



OPEN MEETING

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

**Wednesday, February 27, 2019 - 9:00 a.m.
Laguna Woods Village Community Center Board Room
24351 El Toro Road**

MEMBERS PRESENT: Carl Randazzo – Chair, Sue Margolis, Reza Bastani, Gary Morrison, Cash Achrekar

MEMBERS ABSENT: None

ADVISORS PRESENT: Ken Deppe, Walter Ridley, Janey Dorrell

STAFF PRESENT: Ernesto Munoz – Staff Officer, Laurie Chavarria

1. Call to Order

Chair Randazzo called the meeting to order at 9:00 a.m.

2. Acknowledgement of Media

Chair Randazzo noted no members of the media were present.

3. Approval of the Agenda

Chair Randazzo revised the order of oral discussion agenda items and the Project Log was pulled from the Consent Calendar. The agenda was approved as amended.

4. Approval of Meeting Report for October 24, 2018

The Meeting Report for October 24, 2018 was approved as written.

5. Chairman's Remarks

Chair Randazzo commented on the guidelines he'd like to follow during the oral discussion of items 14 through 17. Chair Randazzo's quote for the day is "Mistakes are a fact of life. Learning from your mistakes is what counts..."

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

- Manuel Armendariz (917-D) commented on the budgeting process and water detection devices.
- Steve Leonard (696-D) commented water detection devices.
- Andre Torng (389-Q) commented on recommendations made by staff.

Staff Officer Ernesto Munoz, Chair Randazzo, and Director Morrison responded briefly to all comments.

Staff was directed to add the topic of water detection devices to Items for Future Agenda's.

7. Department Head Update

Staff Officer Ernesto Munoz provided an update on the dryers that were purchased from Third Mutual and placed in various stand-alone laundry rooms.

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 was pulled for discussion. A motion was made and unanimously carried to approve the remainder of the Consent Calendar.

8. Project Log

Item #14 Shepherd's Crook – Chair Randazzo asked if the same contractor will be used for the Shepherd's Crook installation work this year.

Item #19 Termite Fumigation Program – Chair Randazzo commented on the budget amount shown in the log.

Item #6 Prior-to-Paint (PTP) Program – Director Margolis commented on the locations being worked on by the Prior-to-Paint crew.

Staff Officer Ernesto Munoz responded to all questions and comments.

9. Maintenance Programs Reports

10. Expenditures Report & Variance Explanations

11. Toilet Replacement Report

12. Copper Pipe Supply Line Leak Report

Reports:

13. Supplemental Funding for Fumigation Program

Staff Officer Ernesto Munoz summarized the report and answered questions from the Committee.

The number of buildings requiring whole structure tenting varies each year and is unknown at the time the budget is adopted. Although the 2019 budget was originally proposed at \$218,000, deliberations during the budget review process reduced this budget to \$111,200, an amount that was still higher than the three-year historical average. Based on current pricing, the operating budget will only cover 14 fumigations and related accommodations.

To proceed with the necessary pest control treatments this year for all 37 building structures, which encompass 216 units and 3 carports, supplemental funding will be required.

Discussion ensued regarding budget recommendations from staff for the 2020 budget and other methods of fumigation.

A motion was made and unanimously approved to recommend the Board authorize a supplemental appropriation in the amount of \$104,762 to be funded from the Contingency Fund, to be used in addition to the annual operating budget, to provide whole structure fumigation and hotel accommodations during the 2019 Fumigation Program at an estimated total program cost of \$215,964.

14. Performance of Solar Installations (oral discussion)

Chair Randazzo read a recommendation to enact a United Solar Power Plant Task Force to research their concerns about the solar installation project by JCI.

Discussion ensued regarding energy generation and who will volunteer to be a part of the task force.

The following members volunteered to be part of the "United Solar Power Plant Task Force" - Dick Rader, Reza Bastani, Walter Ridley, Andre Torng, Manuel Armendariz & Sue Margolis.

The task force was asked to provide an update at the next United M&C Committee meeting.

15. Laundry Pedestals (oral discussion)

Chair Randazzo discussed adding laundry pedestals to the Mutual's laundry machines. Staff Officer Ernesto Munoz provided a rough estimate on the cost of laundry pedestals.

Discussion ensued regarding earthquake safety, height of equipment, return on investment, revenue generated by washing machines and top load washing machines versus front load machines.

By consensus, the Committee agreed not to move forward with purchasing laundry pedestals.

16. Painting of Exterior Alterations (oral discussion)

Chair Randazzo commented on the complaints being received from residents regarding the fact that buildings were being painted, without paint being applied to exterior alterations and the disparity between the painted and unpainted areas is unsightly. The question was raised as to why those areas were not painted."

