



OPEN MEETING

REGULAR MEETING OF THE UNITED LAGUNA WOODS MUTUAL ARCHITECTURAL CONTROL AND STANDARDS COMMITTEE

**Thursday, June 18, 2020 - 9:30 AM
VIRTUAL MEETING**

Laguna Woods Village owners/residents are welcome to participate in all open committee meetings and submit comments or questions regarding virtual meetings using one of two options:

1. 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.
2. By calling (949) 268-2020 beginning one half hour before the meeting begins and throughout the remainder of the meeting. You must provide your name and unit number.

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 for April 2, 2020
5. Chair's Remarks
6. Member Comments - *(Items Not on the Agenda)*
7. Department Head Update

Items for Discussion:

8. What is considered an Alteration (email from May 1)
9. Moisture Intrusion Event Codes & Asbestos Testing Alternatives (email from May 5)
10. Dry Rot Inspection (Resales Related) (email from May 8)
11. Status of Standardized Alteration Plans

Concluding Business:

12. Committee Member Comments
13. Date of Next Meeting – August 20, 2020
14. Adjournment

Elsie Addington, Chair
Ernesto Munoz, Staff Officer
Telephone: 949-268-2281



EMERGENCY MEETING

**MINUTES OF THE ARCHITECTURAL CONTROLS AND STANDARDS COMMITTEE
OF THE UNITED LAGUNA WOODS MUTUAL
A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION**

**Thursday, April 2, 2020-2: 00 p.m.
Laguna Woods Village Community Center - 24351 El Toro Road
Virtual Meeting**

The Committee called an emergency meeting to discuss a variance request.

Directors Present: Elsie Addington, Carl Randazzo, Juanita Skillman Brian Gilmore

Directors Absent: None

Staff Present: Jeff Parker-CEO, Siobhan Foster-COO, Ernesto Munoz, Brett Crane, Cheryl Silva and Grant Schultz

Others Present: Reza Bastani, Neda Ardani, Cash Achrekar, Sue Margolis, Andre Torng, Anthony Liberatore

1. Elsie Addington, Chair, called the meeting to order at 2:55 p.m. and established that a quorum was present. Director Bastani recused himself from the meeting.
2. Director Skillman made a motion to discuss the variance request for a room addition on existing front patio (729-D Bastani, Cordoba 1A4). Director Gilmore seconded the motion.

Discussion ensued among the Committee Members.

Chair Addington called for the vote. The vote was taken by roll call and the motion passed unanimously.

3. This item will be placed on the Open Board agenda for April 14, 2020.
4. There being no further business the meeting was adjourned at 3:06 p.m.

**Elsie Addington, Chair
United Architectural Control and Standards Committee**

What is considered an Alteration (email from May 1)

From: [Munoz, Ernesto](#)
To: [Elsie](#)
Bcc:
Subject: FW: inspection
Date: Friday, May 01, 2020 7:55:00 PM
Attachments: [Alteration Definition.docx](#)
[FORM - LandscapeReport.pdf](#)
[Third Mutual Resale Inspection 2019.pdf](#)
[United Resale Form 2019.pdf](#)
[Unoccupied Manor Inspection sheet template.pdf](#)
[image002.png](#)

Elsie,

Jeff mentioned to me that you were interested in two items; the definition of what an alteration is; and what guidelines we use for inspecting the manors. I mentioned to him that I would reach out to you provide you both. I found the “official” definition of what a manor alteration is, or at least as it is defined on our Mutual Alteration Guidelines flyers available on our community website under ‘Manor Alterations’, and I am including it here for you.

As far as guidelines for inspections, we use Inspection forms (checklists) for Resale Inspections, for Unoccupied Manor Inspections, as well as for the Landscape Inspections during resales.

As far as Mutual Consent and Correction Inspections, there is no checklist style form. The Inspectors refers to the Mutual Consent or correction notice for the list of alterations due and also the appropriate Mutual Standards as needed.

I hope this addresses your questions, and as always, let me know if I can provide you additional clarification.

Ernesto A. Munoz, P.E.

Maintenance & Construction Director

949-268-2281

LagunaWoodsVillage.com



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Definition - Alteration

Alteration - Any structural, functional or aesthetic change to the interior of a Manor, its mechanical systems or the structural integrity of the building; or any physical, structural or aesthetic change to the exterior of a Manor.

