



OPEN MEETING

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

Wednesday, October 27, 2021 - 9:30 AM

24351 El Toro Road – Board Room & 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 three options:

1. Join by Zoom by clicking this link: <https://us06web.zoom.us/j/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.
3. 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 August 25, 2021
5. Chair's Remarks
6. Member Comments - *(Items Not on the Agenda)*
7. Department Head Update

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. Solar Production Report
9. Project Log

Items for Discussion and Consideration:

10. Additional Electric Usage Reimbursement Request

Items for Future Agendas:

- Preferred Appliance Vendor Review (Dan Hoxie)
- Solutions for clogged gutters/downspouts (General Services)

Concluding Business:

11. Committee Member Comments
12. Date of Next Meeting – December 22, 2021
13. Adjournment

This Page is Intentionally Blank



OPEN MEETING

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

**Wednesday, August 25, 2021 - 9:30 a.m.
Virtual On-line Meeting**

MEMBERS PRESENT: Carl Randazzo – Chair, Diane Casey, Reza Bastani

MEMBERS ABSENT: None

ADVISORS PRESENT: Ken Deppe

OTHERS PRESENT: Elsie Addington, Sue Margolis, Juanita Skillman, Dick Rader

STAFF PRESENT: Manuel Gomez – Staff Officer, Laurie Chavarria, Guy West, Ian Barnette, Baltazar Mejia

1. Call to Order

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

2. Acknowledgement of Media

Chair Randazzo noted that this meeting was broadcasting on Granicus and is being recorded.

3. Approval of the Agenda

The agenda was approved as written.

4. Approval of the Meeting Report – June 23, 2021

The revised meeting report for June 23, 2021 was approved as written.

5. Chairman's Remarks

Chair Randazzo remarked that this will be his last meeting as his term is up on the United Board. He wanted to discuss some key issues to ensure that the M&C Committee is where they should be on the current and future projects/programs such as Mutual Appliances and EV Charging Stations. In closing Chair Randazzo gave a bit of advice to the Committee from oil tycoon, H.L. Hunt "Decide what you want, decide what you are

willing to exchange for it. Establish your priorities and go to work.”

6. Member Comments - (Items Not on Agenda)

- Juanita Skillman thanked Chair Randazzo for his service on this Committee and the Board.

7. Department Head Update

Staff Officer Manuel Gomez introduced himself and two new division managers (Baltazar Mejia and Koh Shida), then provided an update on member comments from the August Board meeting.

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 consent calendar was pulled for discussion.

8. Solar Production Report

Facilities Manager Baltazar (Bart) Mejia summarized his role, discussed the parameters of the solar production report and answered questions from the Committee.

Items for Discussion and Consideration:

9. Project Log

Staff Officer Manuel Gomez reviewed each item on the Project Log. Projects Division Manager Guy West, Maintenance Services Manager Ian Barnette and Maintenance Operations Manager Koh Shida provided additional information and answered questions from the Committee.

Discussion ensued regarding inspections for SB326; walkway lighting requests; work related to foundations; new gutter installations on Seville models; the change to a 15-year paint cycle; alligator cracks on the seal coat program; the C.U.P. requirement for Shepherd's Crook; ball valve replacement in conjunction with the Wasteline Remediation program; buildings that qualify for the copper pipe epoxy lining program and the committed funds to be expended for that program this year.

10. Charge Ready 2 Program & Suggested EV Charging Station Locations (Bart Mejia)

Facilities Manager Bart Mejia presented a visual report on the SCE Charge Ready 2 Program and the locations of the applications that were submitted for consideration to SCE.

There were fourteen emails read that were in support of the EV charging stations being installed within United or at GRF Clubhouses and one email that did not support the program.

Additional discussion ensued regarding ADA requirements; the number of spaces that would be needed to meet the parameters of the SCE program; asking GRF to install the charging stations at Clubhouse facilities; the number of electric vehicles registered in the Village; the cost of each charging station meter and other operating costs; and the future installation of a Tesla Supercharger station near Laguna Woods.

A motion was made and unanimously approved to recommend the Board direct staff to cancel all 19 applications submitted to SCE for the Charge Ready 2 Program in United Mutual.

11. Appliances – Purchasing, Storing Inventory and Production Delays (Ian Barnette)

Maintenance Services Manager Ian Barnette informed the Committee about the manufacturing delay caused by the pandemic shut down, which has affected GE and the appliance replacement program at Laguna Woods Village. Mr. Barnette also spoke about the inventory of parts and appliances that are usually stocked in the warehouse but have now been depleted.

Discussion ensued regarding the four- to six-month delay to receive ordered parts and appliances; disbursement allowances for members who purchase their own appliances; the finishes available for GE appliances supplied by United Mutual; the cost to upgrade an appliance with a stainless-steel finish; the Mutual's contract with GE; the standard appliance features that are serviced by the Mutual and the upgraded features that are not serviced by the Mutual.

By consensus staff was directed to ask Purchasing to review the GE contract, costs and services to ensure that GE is still the preferred vendor for the Village.

Items for Future Agendas:

- Solutions for Clogged Gutters/Downspouts (General Services) – October 2021
- Changing Appliance Manufacture from GE to Another Brand

Concluding Business:

12. Committee Member Comments

There were no Committee Member Comments

13. Date of Next Meeting: October 27, 2021

14. Recess: The meeting was recessed at 11:15 a.m.

FINAL - unsigned

Carl Randazzo, Chair

United Mutual Solar Production Report

2021 Production												
Third Mutual Project												
23	6,755	8,202	11,768	11,292	12,727	15,287	14,313	11,390	9,710			101,444
24	6,474	8,151	11,797	11,285	12,881	14,166	14,660	11,670	9,880			100,964
50	8,263	10,246	14,475	14,531	15,782	16,444	15,429	14,660	12,420			122,250
52	6,748	8,411	12,135	12,444	13,670	15,868	14,857	14,660	12,420			111,213
88	7,821	9,645	13,742	12,878	12,854	13,937	13,148	10,090	9,230			103,345
90	8,092	9,861	13,838	13,387	13,716	15,495	14,698	10,900	9,640			109,627
91	7,215	8,836	12,417	12,578	13,179	14,526	13,728	10,310	8,970			101,759
92	7,897	9,770	13,945	14,465	15,192	16,549	15,504	11,600	10,010			114,932
Total Production of kWh =		59,265	73,122	104,117	102,860	110,001	122,272	116,337	95,280	82,280	0	865,534