Discussion ensued regarding notification to residents, possible costs for alteration maintenance, correction notices for alteration repairs and staff resources.

A motion was made and unanimously approved to not modify the current alteration paint policy.

By consensus, staff was directed to ensure that all owner occupants of the upcoming buildings that are scheduled for the annual exterior paint program are informed that they will be responsible to paint their alterations so as to be consistent with the remainder of the building. This notification will consist of a copy of the current alteration paint policy to be included with the paint color notification letter that is sent to the resident.

17. Drainage Concerns (oral discussion)

Advisor Deppe summarized his concerns regarding drainage, gutters and downspouts in various cul-de-sacs, using pictures he took with his drone (see attached report).

Discussion ensued regarding drainage solutions, the annual concrete and gutter repair program, adding funding for future budgets, the Mutual's priority for maintenance programs and reviewing solutions that can be made within this year's budget. We also acknowledged that this whole issue cannot be resolved in one year but needs to be planned for multiple years due to the costs and priorities

By consensus, staff was directed to propose funding for addressing drainage issues at the upcoming 2020 budget meeting.

Items for Future Agendas:

- Water Detection Devices (Flood Buzz)
- Solar Discussion Group Update
- Drainage Issue at Avenida Sevilla & El Toro Rd.

- Copper Pipe Supply Line Leak Report (April, August & December 2019)
- Drainage Improvements to Prevent Foundation Issues
- Stove Fire Prevention Devices (Fire Avert or Ionized Smoke Detector)
- Appliance Repair Cost Review for Staff vs. Vendor

Concluding Business:


Committee Member Comments

There were no member comments.

Date of Next Meeting – April 24, 2019

Adjournment

The meeting was adjourned at 12:04 p.m.



Carl Randazzo, Chair

Drainage

(This is a report prepared by the M&C Advisor Ken Deppe to address drainage issues in the community and what may need to be done in order to address some of these issues in order to alleviate potential dry rot issues, waterfalling of rain water from gutters, undermining of foundations due to the rain water and other associated issues. This is some information to start the discussion on drainage that is part of our M&C meeting on Wednesday, 2/27/19.)

Our association was built and graded over 50 years ago. Many of the standard practices would not be used today. In spite of the natural change elevation the original grading did not take advantage of the natural lay of the land. Without adequate drainage control most of our runoff is directed to the driveways and out to the street. Our carports were built on a flat grade rather than stepped between segments. This resulted in flat poorly draining Cul De Sacs (CDS). The concrete center parkway drain cannot adequately accommodate the drainage. The result is that the channel spreads to the AC paving. AC paving is only as good as the soil beneath it. Poorly draining driveways allow water to drain into the subsurface. When vehicles drive over AC (asphalt) with a soft underlying surface the AC cracks, allowing more water to intrude. The result is pot holes and settlement of AC pavement. These repairs are costly. We spend millions of dollars repairing and maintaining our paving. Our poor drainage contributes greatly to this expense.

Modern houses and buildings are built with roof gutters connected to area drain system that conducts runoff away from the building foundation and other improvements. Very few of our building have complete gutter, downspouts and drain lines that out let through a curb core. Many two-story buildings without roof gutters allow rain water that falls 20 feet onto the surface below. The splash from this fall is roughly 6 feet, is hitting our buildings. Overtime dry rot and deterioration will occur. In many cases where gutters have been installed, the downspouts outlets next to the foundation. This is a leading cause of foundation settlement. The cost to relevel one building is \$300,000 - \$600,000. Most of our gutters are poorly designed with long flat runs and no leaf screen that actually make the more of a hazard than functional.

There are many pressing needs in maintaining our community. Drainage is just one. However, we need to go about addressing these issues on an annual basis within our budget by coordinating our programs.

We currently have programs that can we can coordinate to be

We can begin with the paint preparation program. Fascia boards should be installed on the buildings scheduled for painting. This will allow roof gutters to be installed. If we have a large volume of fascia's installed we can hire professional gutters installer that have the most modern methods.

Connecting the downspouts to a modern area drain system within an existing paved and landscape system has its challenges. Our landscape crew are best equipped to install 4" PVC pipe and area drain. Many irrigation lines will get cut and destroyed. They are well qualified to solve these issues. These drain lines should outlet to the street through a curb core. Some of the captured can be recharge into the ground away from building and improvement. The volume of water collected by this system will take a tremendous load off our paved CDS.

It would be costly and impractical to change the grade of our Cul De Sacs. However if we capture our runoff before it drains onto these paved areas we could better preserve and maintain these areas. Prior to Seal coat we should identify areas that are poorly draining or ponding, and take corrective measures. CDC 4 is an example where a Seal Coat was applied with not regard to drainage corrections. There is a 50' pond that remains for week after a rain.