- Third Mutual Member Guidelines for Alterations Flyer

Revised 02/21/18

Alteration - Any structural, functional or aesthetic change to the interior of a Unit, its mechanical systems or the structural integrity of the building; or any physical, structural or aesthetic change to the exterior of a Unit.

- United Mutual Member Guidelines for Alterations Flyer

Revised 02/21/18

Manor:
 DATE
 Prepared by:

NON-STANDARD LANDSCAPE INSPECTION REPORT

Work Center 925-Permits and Inspections Removal of Non-Standard Landscape Items
--

Item	Description/Comment
Annuals	
Bulbs	
Herbs	
Citrus/Fruit	
Edging	
Lights	
Other Hardscape	
Potted Plants	
Rocks	
Roses	
Stepping Stones	
Succulents	
Tree Well Planters	
Vines*	
Yard Art	
Misc	

Work Center 540 - Irrigation Removal/Replacement of Non-Standard Irrigation Items
--

Item	Description/Comment
Drip System	
Soaker Hose	
Private System	
Miscellaneous	

Landscaping is standard; no changes are required.	
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United Resale Inspection

Inspection #

Manor#		Carport #	Style:	Combo:
1st Insp Date/By:		1st Insp Sent Date/By:		
Final Insp Date/By:		Final Insp Sent Date/By:		

Appliance	Landscape:
Dishwasher:	
Oven:	
Cooktop:	
Range:	
Hood:	
Refrigerator:	

Kitchen	MC#	Master Bedroom	MC#
Floor:		Floor:	
Countertop:		Ceiling Heat:	
Sink:		Ceiling Fan:	
Cabinets:		Window:	
Light:		Smoke Detectors:	
Dining Room Chandelier / Fan		Add 'I Alts:	
Window:			
Panel Wall Removal - Y /N			
Faucet <C> <N>		Master Bathroom	MC#
Garbage Disposal:		Floor:	
Backsplash:		Countertop:	
Add 'I Alts:		Basin:	
		Cabinets:	
Guest Bedroom	MC#	Lights:	
Floor:		Medicine Cabinet:	
Ceiling Heat:		Wall Mounted Mirror:	
Ceiling Fan Y / N		Shower Head:	
Window:		Shower / Tub Enclosure:	
Smoke Detectors:		Clothes Hamper:	
Add 'I Alts:		Window:	
		Toilet: A O C N	
Guest Bathroom	MC#	Faucet: A O C N	
Floor:		Add 'I Alts:	
Countertop:			
Basin:			
Cabinets:		Living Room	MC#
Lights:		Floor:	
Medicine Cabinet:		Sliding Glass Door:	
Wall Mounted Mirror:		Sliding Screen Door:	
Shower Head:		Window:	
Shower / Tub Enclosure		A/C Heat Pump:	
Clothes Hamper:		Add'I Alts:	
Window:			
Toilet: A O C N		Smoke Detector:	
Faucet: A O C N		Hallway Floor:	
Add 'I Alts:		Dining Room Floor:	
		Add 'I Alts:	

<input type="checkbox"/> Storage Cabinets:	F	B	Patio	Breezeway	Balcony	Carport	Clean Oil
<input type="checkbox"/> Covers:	F	B	Patio	Metal	Wood	Atrium	Entry
<input type="checkbox"/> Eyebrows:	F	B	Patio			Balcony	
<input type="checkbox"/> Tile:	F	B	Patio	Entry		Balcony	Atrium
<input type="checkbox"/> In-Out Carpet:	F	B	Patio	Atrium		Balcony	
<input type="checkbox"/> Enclosure:			Patio	Balcony		Atrium	
<input type="checkbox"/> Drop Shades:	Textilene/Equivalent or Metal				Balcony	Atrium	Entry
<input type="checkbox"/> Add 'l Windows:	Living Room			Den	Kitchen	M G Bed	M G Bath
<input type="checkbox"/> Skylights:	Dining Room			Mstr/Gst Bath/Bed		Kitchen	Living Room
<input type="checkbox"/> Solartube:	Hall		Kitchen	Mstr/Gst Bath/Bed		D/R	Living Room
<input type="checkbox"/> Water Heater Relocated	<input type="checkbox"/> OK				<input type="checkbox"/> Remove Satellite Dish		
<input type="checkbox"/> Retro Fit Windows:	All		SGD	Living Room	Mstr/Gst Bath/Bed		
<input type="checkbox"/> Wrought Iron:	Gate			Railing	Fence	Entry	
<input type="checkbox"/> Patio Gate:	Wood			Metal	White Vinyl		
A/C - Heat Pump	LR		DR	Central	Master Bed/R		Guest Bed/R
<input type="checkbox"/> Room Addition:	Atrium			Front Room	Family Room		

