274, 301, 309, 217, 318, 333, 334, 341, 362, 372, 393, 396, 409, 418, 432, 433, 434, 437, 438, 441, 491, 493, 497, 498, 503, 518, 570, 571, 572, 588, 590, 615, 644, 646, 654, 687, 773, 795, 814, 841, 863, 2063, 2081. A supplemental appropriation was approved by the United Board in April for emergency roof repairs.	Annual Program	Budget: \$208,634 Supplemental: \$50,000 Exp: \$117,284 Balance: \$113,005
13	920 Projects	Roof Replacement - BUR to PVC Cool Roofing	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.	Flat BUR roof replacement with PVC cool roofing scheduled at the following buildings in 2023: 68, 74, 244, 246, 315, 490, 566, 677, 824, 827, 828, 2027, 2028, 2083	Annual Program June to October	Budget: \$759,608 Exp: \$0 Balance: \$759,608
14	920 Projects	Shepherd's Crook Installation	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 3,564 linear feet out of 21,000 linear feet of Shepherd's Crook has been installed. A supplemental appropriation was approved by the United Board in February to complete a total of 700 linear feet in 2023. Prep work along El Toro is complete. Fencing to be installed beginning mid-July.	Annual Program	Budget: \$35,000 Supplemental: \$40,000 Exp: \$0 Balance: \$75,000 Cumulative Expenditures 2012 through 2022: \$340,077

15	904 Maint Svc	Epoxy Wasteline Remediation	<p>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.</p>	<p>Buildings remaining for 2023: B699, B704, B705, B708, B709, B710, B711, B715, B716, B717, B718, B719, B722, B721, B722, B723, B725, B727, B730, B731, B732, B736, B737, B740, B743</p> <p>Buildings complete in 2023: B141, B388, B436, B454, B651, B679, B686, B687, B688, B689, B690, B691, B692, B693, B694, B695, B696, B697, B698, B700, B701, B702, B703, B706, B712, B714, B720, B721, B724, B726, B728 and B773.</p>	Annual Program	<p>Budget: \$2,300,000 Exp: \$750,913 Balance: \$1,549,087</p> <p>Cumulative Expenditures 2008 through 2022: \$14,204,020</p>
COMPLETED						
	920 Projects	Senate Bill 326 Load Bearing Component Inspections	<p>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 randomly selected buildings and facilities within the community.</p> <p>Staff will continue the planning and budgeting process to complete the necessary inspection submittal requirements due January 2025, as outlined in Senate Bill 326.</p>	<p>63 buildings were inspected in 2022 12 minor repairs were completed. 1 structural repair was completed.</p> <p>45 buildings were inspected between January and May 2023 19 minor repairs were completed. 5 structural repairs in progress.</p> <p>Inspections are completed for 2023. Inspection of remaining 39 buildings will resume in 2024.</p>		<p>Budget: \$50,000 Exp: \$36,861 Balance: \$13,139</p>
	920 Projects	Parkway Concrete Program	<p>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.</p>	<p>Concrete work completed in 2023: CDS 13 (partial), 59, 204</p> <p>Invoicing is pending.</p>	Annual Program May to June	<p>Budget: \$150,000 Exp: \$0 Balance: \$150,000</p>
	920 Projects	Water Lines - Copper Pipe Remediation	<p>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.</p>	<p>Buildings complete in 2023: B529, B2210</p> <p>Invoicing is pending.</p>	Annual Program	<p>Budget: \$100,000 Exp: \$58,311 Balance: \$41,689</p>