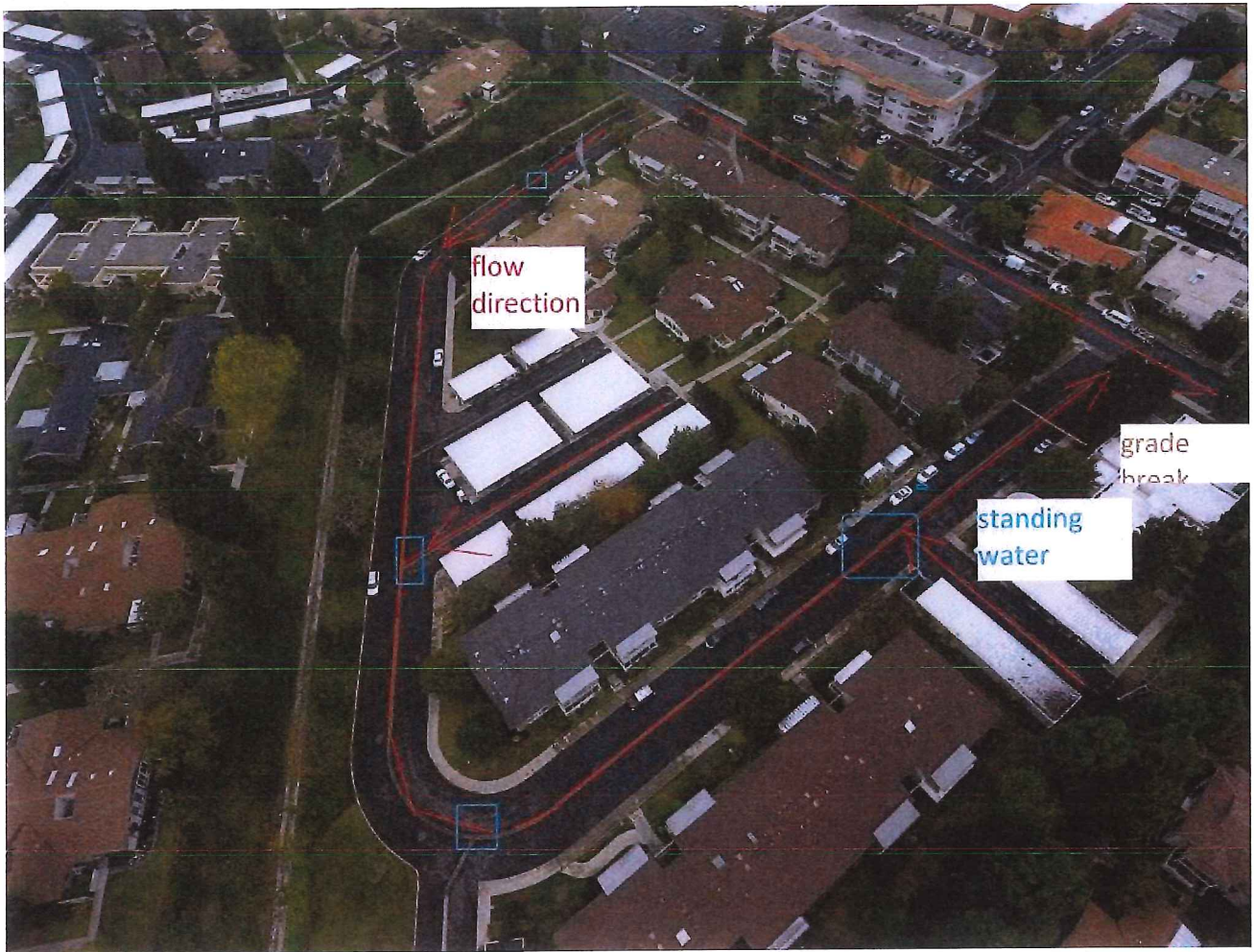
CDS 30- 32 is another example of a poorly graded driveway that did not take advantage of the lay of the land. This long drive way is flat and poorly draining. However at the end it abruptly drops to meet the street. The pavement is deteriorating. This area is on our SEAL COAT LIST. Are we going to continue our uncoordinated and costly repairs without regard to drainage, such as CDS - 4?

Each CDS is a mini watershed or drainage basin. We need to coordinate our programs so that each discipline addresses the drainage needs of that individual CDS. The long term results will protect our builds, driveways and improvement. The cost savings from modernizing our drainage program will pay for itself.

Ken Deppe

M & C Advisor





flow
direction

grade
break

standing
water