<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> Gutter/Downspout	<input type="checkbox"/> Peep Hole	<input type="checkbox"/> ESD
<input type="checkbox"/> Slab Revision	<input type="checkbox"/> Patio Wall Revision	<input type="checkbox"/> Mail Slot on Entry Door	
<input type="checkbox"/> Glass Windscreen	<input type="checkbox"/> Sun Room	<input type="checkbox"/> Crown Molding Throughout	
<input type="checkbox"/> Modesty Panels	<input type="checkbox"/> Garden Room	<input type="checkbox"/> Outlets/Switches Throughout	
<input type="checkbox"/> Solarium	<input type="checkbox"/> Interior Doors	<input type="checkbox"/> Smooth Ceilings Throughout	
<input type="checkbox"/> Entry Door Revision	<input type="checkbox"/> Condensation Panel	<input type="checkbox"/> Baseboards Throughout	

Permits Needed:

Comments:

Laguna Woods Village Unoccupied Manor Inspection Sheet

Unit No: _____ Inspection Date _____ Time Spent _____ Minutes
 Plan: _____ Inspector Name: _____ Security Present _____
 Owner/Representative Present _____ Name _____

UTILITIES: Electric _____ In the boxes provided, note the condition of the item. In the Notes section, indicate all potential damage to Mutual property, and proposed fix action.
 Water _____

Items to be Inspected	Living Room	Master Bedroom	Bedroom 1	Bedroom 2	Hallway	More Work Needed	Notes
Sliding Glass Doors							
Windows							
Skylights							
Smoke Detectors							
Ceilings							
Evidence of termites/rodents							
Evidence of Moisture							
Mold							
Odors							
Stains							
Items to be Inspected	Kitchen	Master Bathroom	Guest Bathroom 1	Guest Bathroom 2	Laundry Room	More Work Needed	Notes
Sinks / Basins / Faucets							
Toilet							
Shower / Tub							
Sliding Glass Doors							
Windows							
Skylights							
Ceilings							
Evidence of Termites/Rodents							
Evidence of Moisture							
Mold							
Odors							
Stains							
Smoke Detectors							
Water Heater							
Atriums: check for debris/ potential							
Rear Patio							
Front Patio/Courtyard							

Third Mutual Resale Inspection

Inspection #

Manor#	Carport#	Style:	Combo:
1st Insp Date/By:		1st Insp Sent Date/By:	
Final Insp Date/By:		Final Insp Sent Date/By:	

Water Heater - S#		M#		Manufactured Date:				
Water Heater:		<input type="checkbox"/> Indoor	<input type="checkbox"/> Outdoor	<input type="checkbox"/> Changeout	<input type="checkbox"/> Relocated	<input type="checkbox"/> Needs to be Replaced		
<input type="checkbox"/> Washer / Dryer		<input type="checkbox"/> 3 Story Bldg?						
<input type="checkbox"/> Remove Satellite Dish								
<input type="checkbox"/> Storage Cabinets-	F	B	Patio	Breezeway		Balcony	Carport	<input type="checkbox"/> Clean Oil
<input type="checkbox"/> Covers-	F	B	Patio	Metal	Wood	Atrium	Entry	Balcony
<input type="checkbox"/> Eyebrows-	F	B	Patio	Balcony				
<input type="checkbox"/> Tile-	F	B	Patio	Balcony			Atrium	
<input type="checkbox"/> In-Out Carpet-	F	B	Patio	Balcony				
<input type="checkbox"/> Enclosure-	Patio			Balcony		Atrium		
<input type="checkbox"/> Drop Shades-	Plastic		Metal	Balcony		Atrium		Entry
<input type="checkbox"/> Add 'l Windows-	Living Room			Den	Kitchen	M G Bed		M G Bath
<input type="checkbox"/> Skylights-	Dining Room			Mstr/Gst Bath/Bed			Kitchen	Living Room
<input type="checkbox"/> Solartube-	Hall	Kitchen		Mstr/Gst Bath/Bed			D/R	Living Room
<input type="checkbox"/> Retro Fit Windows-	All		SGD	Living Room		Mstr/Gst Bath/Bed		
<input type="checkbox"/> Wrought Iron-	Gate			Railing		Fence		Entry
<input type="checkbox"/> Patio Gate-	Wood			Metal				
A/C - Heat Pump	LR	DR		Central		Master Bed/R		Guest Bed/R
<input type="checkbox"/> Room Addition-	Atrium			Front Room		Family Room		