This Page Left Intentionally Blank

This Page Left Intentionally Blank

United Mutual Solar Production Report

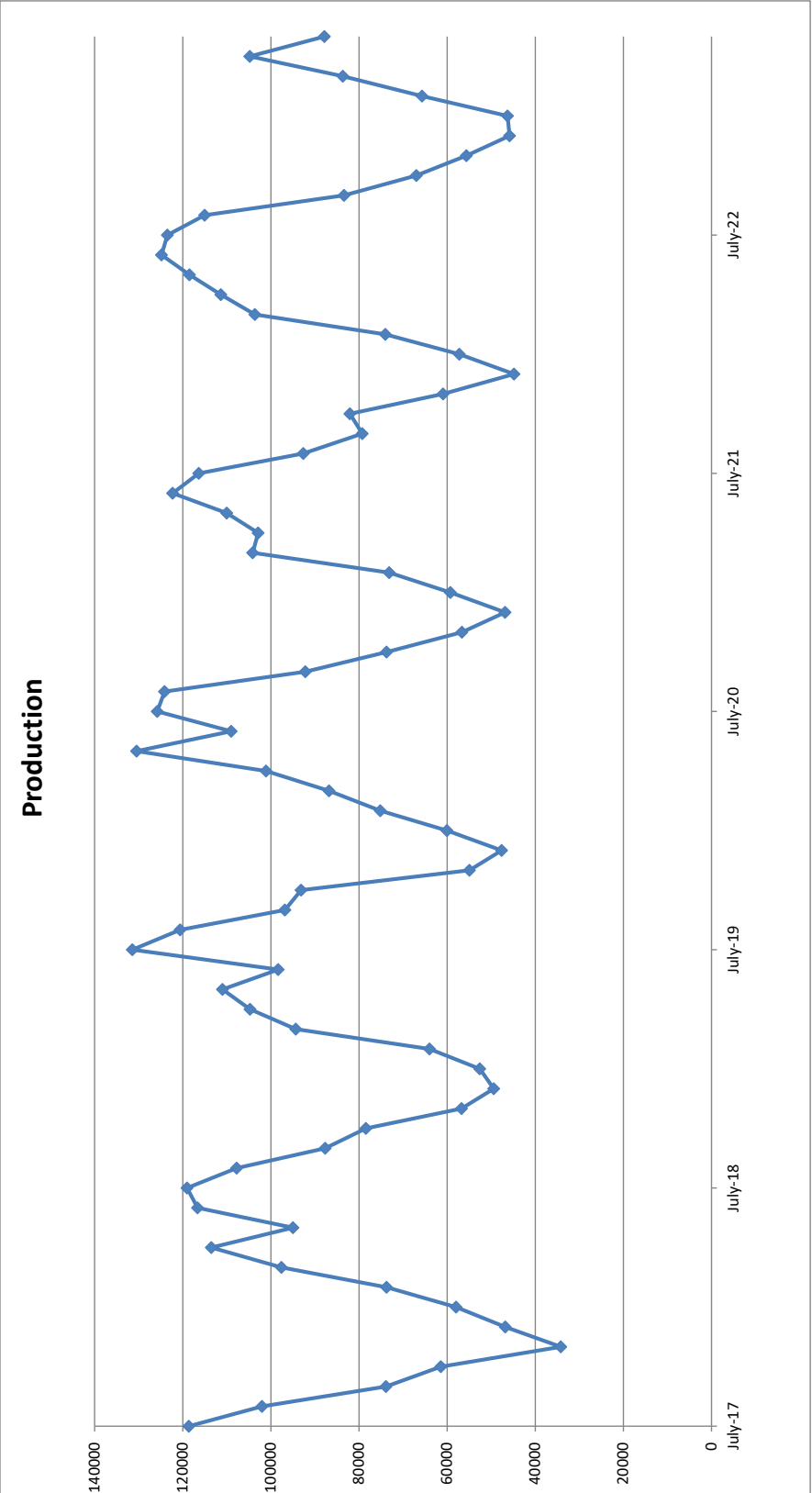
2023 Production		Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Total
United Mutual Project		5,833	7,447	9,476	11,422	9,559								43,737
23		5,833	7,447	9,476	11,422	9,559								43,737
24		5,666	7,343	9,519	11,506	9,722								43,756
50		6,336	9,155	11,570	15,095	12,384								54,540
52		1,007	7,698	10,185	13,165	10,950								43,005
88		6,486	7,879	10,434	11,786	10,584								47,169
90		7,188	8,929	11,121	14,154	11,577								52,969
91		6,576	8,174	10,187	12,761	10,749								48,447
92		7,199	9,074	11,195	14,894	12,327								54,689
Total Production of kWh =		46,291	65,699	83,687	104,783	87,852	0	0	0	0	0	0	0	388,312

