UNITED LAGUNA WOODS
MUTUAL

OPEN MEETING

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

Friday, December 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. Chair's Remarks
5. Member Comments - *(Items Not on the Agenda)*
6. 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.

7. Copper Pipe Supply Line Leak Report
8. Maintenance Expenditures and Variance Explanations
9. Solar Production Report

Oral Discussion:

10. Project Log Review
11. Work Deferred by Residents
12. Gutter Installations & Gutter Guards

Items for Future Agendas:

- Project Log Improvements (February)
- Copper Pipe Supply Line Leak Report (February, April, August & December)
- Strategic Locations of Electric Vehicle Charging Stations in the Village
- Develop a Responsibility Matrix for Residential Unit Components
- Drainage Improvements to Prevent Foundation Issues

Concluding Business:

13. Committee Member Comments
14. Date of Next Meeting – February 24, 2021
15. Adjournment

UNITED LAGUNA WOODS
MUTUAL

STAFF REPORT

DATE: December 18, 2020
FOR: Maintenance and Construction Committee
SUBJECT: Copper Pipe Supply Line Leak Report

RECOMMENDATION

Receive and file.

BACKGROUND

M&C Department staff tracks the leak rates of copper supply line pipes within the Mutual's buildings. The tracking allows staff to make program decisions and provide annual funding recommendations to the Board for the Water Line – Copper Pipe Remediation Program.

DISCUSSION

Staff analyzes leak data regularly to efficiently direct work efforts, and the data analysis indicates a decrease in the number of total interior copper pipe leaks from 2012 to 2016. However, there was an increase in the number of leaks reported in 2017 which has slowly tapered off due to timely repairs and proper maintenance of the existing lines.

Staff graphs the numerical data, and the attached charts indicate the total interior copper leaks recorded and repaired from 2012 through 2020 (Attachment 1-3).

Staff monitors the leaks on an ongoing basis and addresses repairs after detail analysis is conducted specific to each occurrence. An outside annual epoxy-lining contract was awarded by the Board which staff utilizes to adequately and timely address the epoxy lining of pipes meeting specific lining criteria. The 2020 budget of $200,000 adequately funded five buildings - 237, 580, 658, 2003 and 2096 which include 28 individual units. On March 15, 2020, the program was placed on hold due to the COVID-19 pandemic.

Out of 1,124 buildings within United Mutual, only twenty-nine have necessitated epoxy lining of their copper lines to date.

Staff was able to complete approximately 4 out of the 5 buildings that were scheduled for 2020. Due to the pandemic the M&C Committee directed staff at the July 10, 2020 meeting to keep the copper pipe epoxy lining project on hold for the remainder of the year.

FINANCIAL ANALYSIS

There is no fiscal impact associated with this report.