<input type="checkbox"/> Slab Revision	<input type="checkbox"/> Patio Wall Revision	<input type="checkbox"/> ESD	<input type="checkbox"/> Peep Hole
<input type="checkbox"/> Glass Windscreen	<input type="checkbox"/> Sun Room	<input type="checkbox"/> Mail Slot on Entry Door	
<input type="checkbox"/> Modesty Panels	<input type="checkbox"/> Garden Room	<input type="checkbox"/> Garage Door	
<input type="checkbox"/> Solarium	<input type="checkbox"/> Gutter/Downspout	<input type="checkbox"/> Door Bell	
<input type="checkbox"/> Entry Door Revision	<input type="checkbox"/> Condensation Panel		

Permits Needed:

Comments:

From: [Carl Randazzo](#)
To: [Munoz, Ernesto](#)
Cc: [Sue Margolis](#); [Foster, Siobhan](#); [B. Gilmore](#); [Reza Bastani](#); [Elsie Addington](#)
Subject: Fw: Special Open United M&C Committee Meeting for May
Date: Tuesday, May 05, 2020 2:31:42 PM
Attachments:

Ernesto,

With regard to Alterations, within the last number of months an issue has come up with regard to whether or not an alteration has caused a problem that United or the Owner needs to fix.. This has come up with a resident that had just moved in, and an alteration that had been installed by the previous owner, may have impacted the outside wall on a patio. This whole issue falls into a gray area, and as such, a number of questions have arisen that affect both M&C and Architectural committees, and since you are representing both now, we would like to have a discussion about this issue at the M&C meeting.

The items are as follows:

1. When a resale inspection is conducted, does the inspector check to see if there are problems associated with an installed alteration? Specifically, if an alteration has caused a leak or has caused another problem that affects the sale of the unit, do we make note of it in the inspection report?
2. Do our inspectors have the expertise to recognize dry rot, whether or not the dry rot has taken hold in the alteration or it has taken hold in the original construction?
3. It just so happens that a prior to paint was scheduled to be done on the unit of the individual in question, and as part of the prior to paint program, dry rot was discovered. This supposedly was discovered within days of her moving in. The inspector stated that the dry rot was caused as a result of the alteration, which many people take exception to. The exception is being taken, because the definition of the alteration is questioned and how that affected the dry rot is also being questioned.
4. This whole issue has sparked a debate as to why this dry rot was not discovered by the inspector prior to the sale, so that the Seller, and not the new owner, would have been responsible for the cost of the repair. In addition, the question of how the alteration could have been the cause of the dry rot has been raised.
5. An example of an alteration not being the cause of another problem is as follows: Let's say we had a situation where coating was applied to the surface of a tub. The bath tub is now defined as having been modified. Since the tub now carries that definition, any problems associated with that tub, such as plumbing leaks, supposedly are now the responsibility of the owner. I do not know if this example is true because I heard about and did not see it for myself, however, I think that you get the gist of what I am trying to say.

As noted above, at the M&C meeting we would like to discuss the issue of what the inspectors inspect and whether or not they are qualified to detect dry rot. Also what

are we using as the definition of an alteration as it applies to the work that United may be responsible for, instead of the Owner.

Some of these things touch both Architectural and M&C, but that should not be a problem, because, we have no Architectural meetings planned for May, and the committee members on Architectural are also on the M&C committee. Since you are now wearing both hats, this make for an excellent opportunity to discuss this issue. This would be a win win for all.