2022 Production		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
United Mutual Project		6,455	8,327	11,596	12,376	13,561	14,260	14,667	13,421	9,624	7,627	6,348	5,152	123,414
23		6,455	8,327	11,596	12,376	13,561	14,260	14,667	13,421	9,624	7,627	6,348	5,152	123,414
24		6,088	8,157	11,554	12,500	13,835	14,636	14,852	12,934	9,794	7,817	6,259	5,094	123,520
50		7,811	10,354	14,523	13,810	15,562	16,828	13,897	14,566	10,603	8,461	5,314	6,012	137,741
52		6,583	8,477	10,862	12,349	13,128	14,616	15,126	14,255	10,129	7,914	6,989	5,368	125,796
88		7,376	9,503	13,728	14,440	13,597	13,228	13,133	12,262	8,949	7,141	6,157	5,110	124,624
90		7,834	9,726	13,963	15,316	16,217	17,007	17,234	16,035	11,500	9,504	8,479	6,553	149,368
91		7,186	9,244	12,980	14,348	15,463	16,262	16,458	14,930	10,820	8,779	7,687	6,048	140,205
92		7,891	10,203	14,407	16,222	17,109	17,968	18,123	16,609	11,972	9,718	8,385	6,488	155,095
Total Production of kWh =		57,224	73,991	103,613	111,361	118,472	124,805	123,490	115,012	83,391	66,961	55,618	45,824	1,079,762