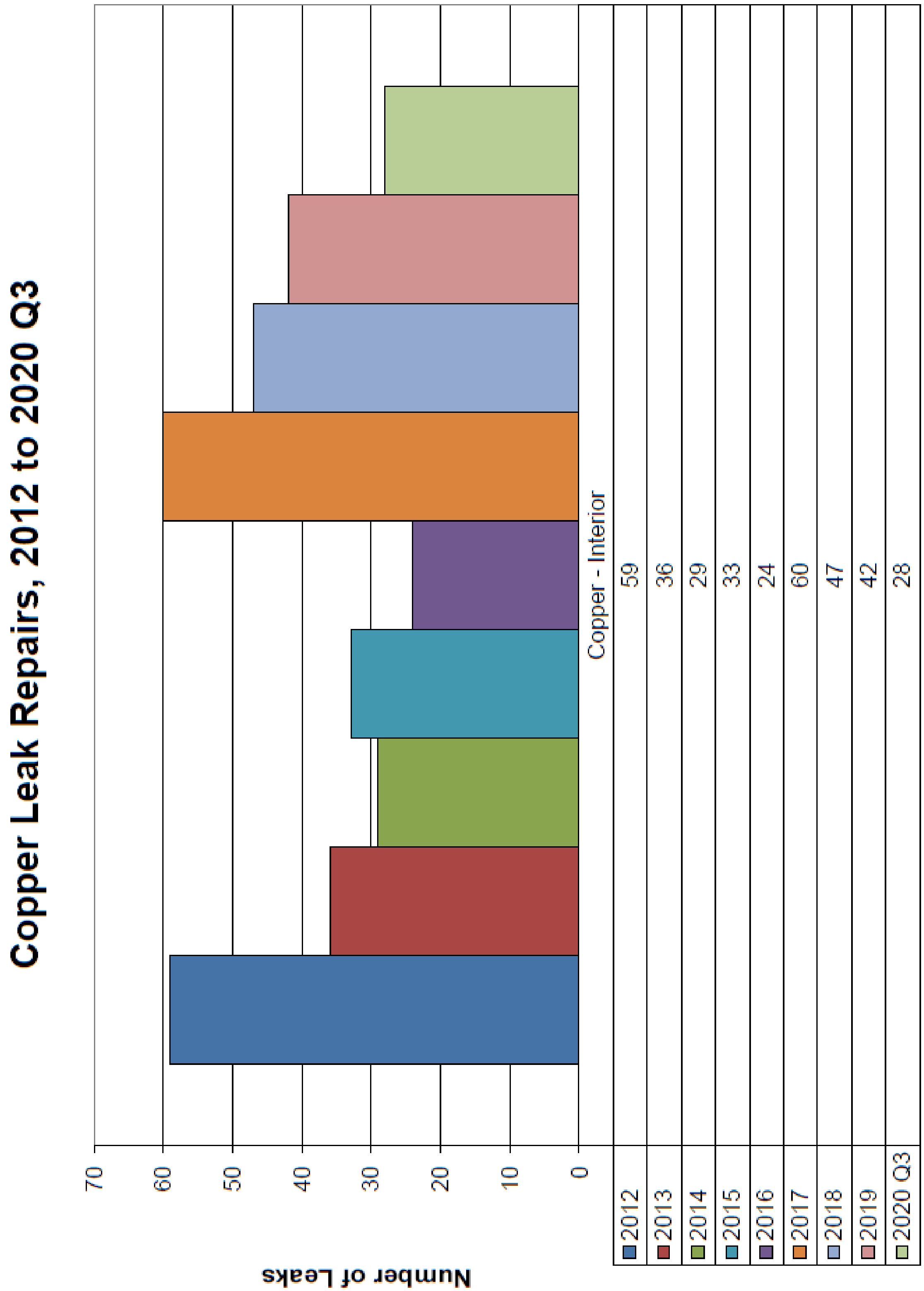
Prepared By: Christopher Naylor, Senior Management Analyst