2020 Production												
Third Mutual Project												
23	6,737	8,474	9,766	11,333	14,425	12,271	14,593	14,063	10,474	8,447	6,167	121,943
24	6,478	8,368	9,862	11,487	14,755	12,683	14,966	14,210	10,628	8,497	6,151	123,163
50	8,205	10,486	11,948	13,977	17,887	15,131	14,721	16,761	12,682	9,995	8,300	146,719
52	6,832	8,631	10,114	11,149	15,238	12,888	15,431	14,887	10,906	8,482	6,917	127,025
88	8,070	10,150	11,582	13,453	17,084	13,164	15,635	15,927	11,784	9,560	7,186	139,509
90	8,143	10,012	11,224	13,289	17,075	14,303	16,978	16,433	12,220	9,877	7,481	143,309
91	7,517	9,209	10,587	12,496	16,157	13,630	15,906	15,074	11,206	9,053	6,865	133,495
92	8,041	9,849	11,695	13,892	17,844	14,905	17,546	16,754	12,251	9,819	7,562	146,546
Total Production of kWh =		60,023	75,179	86,778	101,076	130,465	108,975	125,776	124,109	92,151	56,629	1,081,709

2019 Production												
Third Mutual Project												
23	5,623	6,887	10,504	11,168	12,475	11,298	14,903	13,541	10,756	10,360	6,140	118,938
24	5,596	6,536	9,547	10,379	11,250	10,493	13,895	13,742	11,011	10,443	6,071	114,074
50	6,795	8,740	13,088	14,470	15,113	13,896	18,227	16,117	13,260	12,918	7,920	147,027
52	6,105	7,385	10,651	12,542	13,358	12,034	15,679	13,782	11,355	10,730	6,597	125,662
88	6,935	8,640	13,034	14,131	14,905	13,249	17,640	16,103	12,918	12,667	7,454	144,102
90	7,288	8,702	12,811	14,008	14,661	13,148	17,488	16,059	12,776	12,388	7,347	143,138
91	6,841	8,159	11,981	13,263	13,967	10,641	15,718	14,853	11,738	11,214	6,394	130,727
92	7,402	8,931	12,736	14,773	15,223	13,566	17,865	16,370	12,979	12,415	6,997	145,707
Total Production of kWh =		63,980	94,352	104,734	110,952	98,325	131,415	96,793	93,135	54,920	47,617	1,064,407

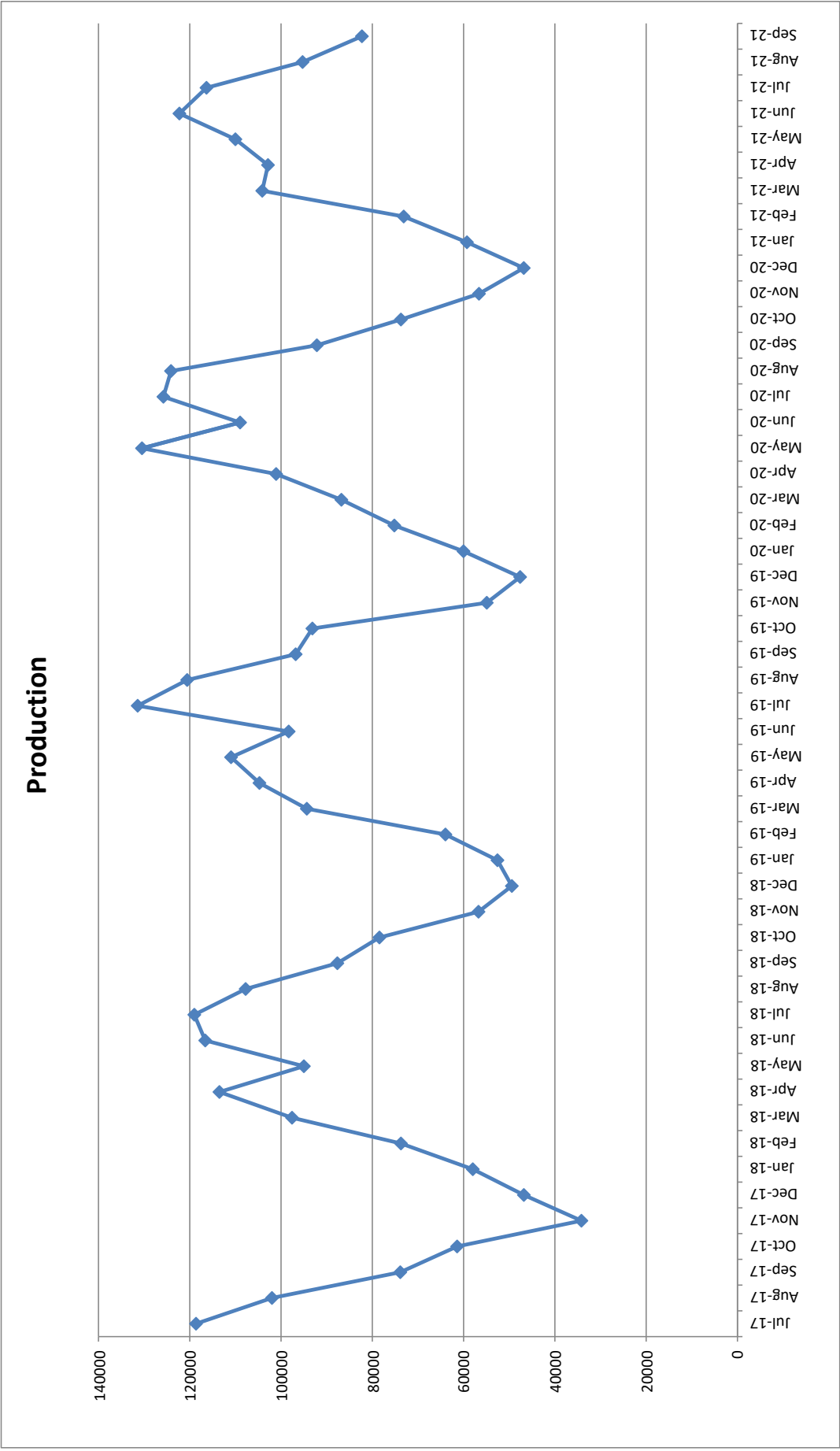
2018 Production													
Third Mutual Project													
	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Total
23	6,133	7,970	10,824	12,639	10,582	13,338	12,808	11,466	9,306	8,418	6,101	5,229	114,814
24	6,097	7,957	10,509	12,139	10,650	13,769	13,130	11,695	9,831	8,591	6,143	5,165	115,676
50	7,561	9,808	13,595	15,689	13,076	16,443	16,540	14,795	12,026	11,245	7,445	6,091	144,314
52	6,835	8,847	11,669	13,633	11,379	14,238	14,280	12,785	10,398	9,544	6,586	5,708	125,902
88	8,007	10,247	12,945	14,728	12,065	16,594	16,019	14,617	11,883	10,379	7,601	6,702	141,787
90	7,996	9,699	12,869	15,056	12,157	9,338	15,033	13,787	11,200	10,344	7,797	7,010	132,286
91	7,231	9,173	11,752	13,726	11,960	15,700	14,822	13,548	10,951	9,414	7,136	6,432	131,845
92	8,125	10,027	13,430	15,890	13,127	17,190	16,369	15,066	12,066	10,510	7,924	7,091	146,815
Total Production of kWh =													
	57,985	73,728	97,593	113,500	94,996	116,610	119,001	107,759	87,661	78,445	56,733	49,428	1,053,439

