



**OPEN MEETING**

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

**Wednesday, October 26, 2022 - 9:30 a.m.  
24351 El Toro Road, Laguna Woods, CA 92637  
Board Room and Virtual with Zoom**

**MEMBERS PRESENT:** Reza Bastani - Chair, Maggie Blackwell (in for Pat English), Pearl Lee

**MEMBERS ABSENT:** Lenny Ross, Advisor Ken Deppe

**OTHERS PRESENT:** Richard Rader

**STAFF PRESENT:** Manuel Gomez – Maintenance & Construction Director, Bart Mejia – Maintenance & Construction Assistant Director, Ian Barnette – Maintenance & Construction Assistant Director, Guy West – Projects Division Manager, Roberto Valdovinos - Maintenance Operations Manager, Sandra Spencer – Administrative Assistant

**REPORT**

**1. Call to Order**

Director Bastani 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 with the amendment removed was approved by unanimous consent.

**4. Approval of Meeting Report from August 24, 2022**

Hearing no objection, the meeting report was approved.

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

Chair Bastani remarked that the prior chair of the committee has resigned.

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

- Staff read an email submitted by a member's relative regarding a plumbing issue.

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

## **7. Department Head Update**

Mr. Gomez reminded the committee about the Contractor Open House event scheduled for October 27, 2022.

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.*

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## **8. Project Log**

## **9. Solar Production Report**

The project log and solar production report were pulled for discussion. Staff answered questions from the committee and members. The consent calendar was approved unanimously.

## Items for Discussion and Consideration:

## **10. Balcony Inspection Status**

Mr. West updated the committee via a PowerPoint presentation on the exterior elevated elements inspection project and answered questions from the committee. Of the 52 buildings scheduled to be inspected in 2022, 28 have been completed to date; residents are mailed notifications 30 days in advance of the inspection date; repairs vary in scope and all repairs are scheduled appropriately and recorded; information is available on the website.

#### **11. 2022/2023 Shepherd's Crook Project Status**

Mr. West updated the committee via a PowerPoint presentation on the Shepherd's Crook installation project and answered questions from the committee. Of the estimated 21,000 linear feet of barbed wire on top of the perimeter walls in United, a total of 3,884 linear feet of Shepherd's Crook has been installed as replacement for the barbed wire; 320 linear feet was completed in 2022 and 300 linear feet is planned for 2023 with a budget of \$35,000. The Third M&C Committee is considering discontinuing installation of the remaining Shepherd's Crook as replacement to the barbed wire. Staff will keep the United M&C committee apprised of any updates.

#### **12. Solar Panel Policy**

- a. United Section 35 – Solar Panels 1 Story Buildings
- b. United Section 42 – Solar Panels 2 Story Buildings

Mr. Mejia introduced the standards and informed the committee that there are discrepancies between the standards regarding leasing of solar panels on buildings with shared roofs. Staff answered questions from the committee.

A motion was made to refer this item to the Architectural Controls and Standards Committee for further review and updates. The motion was approved by unanimous consent.

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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

Director Lee left the meeting at 10:38 a.m.

#### Concluding Business:

#### **13. Committee Member Comments**

- Director Blackwell commented on installation of InSinkErator instant hot water heaters and potential changes to committee membership.
- Chair Bastani commented on the water heater replacement program and directed staff to prepare a staff report on the cost savings for extending the replacement of water heaters beyond the 10-year warranty period.

#### **14. Date of Next Meeting:** December 28, 2022

**15. Recess** - The meeting was recessed at 10:53 a.m.

  
Reza Bastani, Chair

Reza Bastani, Chair  
Manuel Gomez, Staff Officer  
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