Reviewed By: Ernesto Munoz, P.E., Maintenance and Construction Director

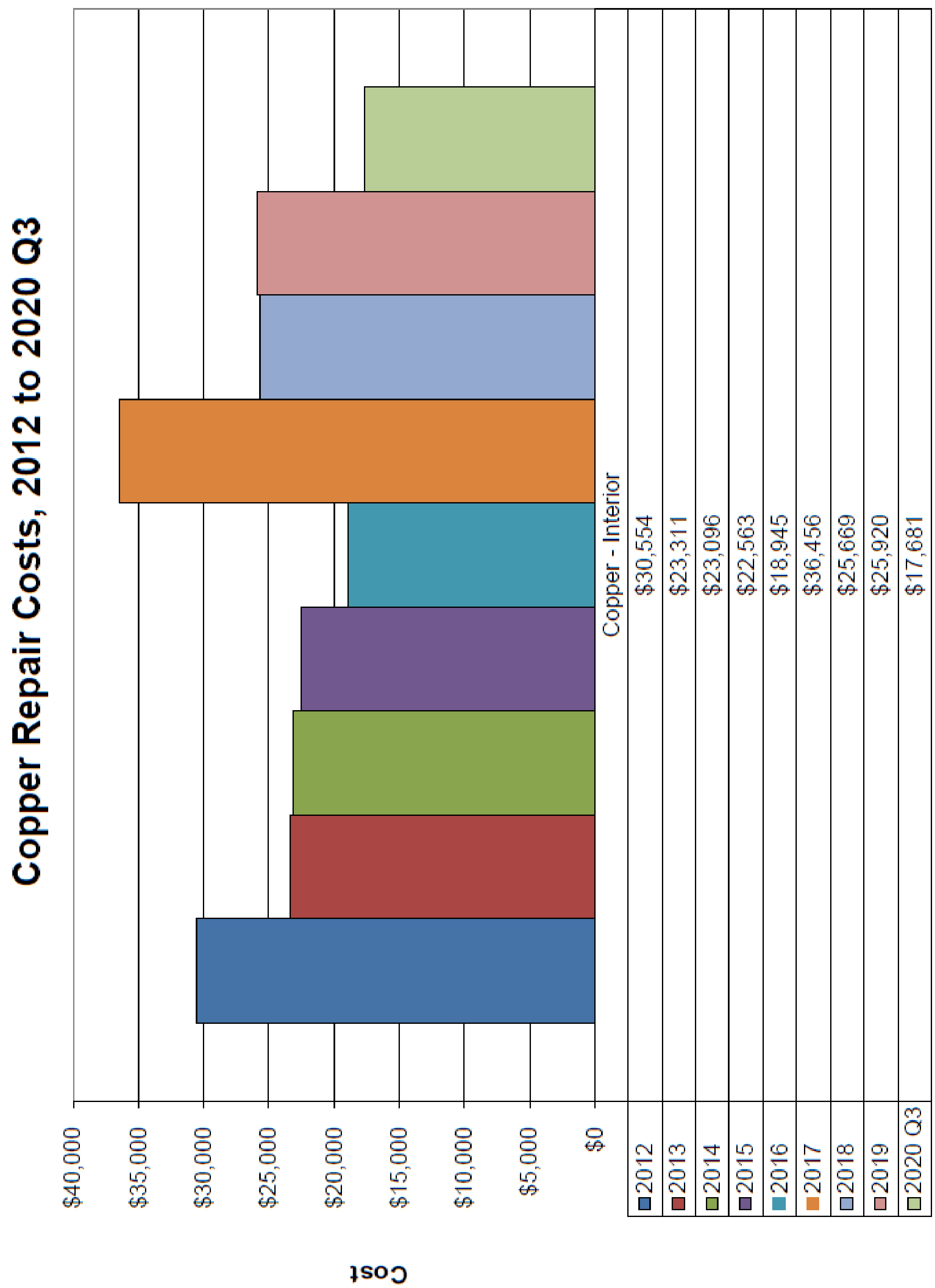
ATTACHMENT(S):

Attachment 1 - Copper Leak Repairs, 2012 to 2020 Q3
Attachment 2 - Copper Repair Plumbing Repair Costs, 2012 to 2020 Q3
Attachment 3 - Copper Repair Plumbing Staff Hours, 2012 to 2020 Q3