2017 Production													
Third Mutual Project													
	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Total
23							12,912	11,266	8,066	6,655	3,790	5,055	47,744
24							12437	10,889	7,971	6,679	3,793	5,054	46,823
50							16,209	14,200	10,276	8,626	4,593	5,771	59,675
52							14,359	12308	8,822	7,333	3,984	5,258	52,064
88							14,957	12,701	9,181	7,669	4,330	6,301	55,139
90							15,993	13,819	10,035	8,359	4,643	6,467	59,316
91							14,611	12,319	8,959	7,428	4,256	6,123	53,696
92							17,149	14,486	10,562	8,670	4,799	6,771	62,437
Total Production of kWh =							118,627	101,988	73,872	61,419	34,188	46,800	436,894

Lifetime Production
3,485,193

Total 2020 Repair Costs
\$0

Recent Panel Cleanings
5/22/2021, 9/21/21



This Page is Intentionally Blank

United Mutual Project Log (October 2021)

#	Type	Name	Description	Status	Estimated Completion/On-going Program	Budget
1	920 Projects	Senate Bill 326 Load Bearing Component Inspections	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 all buildings and facilities within the community.	Staff will be developing the special provisions for an RFP to be advertised to licensed engineers at a later date. Staff will continue the planning and budgeting process to complete the necessary inspection submittal requirements due January 2025, as outlined in Senate Bill 326.	2021	Budget: \$50,000 Exp: \$0 Balance: \$50,000
2	920 Projects	Building Structures	This program is dedicated to replacing and repairing 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. Staff performs field inspections to evaluate building foundations and schedules any needed upgrades as they are identified. 141-A and B and 756-A and H are experiencing wall separation. An engineer is preparing repair documents.	Annual Program - December 2021	Budget: \$134,880 Exp: \$23,133 Balance: \$111,747
3	920 Projects	Pushmatic Electrical Panel Replacement	This program is funded to replace 2,750 Pushmatic electric panels over a 10 year period. The Pushmatic panels are unreliable and no longer supported. The Board entered into a second five year contract with Coastal Current Electric Corp. to install the remaining 1,500 Pushmatic electric panels. Estimated Project Completion: Year 2026	The number of units completed to date in 2021: 150 The number of units completed in 2020: 199 The total number of units completed to date: 1,279 The total number of units left to complete: 1,471	Annual Program - December 2021	Budget: \$425,000 Exp: \$264,923 Balance: \$160,077
4	904 Maint Svc	Walkway Lighting Program	This program is dedicated to improving 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 it meets the program requirements.	Open requests for additional lighting: 0 Approved requests for 2021: 6 Completed installations for 2021: 6 Staff is reviewing requests for additional lighting.	Annual Program - December 2021	Budget: \$75,391 Exp: \$13,125 Balance: \$62,266
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 2184 requires repairs to the foundation. An engineer is preparing repair documents. Building 2185 has recommended foundation repairs. A structural observation has been performed and structural repair documents are in progress. Construction is scheduled to begin in late October.	Annual Program - December 2021	Budget: \$43,836 Exp: \$0 Balance: \$43,836

6	910 Bldg. Maint	Gutters - Replacement and Repair	Gutter replacement is 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. This program also addresses gutter repairs performed by VMS staff.	Funds have been budgeted for repairs by in-house staff on an as-needed basis throughout the year. There are 9 open tickets in the system for inspection and repair. Buildings 2007, 2008, 2009, 2012, 2019, 2022, 2025, 2030, 2031, 2034 and 2037 on the exterior paint program have been selected for the installation of new seamless gutter systems by an outside vendor.	Annual Program - December 2021	Budget: \$102,215 Exp: \$32,893 Balance: \$69,322
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 list in regards to the trim: 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.	The buildings within cul-de-sacs 64, 65, 66, 67 and 204 will be completed in 2021 as part of the new 15-year paint program cycle. CDS 64, 65, 66 and 67 are completed as scheduled. Below is the estimated schedule for the remaining cul-de-sac: CDS 204 - Start Date: 7/19 - End Date: 10/8	Annual Program - December 2021	Budget: \$2,018,293 Exp: \$1,106,194 Balance: \$912,099
8	910 Bldg. Maint	Prior to Paint Program	The prior to paint 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.	All buildings within the cul-de-sacs 64, 65, 66, 67, 204, 205 and 206 are scheduled for inspection and repair during the 2021 PTP Program. CDS 64, 65, 66, 67 and 204 have been completed as scheduled. Below is the estimated schedule for the remaining cul-de-sacs. CDS 205 - Start Date: 7/19 - End Date: 10/15 CDS 206 - Start Date: 10/18 - End Date: 12/31	Annual Program - December 2021	Budget: \$1,081,894 Exp: \$471,360 Balance: \$610,534
9	920 Projects	Roofing Program	This program is dedicated to replacing and maintaining Mutual roofs. Built-up roofs are inspected 15 years after installation. Roofs determined to have reached the end of their serviceable life are scheduled to be replaced with a new PVC cool roof system.	18 buildings totaling 89,669 SF are scheduled for roof replacement with a PVC cool roof system. This program commenced on April 2, and is scheduled for completion in November. As of the end of September, 17 out of 18 buildings have been completed. Invoices are pending from the vendor.	Annual Program - November 2021	Budget: \$831,232 Exp: \$436,778 Balance: \$394,454
10	920 Projects	Roofing Emergency Repair & Preventative Maintenance Programs	This program is dedicated to 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, the roofing contractor will perform the necessary repairs. Preventive roof maintenance was completed in March on roofs that were replaced 5 and 10 years ago.	Annual Program - December 2021	Budget: \$150,213 Exp: \$107,510 Balance: \$42,703