Lifetime Production (kWh)
6,152,175

Total 2023 Repair Costs
\$1,419

Recent Panel Cleanings

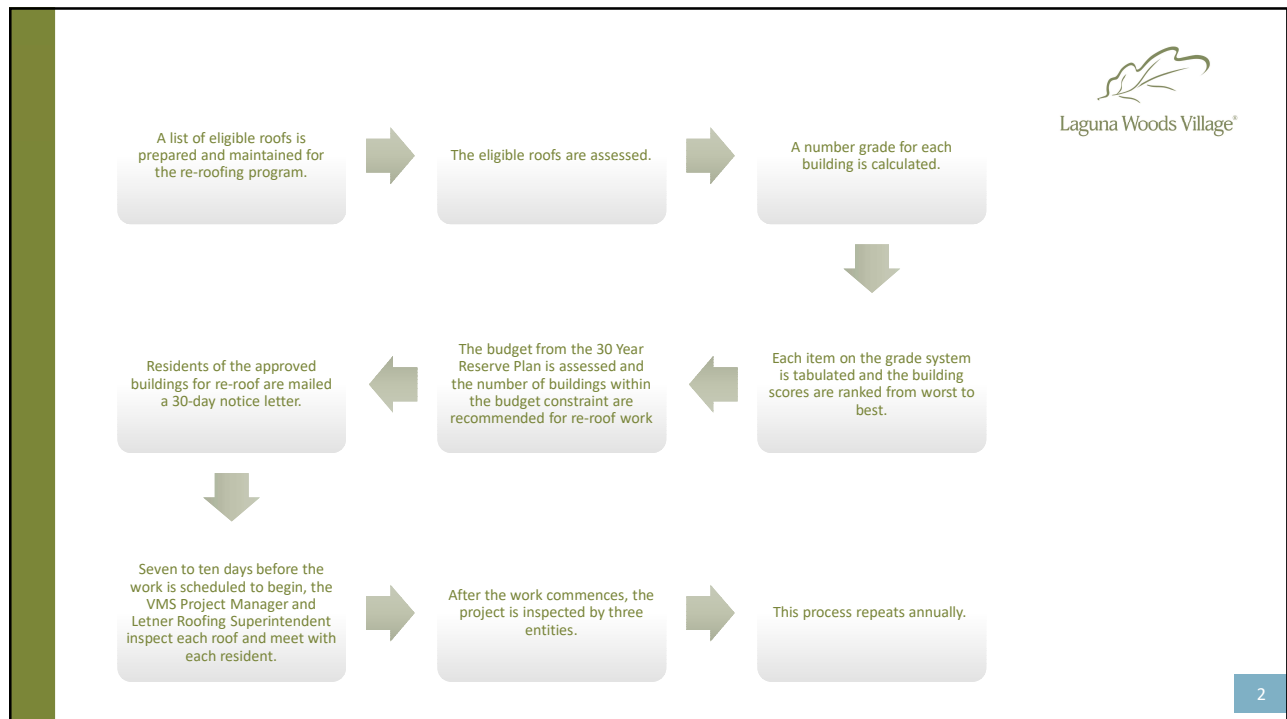


This Page Left Intentionally Blank

This Page Left Intentionally Blank

United Re-Roof Program

June 28, 2023



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.

3

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



The eligible roofs are assessed.

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.

4

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



The eligible roofs are assessed.



A number grade for each building is calculated.

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)

5



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

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

6

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.

In 2024, 18 of the 103 eligible roofs have been recommended for the 2024 United re-roof program for BUR to PVC replacements.

7

2024 United BUR to PVC Cool Roofs
Summary of Recommended Buildings

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	11	2008	Cordoba	RO	5,624	474	48	25	4	20	16	61
2	43	2006	Madrid	RO Cap	5,008	0	20	29	3	15	18	62
3	88	2008	Barcelona	RO	10,228	80	36	24	5	25	16	65
4	114	2008	Codoba	RO	5,624	582	64	26	5	25	16	67
5	330	2007	Madrid	RO Cap	5,008	160	48	26	3	15	17	58
6	435	2008	Barcelona	RO	10,228	80	24	24	4	20	16	60
7	454	2007	Madrid	RO Cap	5,008	240	48	26	3	15	17	58
8	668	2003	Casa Linda	RO	3,733	0	0	34	2	10	21	65
9	783	2003	Casa Linda	RO	3,733	0	60	34	1	5	21	60
10	797	2003	Seville	RO	2,213	0	0	25	10	50	16	91
11	801	2003	Casa Linda	RO	3,733	0	60	34	1	5	21	60
12	802	2002	Casa Linda	RO	3,733	0	80	36	0	0	22	58
13	807	2008	Seville	RO	2,213	0	0	24	6	30	16	70
14	874	2007	Castilla	RO	4,121	0	78	26	4	20	17	63
15	932	2008	Seville	RO	2,213	0	12	24	6	30	16	70
16	2026	2007	Cordoba	RO	5,352	316	100	26	3	15	17	58
17	2044	2008	Cordoba	RO	5,352	991	52	25	4	20	16	61
18	2099	2006	Valencia	RO	4,967	0	36	29	2	10	18	57
					88,091	2,923	766					

8



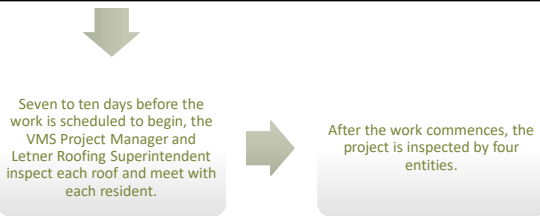
Residents are informed that their building was selected for the re-roofing program and provided the re-roof schedule.

9



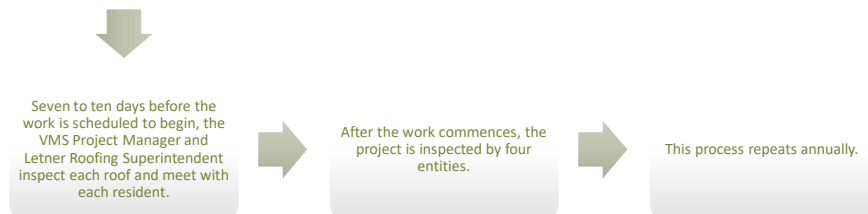
- If they are home at that time, they are advised of the work coming and receive answers to their questions relative to the roofing project.
- If the resident is not home at the time of the inspection, a notice is left on their door with a number they can call for information.