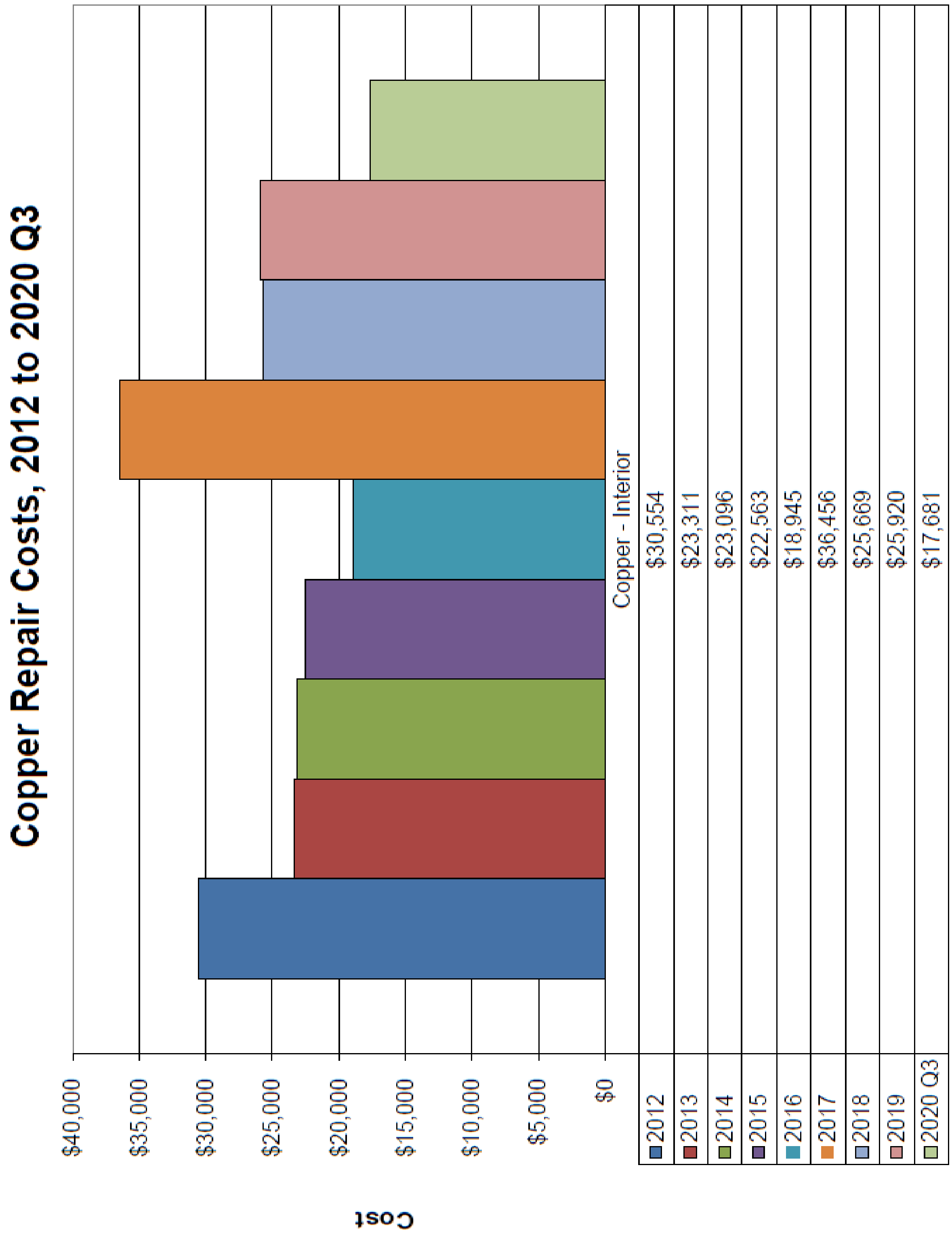
Attachment 1: Copper Leak Repairs, 2012 to 2020 Q3



Attachment 2: Copper Plumbing Repair Costs, 2012 to 2020 Q3



Attachment 3: Copper Repair Plumbing Staff Hours, 2012 to 2020 Q3


Copper Repair Costs, 2012 to 2020 Q3
Cost
$40,000
$35,000
$30,000
$25,000
$20,000
$15,000
$10,000
$5,000
$0
Copper - Interior
2012 $30,554
2013 $23,311
2014 $23,096
2015 $22,563
2016 $18,945
2017 $36,456
2018 $25,669
2019 $25,920
2020 Q3 $17,681