11	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.	The installation of a minimum 300 linear feet of Shepherd's Crook fencing is planned for 2021. The installation will include the Wells Fargo parking lot area and the area between Clubhouse 1 and the shopping center. The fencing is in fabrication. There is 21,000 linear feet of barbed wire fence scheduled to be replaced with Shepherds Crook in United Mutual. To date a total of 3,266 linear feet of Shepherds Crook has been installed.	Annual Program - December 2021	Budget: \$35,000 Exp: \$3,467.76 Balance: \$31,532.24 Cumulative Expenditures 2012 through 2020: \$281,205
12	904 Maint Svc	Epoxy Wasteline Remediation	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. Estimated Project Completion: Year 2035. Buildings Estimated For Completion In January and February	2021 Building Schedule Building 385 - Start Date 12/7/20 - Completion Date 1/15/21 Actual Start Date 12/7/20 - Actual Stop Date 1/15/21 Building 6 - Start Date 1/11/21 - Completion Date 1/22/21 Actual Start Date 1/11/21 - Actual Stop Date 1/22/21 Building 166 - Start Date 1/18/21 - Completion Date 2/5/21 Actual Start Date 1/18/21 - Actual Stop Date 3/10/21 Building 106 - Start Date 1/25/21 - Completion Date 2/5/21 Actual Start Date 1/25/21 - Actual Stop Date 2/10/21 Building 259 - Start Date 2/1/21 - Completion Date 2/19/21 Actual Start Date 2/1/21 - Actual Stop Date 3/6/21 Building 258 - Start Date 2/15/21 - Completion Date 2/26/21 Actual Start Date 2/15/21 - Actual Stop Date 2/26/21	Annual Program - December 2021	Budget: \$2,300,000 Exp: \$1,364,342.91 Balance: \$935,657.09 Cumulative Expenditures 2008 through 2020: \$9,567,604
12	904 Maint Svc	Epoxy Wasteline Remediation Schedule Continued	Buildings Estimated For Completion In March	Building 154 - Start Date 3/1/21 - Completion Date 3/12/21 Actual Start Date 3/1/21 - Actual Stop Date 3/18/21 Building 523 - Start Date 3/1/21 - Completion Date 3/12/21 Actual Start Date 3/1/21 - Actual Stop Date 3/13/21 Building 149 - Start Date 3/8/21 - Completion Date 3/19/21 Actual Start Date 3/8/21 - Actual Stop Date 3/19/21 Building 667 - Start Date 3/15/21 - Completion Date 3/26/21 Actual Start Date 2/15/21 - Actual Stop Date 3/26/21 Building 526 - Start Date 3/15/21 - Completion Date 4/9/21 Actual Start Date 3/15/21 - Actual Stop Date 4/15/21 Building 100 - Start Date 3/22/21 - Completion Date 4/30/21 Actual Start Date 3/22/21 - Actual Stop Date 4/29/21 Building 684 - Start Date 3/29/21 - Completion Date 4/9/21 Actual Start Date 3/29/21 - Actual Stop Date 4/15/21 Building 619 - Start Date 4/12/21 - Completion Date 4/23/21 Actual Start Date 4/12/21 - Actual Stop Date 4/27/21 Building 629 - Start Date 4/12/21 - Completion Date 4/30/21 Actual Start Date 4/12/21 - Actual Stop Date 6/11/21		
12	904 Maint Svc	Epoxy Wasteline Remediation Schedule Continued	Buildings Estimated For Completion In April			

12	904 Maint Svc	Epoxy Wasteline Remediation Schedule Continued	Buildings Estimated For Completion In May	Building 533 - Start Date 4/26/21 - Completion Date 5/7/21 Actual Start Date 4/26/21 - Actual Stop Date 5/12/21 Building 521 - Start Date 5/3/21 - Completion Date 5/28/21 Actual Start Date 5/3/21 - Actual Stop Date 5/26/21 Building 343 - Start Date 5/3/21 - Completion Date 5/21/21 Actual Start Date 5/3/21 - Actual Stop Date 7/2/21 Building 492 - Start Date 5/10/21 - Completion Date 5/21/21 Actual Start Date 5/10/21 - Actual Stop Date 5/21/21 Building 760 - Start Date 5/24/21 - Completion Date 5/28/21 Actual Start Date 5/24/21 - Actual Stop Date 6/4/21 Building 518 - Start Date 5/24/21 - Completion Date 5/28/21 Actual Start Date 5/24/21 - Actual Stop Date 6/18/21 Building 2015 - Start Date 5/24/21 - Completion Date 5/28/21 Actual Start Date 5/24/21 - Actual Stop Date 6/17/21		
12	904 Maint Svc	Epoxy Wasteline Remediation Schedule Continued	Buildings Estimated For Completion In June	Building 522 - Start Date 5/24/21 - Completion Date 6/4/21 Actual Start Date 5/24/21 - Actual Stop Date 6/4/21 Building 517 - Start Date 6/1/21 - Completion Date 6/4/21 Actual Start Date 6/1/21 - Actual Stop Date 6/15/21 Building 2017 - Start Date 6/1/21 - Completion Date 6/4/21 Actual Start Date 6/1/21 - Actual Stop Date 6/24/21 Building 51 - Start Date 6/1/21 - Completion Date 6/11/21 Actual Start Date 6/1/21 - Actual Stop Date 6/18/21 Building 57 - Start Date 6/1/21 - Completion Date 6/18/21 Actual Start Date 6/1/21 - Actual Stop Date 6/18/21 Building 440 - Start Date 6/7/21 - Completion Date 6/11/21 Actual Start Date 6/8/21 - Actual Stop Date 6/24/21		
12	904 Maint Svc	Epoxy Wasteline Remediation Schedule Continued	Buildings Estimated For Completion In June	Building 441 - Start Date 6/7/21 - Completion Date 6/11/21 Actual Start Date 6/8/21 - Actual Stop Date 10/12/2021 Building 442 - Start Date 6/7/21 - Completion Date 6/11/21 Actual Start Date 6/8/21 - Actual Stop Date 7/16/2021 Building 2068 - Start Date 6/7/21 - Completion Date 6/11/21 Actual Start Date 6/8/21 - Actual Stop Date 7/23/2021 Building 599 - Start Date 6/14/21 - Completion Date 6/18/21 Actual Start Date 6/15/21 - Actual Stop Date 7/8/21 Building 598 - Start Date 6/14/21 - Completion Date 7/9/21 Actual Start Date 6/15/21 - Actual Stop Date 6/25/21 Building 54 - Start Date 6/14/21 - Completion Date 6/18/21 Actual Start Date 6/15/21 - Actual Stop Date 7/7/21 Building 2084 - Start Date 6/14/21 - Completion Date 6/18/21 Actual Start Date 6/15/21 - Actual Stop Date 7/9/21 Building 945 - Start Date 6/21/21 - Completion Date 7/9/21 Actual Start Date 6/21/21 - Actual Stop Date 6/25/21 Building 596 - Start Date 6/21/21 - Completion Date 6/25/21 Actual Start Date 6/24/21 - Actual Stop Date 7/17/2021 Building 2092 - Start Date 6/21/21 - Completion Date 6/25/21 Actual Start Date 6/24/21 - Actual Stop Date 7/23/2021		