Please address this in the agenda.

Thanks
Carl Randazzo

----- Forwarded Message -----

From: Reza Bastani

To: Carl Randazzo

Sent: Tuesday, May 5, 2020, 11:25:44 AM PDT

Subject: Re: Special Open United M&C Committee Meeting for May

I also suggest to add "Dry Rot" inspection to presale inspection if possible.

Although resale inspection is by alteration ,but they don't not have dry rot experts, this people are part of Ernest's division,

Regards

Reza

On Tue, May 5, 2020 at 8:44 AM Carl Randazzo <carlrando@unitedboard@yahoo.com> wrote:

Ernesto,

I know the Water intrusion is listed on the Project log, however, we have been spending so much money on this lately, we would like to see water intrusion data discussed as a separate agenda item. We need to figure out how to stop this problem or what else is needed to fund it for next year, with the anticipation of not being able to stop the rain. It is a hefty problem that merits, at least some additional discussion.

Also I am sure that work order priorities, and how are they being set, is part of your presentation as outlined in the agenda, however, it should be called out so that it does not get glossed over. We need to understand which work orders have been postponed. What if any catch up is planned on work orders as well as projects. We all understand that the new normal is being set by the state governing bodies, however, maybe some discussion is warranted regarding whether or not it would make sense to make some of the work that we are currently NOT doing should be considered as essential work, just like the landscaping work is considered essential.

That is, of course, if we can do it safely. Please note that, we also understand that this does not affect United alone.

With regard to the date of May 15th, and the time of 1PM, as you can see in the below email, I have asked the members of the committee what their availability is. As of now we can pencil in that date and time, and if I have major issues with attendance, I will let you know.

Thanks in advance.

Regards,
Carl Randazzo

On Monday, May 4, 2020, 11:47:32 PM PDT, Carl Randazzo <carlrاند_unitedboard@yahoo.com> wrote:

To All,

At the agenda prep meeting last week, Sue had asked if we were going to have an unscheduled M&C meeting in May to discuss some of the issues that are called out in Ernesto's email below. Based on an email exchange with Ernesto and Siobhan, a date of May 15th has been suggested by Ernesto with the attached Preliminary agenda.

With the foregoing in mind, I am asking that we have this virtual meeting on May 15th as suggested by Ernesto, and discuss the issues addressed in the attached agenda. In order for Ernesto to finalize the time and date, I would request that you get back to me tomorrow, Wednesday May 5th, and let me know if Friday May 15th works for everyone. Since it is only a week and a half away it is sort of short notice, however, this is the way things are going these days.

Please email me and let me know if you are available and if you have any other suggestions for the agenda. I hope that everyone is available. Since this is an important meeting, if you cannot make it, please let me know, and let me know who can fill in for you.

Regards,
Carl Randazzo

----- Forwarded Message -----

From: Munoz, Ernesto <ernesto.munoz@vmsinc.org>

To: 'carlrاند_unitedboard@yahoo.com' <carlrاند_unitedboard@yahoo.com>

Cc: Chavarria, Laurie <laurie.chavarria@vmsinc.org>; Foster, Siobhan <siobhan.foster@vmsinc.org>; 'smargolis@comline.com' <smargolis@comline.com>

Sent: Monday, May 4, 2020, 03:14:32 PM PDT

Subject: Special Open United M&C Committee Meeting for May

Good Afternoon Carl,

It is my understanding that a special open United M&C Committee meeting needs to be scheduled to take place this month.

Staff is currently working on a plan to institute modified maintenance operations for the Village, once the stay at home order is lifted. We should talk the possibilities of this as well as how any remaining restrictions may impact the projects and programs that are budgeted for the remainder of 2020.

Please review the draft agenda attached. In addition, since the meeting for April was cancelled, the reports that were going to distributed for the Committee members review have now been added to the May agenda.

I propose we meet in the afternoon on Friday, May 15, 2020. If you agree, please let me know so Laurie can post the agenda and notify the Committee.

Thank you,

Ernesto A. Munoz, P.E.