10



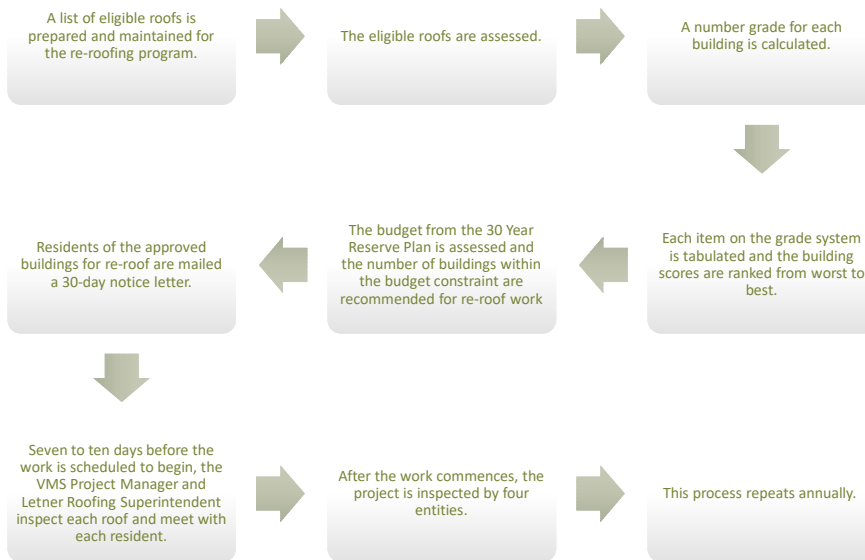
- The work is inspected daily by the VMS inspector.
- The City of Laguna Woods inspects the work when the roof subdeck is exposed and when the roof work is completed.
- The PVC manufacturer – Johns Manville – inspects the roofs once the work is completed, and re-inspects the roof on a 2- to 5-year cycle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

11



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

12



Questions?