12	904 Maint Svc	Epoxy Wasteline Remediation Schedule Continued	Buildings Estimated For Completion In July	Building 917 - Start Date 6/28/21 - Completion Date 7/2/21 Actual Start Date 6/28/21 - Actual Stop Date 7/23/2021 Building 875 - Start Date 6/28/21 - Completion Date 7/9/21 Actual Start Date 6/28/21 - Actual Stop Date 7/2/21 Building 873 - Start Date 6/28/21 - Completion Date 7/9/21 Actual Start Date 6/28/21 - Actual Stop Date 7/2/21 Building 2095 - Start Date 6/28/21 - Completion Date 7/9/21 Actual Start Date 6/28/21 - Actual Stop Date 7/2/21 Building 872 - Start Date 7/5/21 - Completion Date 7/13/21 Actual Start Date 6/28/21 - Actual Stop Date 7/9/21 Building 603 - Start Date 7/5/21 - Completion Date 7/16/21 Actual Start Date 7/12/21 - Actual Stop Date 7/26/2021 Building 768 - Start Date 7/6/21 - Completion Date 7/30/21 Actual Start Date 7/5/21 - Actual Stop Date 7/23/21 Building 769 - Start Date 7/5/21 - Completion Date 7/16/21 Actual Start Date 7/12/21 - Actual Stop Date 7/23/2021 Building 2099 - Start Date 7/5/21 - Completion Date 7/9/21 Actual Start Date 7/23/21 - Actual Stop Date 8/3/21 Building 770 - Start Date 7/12/21 - Completion Date 7/23/21 Actual Start Date 7/12/21 - Actual Stop Date 9/10/21 Building 771 - Start Date 7/12/21 - Completion Date 7/23/21 Actual Start Date 7/12/21 - Actual Stop Date 8/3/2021 Building 2100 - Start Date 7/12/21 - Completion Date 7/16/21 Actual Start Date 7/22/21 - Actual Stop Date 8/6/21		
12	904 Maint Svc	Epoxy Wasteline Remediation Schedule Continued	Buildings Estimated For Completion In August	Building 729 - Start Date 7/26/21 - Completion Date 8/3/21 Actual Start Date 7/23/31 - Actual Stop Date-8/3/21 Building 2026 - Start Date 7/26/21 - Completion Date 10/15/21 Actual Start Date 8/2/21 - Actual Stop Date Building 504 - Start Date 8/4/21 - Completion Date 8/12/21 Actual Start Date -8/9 - Actual Stop Date -8/26/21 Building 2027 - Start Date 8/4/21 - Completion Date 10/15/21 Actual Start Date 8/2/21 - Actual Stop Date Building 772 - Start Date 8/4/21 - Completion Date 8/12/21 Actual Start Date 8/4/21 - Actual Stop Date - 8/27/21 Building 703 - Start Date 8/9/21 - Completion Date 8/13/21 Actual Start Date 8/5/21 - Actual Stop Date -8/20/21 Building 514 - Start Date 8/13/21 - Completion Date 8/23/21 Actual Start Date 8/13/21 - Actual Stop Date -8/26/21 Building 2028 - Start Date 8/13/21 - Completion Date 10/21/21 Actual Start Date 8/16/21 - Actual Stop Date Building 759 - Start Date 8/13/21 - Completion Date 8/23/21 Actual Start Date 8/16/21 - Actual Stop Date -9/3/21 Building 717 - Start Date 8/16/21 - Completion Date 8/20/21 Actual Start Date 8/20/21 - Actual Stop Date 9/24/2021 Building 713 - Start Date 8/23/21 - Completion Date 8/27/21 Actual Start Date 8/20/21 - Actual Stop Date - 9/1/2021		