UNITED LAGUNA WOODS MUTUAL
FUND EXPENDITURES REPORT
AS OF OCTOBER 31, 2020

	CURRENT MONTH		YEAR-TO-DATE		2020	%	VARIANCE	
DESCRIPTION	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET	EXPENDED	$	%

RESERVE FUND - MAINTENANCE & CONSTRUCTION

DESCRIPTION	CURRENT MONTH ACTUAL	CURRENT MONTH BUDGET	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE BUDGET	2020 BUDGET	% EXPENDED	VARIANCE $	VARIANCE %
REPLACEMENTS								
BUILDING STRUCTURES	$128,237	$55,974	$866,477	$558,362	$670,009	129%	($308,115)	(55%)
CDS SIGNAGE	0	4,166	29,078	41,660	50,000	58%	12,582	30%
ELECTRICAL SYSTEMS	28,273	38,290	195,460	382,900	459,495	43%	187,441	49%
EXTERIOR WALKWAY LIGHTING	0	6,280	5,821	62,601	75,121	8%	56,779	91%
FOUNDATIONS	0	3,653	0	36,530	43,836	0%	36,530	100%
GUTTER REPLACEMENT	2,787	8,228	32,084	81,912	98,289	33%	49,828	61%
PAINT - EXTERIOR	124,020	157,758	942,176	1,563,880	1,876,061	50%	621,705	40%
PRIOR TO PAINT	92,052	84,359	573,111	836,468	1,003,518	57%	263,357	31%
PAVING	3,714	33,052	229,792	330,520	396,628	58%	100,728	30%
ROOF REPLACEMENTS	282,942	77,565	886,314	775,650	930,804	95%	(110,664)	(14%)
WALL REPLACEMENT	0	13,750	0	137,500	165,000	0%	137,500	100%
WASTE LINE REMEDIATION	743	191,666	738,511	1,916,660	2,300,000	32%	1,178,149	61%
WATER LINE - COPPER PIPE REMEDIATION	0	16,666	169,666	166,660	200,000	85%	(3,006)	(2%)
WINDOW/SLIDING SCREEN DOOR	5,692	9,998	40,761	99,602	119,518	34%	58,841	59%
SUPPL. APPROPRIATIONS	0	0	6,389	6,389	6,389	100%	0	0%
SUB-TOTAL	**$668,459**	**$701,405**	**$4,715,639**	**$6,997,294**	**$8,394,668**	**56%**	**$2,281,655**	**33%**
APPLIANCE AND FIXTURE REPLACEMENTS								
COOKTOPS	$5,191	$5,938	$42,946	$59,260	$71,112	60%	$16,314	28%
DISHWASHERS	4,814	7,151	44,071	71,262	85,523	52%	27,191	38%
BASINS/SINKS/TOILETS	9,671	19,941	95,881	198,868	238,679	40%	102,987	52%
GARBAGE DISPOSALS	4,581	9,669	58,455	96,204	115,440	51%	37,748	39%
HOODS	938	2,984	7,768	29,730	35,681	22%	21,961	74%
COUNTER TOPS/FLOORS/SHOWER ENCLOSURES	47,381	116,371	438,208	1,160,211	1,392,191	31%	722,003	62%
OVENS	6,228	9,271	82,251	92,590	111,112	74%	10,339	11%
RANGES	0	1,045	3,863	10,390	12,469	31%	6,526	63%
REFRIGERATORS	5,136	19,022	83,586	189,805	227,754	37%	106,219	56%
WATER HEATERS & PERMITS	19,614	62,889	246,341	626,314	751,503	33%	379,973	61%
DRYERS	0	2,981	123	29,780	35,735	0%	29,657	100%
WASHING MACHINES	1,424	7,571	45,059	75,636	90,773	50%	30,578	40%
SUB-TOTAL	**$104,978**	**$264,832**	**$1,148,552**	**$2,640,048**	**$3,167,971**	**36%**	**$1,491,495**	**56%**
TOTAL RESERVE FUND	**$773,437**	**$966,237**	**$5,864,192**	**$9,637,342**	**$11,562,639**	**51%**	**$3,773,150**	**39%**