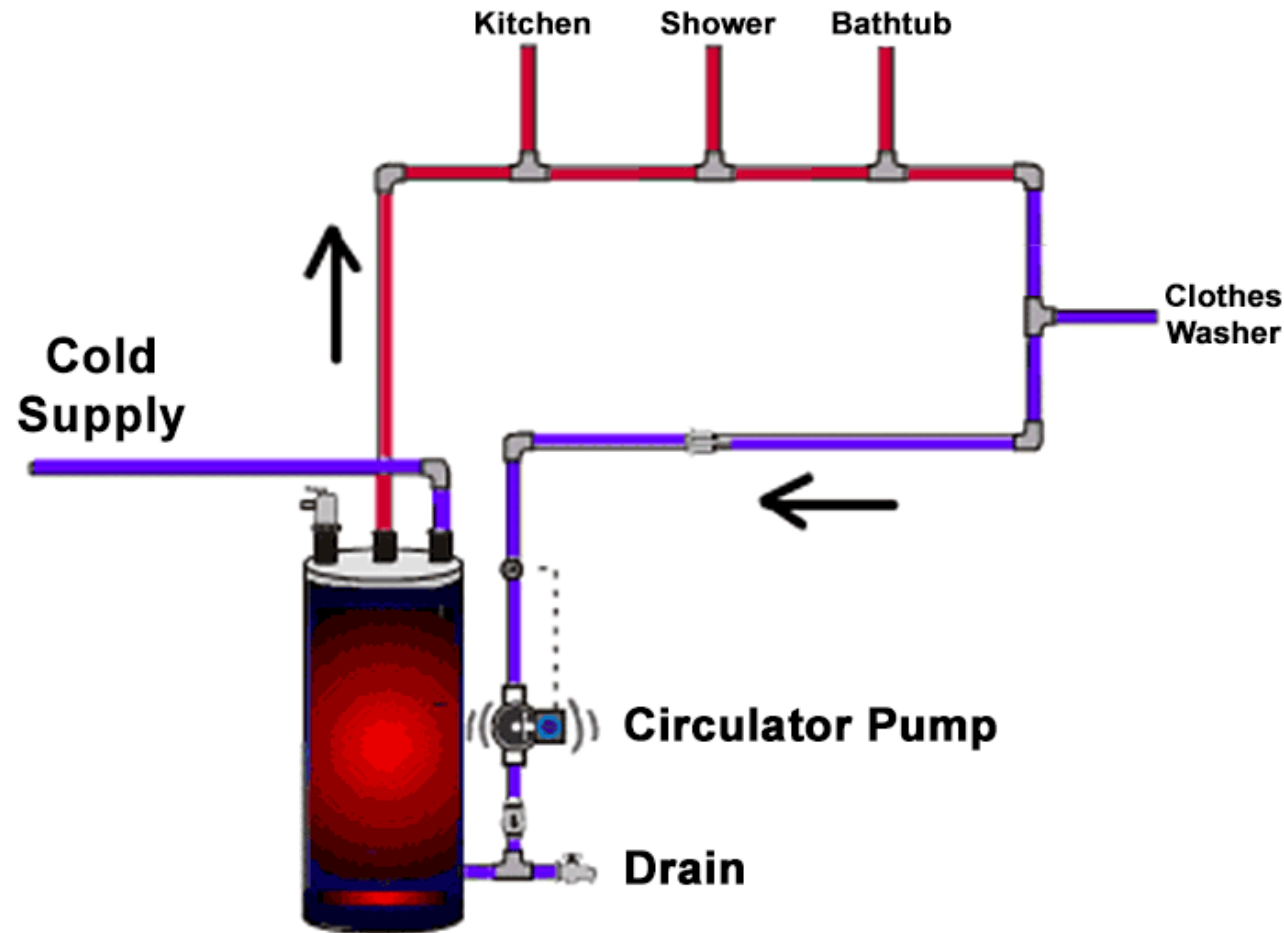
This Page Left Intentionally Blank

Options to Deliver Hot Water

June 28, 2023



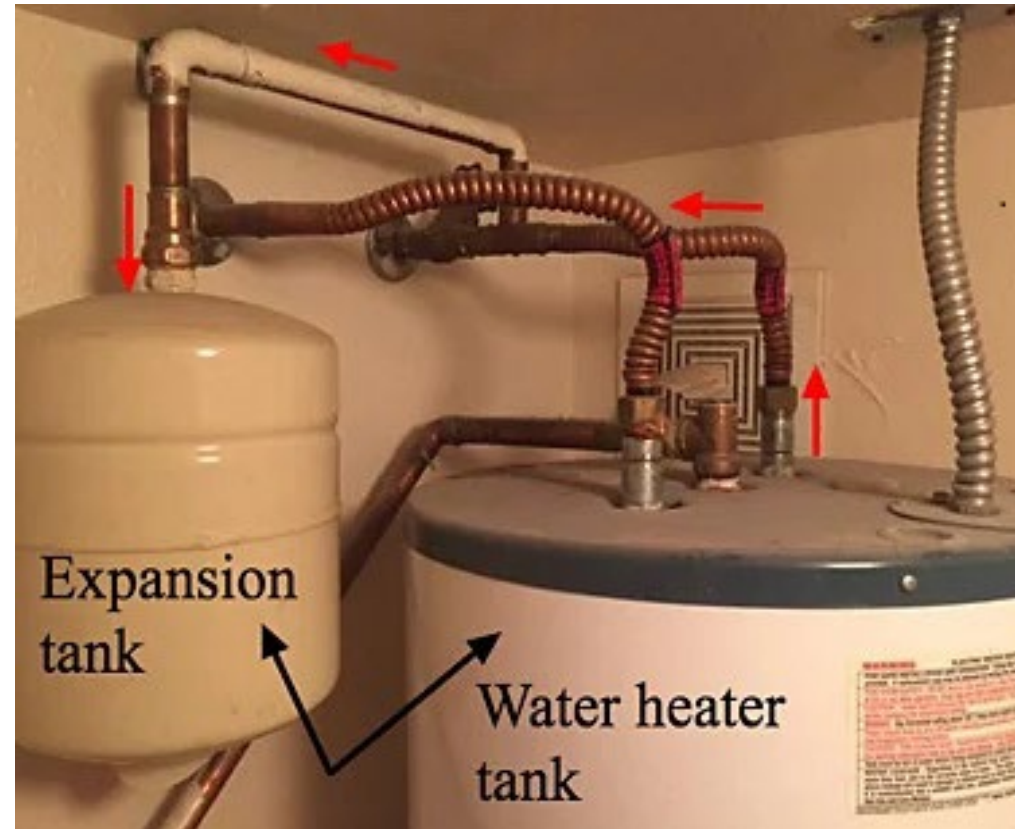
Hot Water Circulating System



- Will deliver “On-Demand” hot water
- Saves an average of 1,000 gallons per manor annually
- Savings of an estimated \$4 per year per manor
- Heating elements work more frequently
- Can cause elevated energy costs from \$500 to \$3,600

Hot Water Circulating System

- Creates a “Closed Loop System”
- Building Code requires the addition of an Expansion Tank
- Install new copper pipe for circulating system
- The median cost for installation is approximately \$5,500 or \$34,375,000



Inline Water Heater

- Economical for the kitchen and bathroom sink fixtures
- Does not easily translate to the bathtub / shower fixtures
- Would need to open walls for bath / shower installation
- Dedicated electrical connections



Summary

Recirculating system saves a relatively small amount of water. 1000 gallons.

Costs will exceed \$30,000,000.

Consumer electrical cost rise more than 700%.

Inline water heater economical path in terms of material.

Approximately same cost after all work.

Requires more electrical on a system that is already at max.

Questions.

This Page Left Intentionally Blank

This Page Left Intentionally Blank

13b. Entertain a Motion to Approve a Resolution for Revisions to the Electrical Usage Reimbursement Policy

Director Blackwell read the following resolution:

Resolution 01-18-33
Revised Electricity Usage Reimbursement Policy

WHEREAS, the Mutual has historically reimbursed members for electricity consumption related to the restoration of manors as a result of moisture intrusion, as well as for excess electricity consumed due to hot water supply line leaks; and