Maintenance & Construction Director

949-268-2281

LagunaWoodsVillage.com

SignatureTest5



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Dry Rot Inspection (Resales Related) (email from May 8)

From: [Munoz, Ernesto](#)
To: [Carl Randazzo](#)
Cc: [Sue Margolis](#); [Foster, Siobhan](#); [Elsie](#); [Reza Bastani](#); [B. Gilmore](#)
Bcc: [Fogg, Gavin](#); [Chavarria, Laurie](#)
Subject: FW: Special Open United M&C Committee Meeting for May
Date: Friday, May 08, 2020 9:23:00 AM
Attachments: [image003.png](#)

Carl,

We have prepared responses to the statements you make below so there is clarity. While all these items belong in the Architectural Control and Standards Committee (ACSC) we would be happy to also discuss them in the M&C Meeting. Most of our processes are codified in your rules and regulations. Staff is just following the established procedures put in place by the Board. These may be changed any time as directed by the Board. The vehicle established by the Board to deal with alteration issues is the ACSC.

Please let us know if additional clarification is needed on the responses below.

Ernesto A. Munoz, P.E.

Maintenance & Construction Director

949-268-2281

LagunaWoodsVillage.com



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From: Carl Randazzo [mailto:carlrand_unitedboard@yahoo.com]

Sent: Tuesday, May 05, 2020 2:32 PM

To: Munoz, Ernesto

Cc: Sue Margolis; Foster, Siobhan; B. Gilmore; Reza Bastani; Elsie Addington

Subject: Fw: Special Open United M&C Committee Meeting for May

Ernesto,

With regard to Alterations, within the last number of months an issue has come up with regard to whether or not an alteration has caused a problem that United or the Owner needs to fix..

This has come up with a resident that had just moved in, and an alteration that had been installed by the previous owner, may have impacted the outside wall on a patio. This whole issue falls into a gray area, (there is no grey area, per Occupancy Agreement Article 12, any alterations, additions, fixtures or improvements installed by the Member or any predecessor of the Member, whether within or without the dwelling unit, shall be repaired or maintained by the Member at its own expense and in a manner satisfactory to the Corporation). and as such, a number of questions have arisen that affect both M&C and Architectural committees, and since you are representing both now, we would like to have a discussion about this issue at the M&C meeting. It is the Board's prerogative to make changes to the Occupancy Agreement to take additional responsibility for Member's alterations.

The items are as follows:

1. When a resale inspection is conducted, does the inspector check to see if there are problems associated with an installed alteration? Specifically, if an alteration has caused a leak or has caused another problem that affects the sale of the unit, do we make note of it in the inspection report? – The Resale inspection is primarily for the Mutual's benefit not the Member. It is there to identify any un-authorized Alterations to the unit

and damage/disrepair or risk of, to Mutual property (whether that be from an alteration or Mutual responsible item). If an alteration is in disrepair, the Inspector determines if that damage can/will affect Mutual property and highlight for correction e.g. cracked skylight. If an alteration is not able to perform its primary function/is in disrepair. We recommend to every buyer that they obtain their own Third Party Appraisal of the unit, so items pertaining to the buyer specific needs are addressed to them privately. The Board may direct staff to expand the scope of these inspections which will necessitate additional review by management to determine the impact to staffing and budgets.