UNITED LAGUNA WOODS MUTUAL
FUND EXPENDITURES REPORT
AS OF OCTOBER 31, 2020

		CURRENT MONTH		YEAR-TO-DATE		2020	%	VARIANCE	
	DESCRIPTION	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET	EXPENDED	$	%
	OPERATING EXPENDITURES - MAINTENANCE & CONSTRUCTION								
1	PLUMBING SERVICE	$129,826	$116,311	$1,284,040	$1,152,207	$1,382,295	93%	($131,833)	(11%)
2	CARPENTRY SERVICE	37,883	41,569	390,857	411,838	494,100	79%	20,981	5%
3	ELECTRICAL SERVICE	25,530	34,485	255,904	341,447	409,634	62%	85,543	25%
4	APPLIANCE REPAIRS	22,130	25,942	206,559	257,114	308,507	67%	50,555	20%
5	INTERIOR PREVENTIVE MAINTENANCE	30,833	29,169	203,498	288,787	346,454	59%	85,289	30%
6	PEST CONTROL	6,616	18,830	44,115	188,300	225,980	20%	144,185	77%
7	COUNTERTOP/FLOOR/TILE REPAIRS	8,512	10,803	88,255	107,074	128,480	69%	18,819	18%
8	ENERGY PROGRAM	1,451	2,083	11,197	20,830	25,000	45%	9,633	46%
9	MISC. REPAIRS BY OUTSIDE SERVICE	500	2,083	21,194	20,830	25,000	85%	(364)	(2%)
10	FIRE PROTECTION	62	1,058	2,259	10,580	12,700	18%	8,321	79%
	TOTAL	**$263,342**	**$282,333**	**$2,507,877**	**$2,799,006**	**$3,358,151**	**75%**	**$291,129**	**10%**

UNITED LAGUNA HILLS MUTUAL
MAINTENANCE PROGRAMS
OPERATING FUND VARIANCE EXPLANATIONS
As of October 31st 2020

1 **PLUMBING SERVICE** - *($131,833) YTD ($13,515) October*

Unfavorable variance: *The YTD variance is caused from large scale emergency work by outside contractors which staff is not equipped to complete. The most common situations usually include descaling of pipes or trenching more than 3' below the surface.*

2 **CARPENTRY SERVICE** - *under 10% variance YTD $3,686 October*

This category is within normal budget constraints.

3 **ELECTRICAL SERVICE** - *$85,543 YTD $8,954 October*

Favorable variance: *Staff received less calls for service this month than we anticipated during the budgeting process. In 2019 we typically resolved approximately sixteen calls per day while we are averaging about twelve calls per day in 2020. There is still a continued favorable variance due to the staff furloughs from March-August.*

4 **APPLIANCE REPAIRS** - *$50,555 YTD $3,811 October*

Favorable variance: *Staff received less calls for service than anticipated. While we are under budget in each of the sub-categories our largest savings were in the washing machine repairs and cabinet modifications for appliance replacements. There is still a continued favorable variance due to the staff furloughs from March-August.*

5 **INTERIOR PREVENTATIVE MAINTENANCE** - *$85,289 YTD ($1,664) October*

Favorable variance: *This is program work that generally has no variance, however, the staff furloughs created a variance that is expected to continue through December.*

6 **PEST CONTROL** - *$144,815 YTD $12,214 October*

Favorable variance: *Although this expenditure item encompasses both the localized treatment of pests and fumigation by whole structure tenting, the bulk of this line item is allocated to fumigation program. The program had a reduction to the number of buildings scheduled for fumigation due to direction from the Board to only proceed with whole structure tenting of buildings where residents were willing to vacate.*