12	904 Maint Svc	Epoxy Wasteline Remediation Schedule Continued	Buildings Estimated For Completion In September	Building 774 - Start Date 8/24/21 - Completion Date 9/1/21 Actual Start Date 8/24/21 Actual Stop Date -9/9/21 Building 538 - Start Date 8/24/21 - Completion Date 9/1/21 Actual Start Date 8/23/21 Actual Stop Date - 9/10/2021 Building 2033 - Start Date 8/24/21 - Completion Date 9/1/21 Actual Start Date 8/23/21 - Actual Stop Date 9/17/21 Building 2070 - Start Date 9/2/21 - Completion Date 9/10/21 Actual Start Date 9/13/21 - Actual Stop Date 9/24/21 Building 782 - Start Date 9/2/21 - Completion Date 9/10/21 Actual Start Date 9/8/21 - Actual Stop Date 9/22/2021 Building 2042 - Start Date 9/2/21 - Completion Date 9/10/21 Actual Start Date 9/8/21- Actual Stop Date 10/1/2021 Building 2082 - Start Date 9/6/21 - Completion Date 9/10/21 Actual Start Date 9/6/21 Actual Stop Date- 9/10/21 Building 776 - Start Date 9/13/21 - Completion Date 9/21/21 Actual Start Date 9/10/21 - Actual Stop Date 9/30/2021		
12	904 Maint Svc	Epoxy Wasteline Remediation Schedule Continued	Buildings Estimated For Completion In September	Building 2040 - Start Date 9/13/21 - Completion Date 9/21/21 Actual Start Date 9/13/2021 - Actual Stop Date 10/1/2021 Building 2081 - Start Date 9/13/21 - Completion Date 9/21/21 Actual Start Date 9/13/2021 - Actual Stop Date 10/1/2021 Building 2043 - Start Date 9/13/21 - Completion Date 9/21/21 Actual Start Date 9/13/2021 - Actual Stop Date 10/11/2021 Building 2041 - Start Date 9/22/21 - Completion Date 9/30/21 Actual Start Date 9/21/2021 - Actual Stop Date 10/8/2021 Building 2039 - Start Date 9/22/21 - Completion Date 9/30/21 Actual Start Date 9/22/2021 - Actual Stop Date 10/1/2021 Building 2044 - Start Date 9/22/21 - Completion Date 10/15/21 Actual Start Date 9/22/2021 - Actual Stop Date		
12	904 Maint Svc	Epoxy Wasteline Remediation Schedule Continued	Estimated Buildings For Completion In October	Building 831 - Start Date 9/13/21 - Completion Date 10/1/21 Actual Start Date - Actual Stop Date 10/13/2021 Building 773 - Start Date 10/1/21 - Completion Date 10/11/21 Actual Start Date 10/1/21 - Actual Stop Date Building 195 - Start Date 10/1/21 - Completion Date 10/11/21 Actual Start Date 10/1/21 - Actual Stop Date Building 2093 - Start Date 10/1/21 - Completion Date 10/11/21 Actual Start Date 10/1/21 - Actual Stop Date Building 931 - Start Date 10/1/21 - Completion Date 10/11/21 Actual Start Date 10/1/21 - Actual Stop Date Building 762 - Start Date 10/11/21 - Completion Date 10/29/21 Actual Start Date 10/12/21- Actual Stop Date Building 935 - Start Date 10/12/21 - Completion Date 10/20/21 Actual Start Date 10/12/21 - Actual Stop Date		

12	904 Maint Svc	Epoxy Wasteline Remediation Schedule Continued	Estimated Buildings For Completion In October	Building 783 - Start Date 10/12/21 - Completion Date 10/20/21 Actual Start Date 10/12/21 - Actual Stop Date Building 801 - Start Date 10/12/21 - Completion Date 10/20/21 Actual Start Date 10/12/21 - Actual Stop Date Building 370 - Start Date 10/12/21 - Completion Date 10/20/21 Actual Start Date 10/12/21 - Actual Stop Date Building 594 - Start Date 10/18/21 - Completion Date 10/22/21 Actual Start Date - Actual Stop Date Building 369 - Start Date 10/21/21 - Completion Date 10/29/21 Actual Start Date - Actual Stop Date Building 502 - Start Date 10/21/21 - Completion Date 10/29/21 Actual Start Date - Actual Stop Date Building 556 - Start Date 10/21/21 - Completion Date 10/29/21 Actual Start Date - Actual Stop Date Building 595 - Start Date 10/25/21 - Completion Date 10/29/21 Actual Start Date - Actual Stop Date		
12	904 Maint Svc	Epoxy Wasteline Remediation Schedule Continued	Estimated Buildings For Completion In November	Building 503 - Start Date 11/1/21 - Completion Date 11/9/21 Actual Start Date - Actual Stop Date Building 756 - Start Date 11/1/21 - Completion Date 11/9/21 Actual Start Date - Actual Stop Date Building 602 - Start Date 11/1/21 - Completion Date 11/5/21 Actual Start Date - Actual Stop Date Building 364 - Start Date 11/1/21 - Completion Date 11/19/21 Actual Start Date - Actual Stop Date Building 553 - Start Date 11/1/21 - Completion Date 11/9/21 Actual Start Date - Actual Stop Date Building 608 - Start Date 11/8/21 - Completion Date 11/12/21 Actual Start Date - Actual Stop Date Building 566 - Start Date 11/10/21 - Completion Date 11/18/21 Actual Start Date - Actual Stop Date		
12	904 Maint Svc	Epoxy Wasteline Remediation Schedule Continued	Estimated Buildings For Completion In November	Building 172 - Start Date 11/10/21 - Completion Date 11/18/21 Actual Start Date - Actual Stop Date Building 609 - Start Date 11/15/21 - Completion Date 11/19/21 Actual Start Date - Actual Stop Date Building 372 - Start Date 11/19/21 - Completion Date 11/29/21 Actual Start Date - Actual Stop Date Building 745 - Start Date 11/19/21 - Completion Date 11/29/21 Actual Start Date - Actual Stop Date Building 567 - Start Date 11/19/21 - Completion Date 11/29/21 Actual Start Date - Actual Stop Date Building 705 - Start Date 11/22/21 - Completion Date 11/26/21 Actual Start Date - Actual Stop Date Building 704 - Start Date 11/22/21 - Completion Date 11/26/21 Actual Start Date - Actual Stop Date		

12	904 Maint Svc	Epoxy Wasteline Remediation Schedule Continued	Estimated Buildings For Completion In December	Building 2035 - Start Date 11/29/21 - Completion Date 12/3/21 Actual Start Date - Actual Stop Date Building 365 - Start Date 11/29/21 - Completion Date 12/17/21 Actual Start Date - Actual Stop Date Building 550 - Start Date 11/30/21 - Completion Date 12/8/21 Actual Start Date - Actual Stop Date Building 506 - Start Date 11/30/21 - Completion Date 12/8/21 Actual Start Date - Actual Stop Date Building 590 - Start Date 11/30/21 - Completion Date 12/8/21 Actual Start Date - Actual Stop Date Building 2036 - Start Date 12/6/21 - Completion Date 12/10/21 Actual Start Date - Actual Stop Date Building 551 - Start Date 12/9/21 - Completion Date 12/17/21 Actual Start Date - Actual Stop Date Building 733 - Start Date 12/9/21 - Completion Date 12/17/21 Actual Start Date - Actual Stop Date		
12	904 Maint Svc	Epoxy Wasteline Remediation Schedule Continued	Estimated Buildings For Completion In December	Building 796 - Start Date 12/9/21 - Completion Date 12/17/21 Actual Start Date - Actual Stop Date Building 520 - Start Date 12/13/21 - Completion Date 12/17/21 Actual Start Date - Actual Stop Date Building 2065 - Start Date 12/20/21 - Completion Date 12/24/21 Actual Start Date - Actual Stop Date Building 843 - Start Date 12/20/21 - Completion Date 12/24/21 Actual Start Date - Actual Stop Date Building 2063 - Start Date 12/20/21 - Completion Date 12/28/21 Actual Start Date - Actual Stop Date Building 2067 - Start Date 12/20/21 - Completion Date 12/24/21 Actual Start Date - Actual Stop Date Building 505 - Start Date 12/20/21 - Completion Date 12/28/21 Actual Start Date - Actual Stop Date Building 2001 - Start Date 12/27/21 - Completion Date 12/31/21 Actual Start Date - Actual Stop Date Building 395 - Start Date 12/27/21 - Completion Date 12/31/21 Actual Start Date - Actual Stop Date Building 2080 - Start Date 12/27/21 - Completion Date 12/31/21 Actual Start Date - Actual Stop Date		