2. Do our inspectors have the expertise to recognize dry rot, whether or not the dry rot has taken hold in the alteration or it has taken hold in the original construction? – The Resales Inspection does not identify dry rot. Often the Seller or Buyer will request a Termite Inspection (optional) to determine any areas of concern and determine if they are Member or Mutual responsibility. Dry rot inspections are performed by the M&C Department through the PTP program, as this is the most cost efficient method to identify and treat this matter. Even if dry rot is found during resale, the cost for M&C staff to visit that unit specifically outside of the program will create higher costs to the Mutual.
3. It just so happens that a prior to paint was scheduled to be done on the unit of the individual in question, and as part of the prior to paint program, dry rot was discovered. This supposedly was discovered within days of her moving in. The inspector stated that the dry rot was caused as a result of the alteration, which many people take exception to. The exception is being taken, because the definition of the alteration is questioned and how that affected the dry rot is also being questioned.- It is not clear who (if anyone) claimed the dry rot was caused by the alteration, as the stucco surrounding the alteration opening was never opened up to see how extensive the dry rot was. The footing issue was the result of a settlement problem which also occurred on the adjacent wall, which was Mutual owned, thus not directly involved with the alteration opening. The reasoning for the Member being responsible was that the alteration in the wall meant the wall itself became an alteration.
4. This whole issue has sparked a debate as to why this dry rot was not discovered by the inspector prior to the sale, so that the Seller, and not the new owner, would have been responsible for the cost of the repair. In addition, the question of how the alteration could have been the cause of the dry rot has been raised. Resale Inspections are not meant for this purpose. However, this may be changed at an additional cost to the Mutual. A Third Party Appraisal would/should have identified these issues. An alterations inspector is not qualified to review structural issues (cracks in footing) or remove stucco from walls to locate dry rot that is perform by the PTP program. – If the dry rot is on a Mutual building, so long as it's not creating an immediate health/safety hazard, it would be treated during PTP for cost efficiency, if it is identified on an alteration, then the Member is responsible, and as such fall under the current or new Member to repair either in their own time (prior to it effecting the building structure/safety), or once Mutual PTP requires it for their program.
5. An example of an alteration not being the cause of another problem is as follows: Let's say we had a situation where coating was applied to the surface of a tub. The bath tub is now defined as having been modified. Since the tub now carries that definition, any problems associated with that tub, such as plumbing leaks, supposedly are now the responsibility of the owner. I do not know if this example is true because I heard about and did not see it for myself, however, I think that you get the gist of what I am trying to say. – Resales/Alterations would benefit from any additional documentation/lists from the Architectural Control and Standards Committee as to what would discontinue the

Mutual's responsibility for altered (but not removed) items. This may be added to the agenda for discussion once the ACSC meets.

As noted above, at the M&C meeting we would like to discuss the issue of what the inspectors inspect and whether or not they are qualified to detect dry rot. Also what are we using as the definition of an alteration as it applies to the work that United may be responsible for, instead of the Owner. **An item was added to the M&C agenda for discussion.**

Some of these things touch both Architectural and M&C, but that should not be a problem, because, we have no Architectural meetings planned for May, and the committee members on Architectural are also on the M&C committee. Since you are now wearing both hats, this make for an excellent opportunity to discuss this issue. This would be a win win for all. Please address this in the agenda.

Thanks

Carl Randazzo

----- Forwarded Message -----

From: Reza Bastani

To: Carl Randazzo

Sent: Tuesday, May 5, 2020, 11:25:44 AM PDT

Subject: Re: Special Open United M&C Committee Meeting for May

I also suggest to add "Dry Rot" inspection to presale inspection if possible.

Although resale inspection is by alteration ,but they don't not have dry rot experts, this people are part of Ernest's division,

Regards

Reza

On Tue, May 5, 2020 at 8:44 AM Carl Randazzo <carlrand_unitedboard@yahoo.com> wrote:

Ernesto,

I know the Water intrusion is listed on the Project log, however, we have been spending so much money on this lately, we would like to see water intrusion data discussed as a separate agenda item. We need to figure out how to stop this problem or what else is needed to fund it for next year, with the anticipation of not being able to stop the rain. It is a hefty problem that merits, at least some additional discussion.

Also I am sure that work order priorities, and how are they being set, is part of your presentation as outlined in the agenda, however, it should be called out so that it does not get glossed over. We need to understand which work orders have been postponed. What if any catch up is planned on work orders as well as projects. We all understand that the new normal is being set by the state governing bodies, however, maybe some discussion is warranted regarding whether or not it would make sense to make some of the work that we are currently NOT doing should be considered as essential work, just like the landscaping work is considered essential. **That is, of course, if we can do it safely.** Please note that, we also understand that this does not affect United alone.

With regard to the date of May 15th, and the time of 1PM, as you can see in the below email, I have asked the members of the committee what their availability is. As of now we can pencil in that date and time, and if I have major issues with attendance, I will let you know.

Thanks in advance.

Regards,

Carl Randazzo

On Monday, May 4, 2020, 11:47:32 PM PDT, Carl Randazzo <carlrand_unitedboard@yahoo.com> wrote:

To All,

At the agenda prep meeting last week, Sue had asked if we were going to have an unscheduled M&C meeting in May to discuss some of the issues that are called out in