7 **COUNTERTOP/FLOOR/TILE REPAIRS** - *$18,819 YTD $2,292 October*

Favorable variance: *The favorable YTD variance is due to the reduced number of members willing to schedule repair appointments due to pandemic social distancing concerns. There are savings in each category with the exception of bath enclosure repairs.*

8 **ENERGY PROGRAM** - *$9,633 YTD $632 October*

Favorable variance: *We will be completing preventative maintenance work and upgrades at all eight of the solar locations due to having extra funds available in the budget. We have not experienced any repair work in 2020 but feel these upgrades will help the equipment minimize downtime and maximize productivity.*

9 **MISC. REPAIRS BY OUTSIDE SERVICE** - *under 10% variance YTD $1,583 October*

This category is within normal budget constraints.

10 **FIRE PROTECTION** - *$8,321 YTD $996 October*

Favorable variance: *This variance is primarily due to timing. Staff has started to receive invoices and our expectation is that our expenses will be very close to the budgeted amount at year's end.*

United Solar Production Report

2017 Production													
United 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							12,437	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	12,308	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**

2018 Production													
United 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	5708	**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	6702	**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**

United Laguna Woods Mutual
Solar Production Report
Decmber 18, 2020

2019 Production

United Mutual Project	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Total
23	5,623	6,887	10,504	11,168	12,475	11,298	14,903	13,541	10,756	10,360	6,140	5,283	**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	5,111	**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	6,483	**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	5,444	**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	6,426	**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	6,462	**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	5,958	**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	6,450	**145,707**
Total Production of kWh =	**52,585**	**63,980**	**94,352**	**104,734**	**110,952**	**98,325**	**131,415**	**120,567**	**96,793**	**93,135**	**54,920**	**47,617**	**1,069,375**

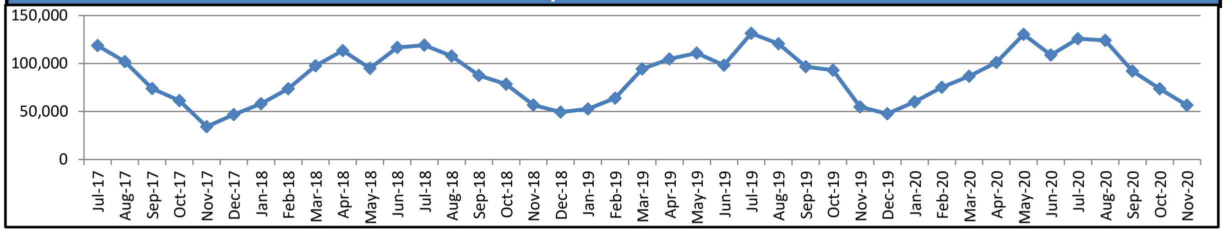
2020 Production

United Mutual Project	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Total
23	6,737	8,474	9,766	11,333	14,425	12,271	14,593	14,063	10,474	8,447	6,167		**116,750**
24	6,478	8,368	9,862	11,487	14,755	12,683	14,966	14,210	10,628	8,497	6,151		**118,085**
50	8,205	10,486	11,948	13,977	17,887	15,131	14,721	16,761	12,682	9,995	8,300		**140,093**
52	6,832	8,631	10,114	11,149	15,238	12,888	15,431	14,887	10,906	8,482	6,917		**121,475**
88	8,070	10,150	11,582	13,453	17,084	13,164	15,635	15,927	11,784	9,560	7,186		**133,595**
90	8,143	10,012	11,224	13,289	17,075	14,303	16,978	16,433	12,220	9,877	7,481		**137,035**
91	7,517	9,209	10,587	12,496	16,157	13,630	15,906	15,074	11,206	9,053	6,865		**127,700**
92	8,041	9,849	11,695	13,892	17,844	14,905	17,546	16,754	12,251	9,819	7,562		**140,158**
Total Production of kWh =	**60,023**	**75,179**	**86,778**	**101,076**	**130,465**	**108,975**	**125,776**	**124,109**	**92,151**	**73,730**	**56,629**		**1,034,891**