13	910 Bldg. Maint	Pest Control for Termites	This program is dedicated to eradicating 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. The whole structure fumigation program commenced in May and is typically scheduled to be completed in November. Currently there are 174 buildings that require whole structure fumigation. A schedule has been completed based on priority and existing budget limitations. Buildings completed: 2121,2087, 206, 434, 913, 747, 2018, 720, 221, 229, 184, 944. All fumigations takes 3 days to complete. The remaining buildings to be fumigated in 2021 are: Buildings 803 and 805 - Start Date 10/12 Buildings 2150 and 241 - Start Date 10/19 Building 690 - Start Date 10/26	Annual Program - December 2021	Budget: \$200,000 Exp: \$98,387 Balance: \$101,613
	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.	The buildings scheduled for resurfacing in 2021 are located in the following cul-de-sacs: 22, 23, 34, 36, 37, 38, 39 and 52. Cul-de-sacs that have been completed are 22, 23, 34, 36, 37, 38, 39 and 52. COMPLETED	Annual Program - December 2021	Budget: \$68,179 Exp \$35,811 Balance: \$32,368
	920 Projects	Parkway Concrete Program	This program is funded to repair or replace damaged concrete parkways in conjunction with the asphalt paving program. Parkways are inspected for damage and other deficiencies are repaired or replaced accordingly.	COMPLETED	Annual Program - June 2021	Budget: \$150,000 Exp: \$148,787 Balance: \$1,212
	920 Projects	Asphalt Paving Program	This program is dedicated to preserving the integrity of the street paving. As part of this program, the asphalt paving is inspected and rated for wear annually.	COMPLETED	Annual Program - July 2021	Budget: \$290,113 Exp: \$282,134 Balance: \$7,979
	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 slurry seal to the asphalt surface preventing water intrusion and protecting the asphalt from deterioration.	COMPLETED	Annual Program - August 2021	Budget: \$43,483 Exp: \$43,074 Balance: \$409

	920 Projects	Water Lines - Copper Pipe Remediation This program started in 2008 as a pilot program, and staff was directed to epoxy line buildings on an as-needed basis. 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 658, 10 and 2215 has been completed. COMPLETED	Annual Program - August 2021	Budget: \$200,000 Exp: \$62,212 Balance: \$137,788
--	--------------	--	---	-------------------------------------	---

Item #10: Additional Electric Usage Reimbursement Request

From: Heather Hetzendorfer <heatherhetz@gmail.com>

Sent: Friday, October 8, 2021 1:45 PM

To: Laster, Catherine <Catherine.Laster@vmsinc.org>

Subject: Fwd: Resident Issue - **718-B - Hetzendorfer**

(Attachments are now included)

Hi Catherine,

My mom, as the owner, assisted me with this letter. Please let me know if its concise enough?

Thank you! Heather

Dear United Board of Directors,

RE: 718 Unit B, electrical reimbursement

We recently had another water leak from the unit above us into our kitchen on 8/29/21. Once the dry wall was removed, the water intrusion department came out on 8/31/21 to install 5 dehumidifiers and heaters that were set to 92 degrees. These 5 large units ran 24 hours a day 7 days causing our electrical bill to increase over \$100 from our prior monthly averages (see attached). In the September Comparison PDF you can see that we quickly entered the Tier 2 pricing due to the hours of the day these units ran and the massive wattage that was used.

Irma Sato from the water intrusion department explained that the reimbursement is a flat \$32 per room, regardless of how many units are running and regardless of how long they run. Joe, our water intrusion coordinator, kindly extended the kitchen area to state it covered the dining area too allowing us to get \$64 reimbursed.

REQUEST:

My personal request is that the board would consider reviewing the electrical bills showing our \$100 increase, and would consider reimbursing us the remaining \$36. Even though its a small \$36, our concern is the current system of assessing reimbursements based upon only how many rooms are impacted, instead of considering how many days, how many units, the wattage used, etc is not thorough or accurate to reality.

Thank you so much for your time reading and considering this request.

Ruth Hetzendorfer, Owner

718-B SCE Energy Bill – June/July 2021

From: 718-B@SCE.com
Subject: Bill is Ready
Date: September 18, 2021 at 12:01 PM PST

To ensure that you receive future emails from SCE, add 718-B@SCE.com to your address book.

EDISON
Your new SCE bill
is ready to view

Dear RUTH,

Your current bill for SCE customer account number XXXXXX44852 is now available for viewing. [View Your Bill Online](#)

Account Number	Statement Date	Amount Due	Due Date
XXXXXX44852	07/30/2021 <i>July</i>	\$159.23	08/15/2021

To make an online payment or to enroll in auto pay, login to your account at www.sce.com/myaccount.

PLEASE NOTE - Your monthly bill may include one or more bill inserts providing notice of actions that may affect your electric rates. Please visit sce.com/notices to check for these important notices.

Alert: Update your contact information today to receive outage alert notifications. [Log In](#)

718-B SCE Energy Bill – July/August 2021

From: myaccount@sce.com
Subject: Bill to Review
Date Received: 01/20/21 at 11:10:40 AM PDT
To: RUTH@HILLTOPSOLAR.COM
Reply-To: myaccount@sce.com

To ensure that you receive future emails from SCE, add myaccount@sce.com to your address book.