WHEREAS, the practice of reimbursing members for electricity usage has not been formally recorded as an explicit United Mutual policy;

NOW THEREFORE BE IT RESOLVED, March 13, 2018, that the Board of Directors of this Corporation hereby adopts the revised Electricity Usage Reimbursement Policy, in accordance with Resolution 01-06-75 (Damage Restoration Policy), as follows:

- For moisture-intrusion events where dry-down of property is required, the Mutual will reimburse for electricity used at a flat rate of **\$32.00** for each room requiring the use of dry down equipment, as verified by the Moisture Intrusion Coordinator.
- For hot water leaks where excess electricity has been consumed, the Mutual will reimburse for excess electricity consumption for a maximum period of three Southern California Edison billing periods, as evidenced by detailed billing statements for each of the three periods involved. Additional electricity use beyond the period of three billing cycles is the responsibility of the Member and is not reimbursable by the Mutual.
- All reimbursements will be charged to the Contingency Fund.

RESOLVED FURTHER, that Resolution 01-10-268 adopted December 14, 2010 is hereby superseded and cancelled; and

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

Director Blackwell made a motion to adopt a Resolution for a revised electricity usage reimbursement policy. The motion was seconded by Director Tibbets.

Discussion ensued among the Directors.

Director Armendariz commented that the flat rate in the Resolution should be \$32.00.

Director Blackwell amended her motion to include the corrected amount.

President Skillman called for the vote and the motion passed 8-0-1 (Director Achrekar was absent for the vote).

This Page Left Intentionally Blank