**Your new SCE bill
is ready to view**

Dear RUTH,

Your current bill for SCE customer account number XXXXXXX44852 is now available for viewing. [View Bill](#)

Account Number	Statement Date	Amount Due	Due Date
XXXXXXXX44852	08/01/2021 <i>Aug</i>	\$172.39	08/05/21

To make an online payment or to enroll in auto pay, login to your account at www.sce.com/myaccount.

PLEASE NOTE - Your monthly bill may include one or more bill inserts providing notice of actions that may affect your electric rates. Please visit sce.com/notices to check for these important notices.

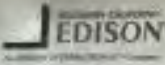
Alert: Update your contact information today to receive outage alert notifications. Log into your account at www.sce.com/myaccount and click Settings > Outage Alert Preferences

718-B SCE Energy Bill – August/September 2021

From: Ruth Henderson <ruthhenderson@aol.com>
 To: Ruth Henderson <ruthhenderson@aol.com>
 Subject: Bill is Ready
 Date: December 30, 2021 at 5:51 PM
 Reply-To: ruthhenderson@aol.com

From: billready@sce.com
 Subject: Bill is Ready
 Date: December 30, 2021 at 11:42:59 AM PST
 To: RUTH.HENDERSON@AOL.COM
 Reply-To: ruthhenderson@aol.com

To ensure that you receive future emails from SCE, add billready@sce.com to your address book.




**Your new SCE bill
is ready to view**

Dear RUTH,

** Aug 31 - Sept 6
7 days/24 hrs a day w/ 5 heaters + dehumidifiers*

Your current bill for SCE customer account number XXXXXX44852 *VIEW YOUR BILL* is now available for viewing.

Account Number	Statement Date	Amount Due	Due Date
XXXXXX44852	09/29/2021	\$258.60	10/15/2021

Sept + \$100 over standard months.

To make an online payment or to enroll in auto pay, login to your account at www.sce.com/myaccount.

PLEASE NOTE - Your monthly bill may include one or more bill inserts providing notice of actions that may affect your electric rates. Please visit sce.com/notices to check for these important notices.

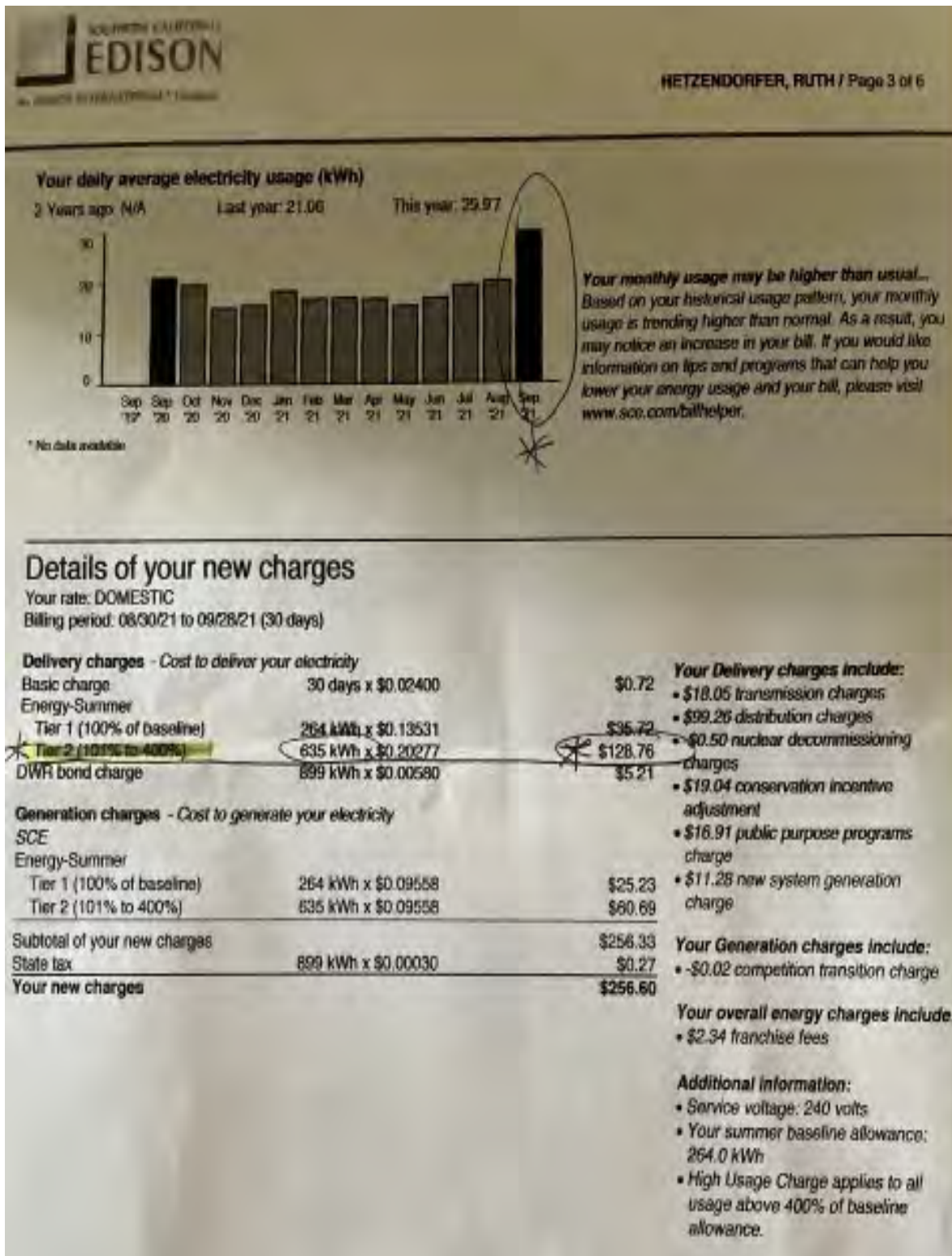
Alert: Update your contact information today to receive outage alert notifications. Log into your account at www.sce.com/myaccount and click Settings > Outage Alert Preferences




[Pay Your Bill](#) [View/Report Outages](#) [Turn On/Off Service](#) [Go Paperless](#)

[Privacy Notice](#) | [Terms and Conditions](#) | [Contact Us](#)

Tier Usage Comparison for September



United Mutual's Electrical Usage Reimbursement Policy

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.