United Laguna Woods Mutual
Solar Production Report
Decmber 18, 2020

Lifetime Production in kWh
3,594,599
2020 Repair Costs
$0
Recent Panel Cleanings
4/27/2019, 9/20/2019, 7/16/2020

Monthly Production in kWh



United Mutual Project Log (December 2020)						
#	Type	Name	Description	Status	Estimated Completion/On-going Program	Budget
1	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. 639-B Screen Wall Repair: construction is scheduled to be completed in December. B2184 Column Repairs: structural repair plans are under review by staff.	December 2020	Budget: $134,880 Exp: $8,639 Balance: $126,241
2	920 Projects	**Pushmatic Electrical Panel Replacement**	This project 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 five year contract with Coastal Current Electric Corp. to install 1,375 Pushmatic electric panels. This contract expires in May 2021; at which time a new five year contract will be required to complete the remaining 1,375 electric panels. Estimated Project Completion: Year 2026	The estimated number of units scheduled for 2020: 275 The number of units completed in 2020: 175 The number of manors completed to date: 1,162 The number of manors left to complete: 1,588 Work has resumed in units where the Shareholder has authorized the contractor to enter.	December 2020 Annual	Budget: $425,000 Exp: $183,403 Balance: $241,597
3	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: 3 Approved requests for 2020: 4 Completed installations for 2020: 4 This program has resumed and staff is reviewing requests for additional lighting. On May 15 the M&C Committee directed staff to table US Energy's proposal to perform a walkway lighting investigation to address future walkway lighting concerns.	December 2020 Annual	Budget:$50,121 Exp: $5,106 Balance: $45,015

4	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.	Repair work is performed by in-house staff and takes place on an as-needed basis throughout the year. The installation of new seamless gutter systems will be completed by an outside vendor and this work will be conducted in conjunction with the paint program. Gutter installation has been completed at the following buildings: 817, 914, 915, 916, 918, 932 and 936. Installation is currently taking place at building 730.	December 2020 Annual	Budget: $98,289 Exp: $35,762 Balance: $62,527
5	910 Bldg. Maint	**Exterior Paint Program**	Starting in 2019, the Mutual has implemented a 10- year full cycle exterior paint program. All exterior components of each building are to be painted every 10 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.	All buildings within the following cul-de-sacs are scheduled for painting during the 2020 Exterior Paint Program: 61, 62, 63, 64, 65, 66, 67 and 204. CDS 61, 62, and 63 have been completed. Staff is currently working in CDS 64 which consists of 14 buildings, 10 carports, and 1 laundry room. The remainder of buildings not completed in 2020 will be finished in January 2021. The buildings in Cul-de-sacs 64, 65, 66, 67 and 204 will be completed in 2021 as part of the new 15-year paint program cycle.	Annual Program - Remaining Work to be Completed in 2021	Budget: $1,876,061 Exp: $942,176 Balance: $933,885
6	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 10 years in conjunction with the Exterior Paint Program.	All buildings within the following cul-de-sacs are scheduled for inspection and repair during the 2020 PTP Program: 61, 62, 63, 64, 65, 66, 67, and 204. CDS 61, 62, 63, 64 and 65 have been completed. Staff is currently working in CDS 66 which consists of 15 buildings, 7 carports and 2 laundry rooms. Completion of CDS 66 is scheduled to be completed by the end of December. The buildings in Cul-de-sacs 66, 67 and 204 will be completed in 2021 as part of the new 15-year paint program cycle.	Annual Program - Remaining Work to be Completed in 2021	Budget: $1,003,518 Exp: $573,111 Balance: $430,407
7	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. The 5 & 10-year old preventive roof maintenance has been completed.	December 2020	Budget: $138,052 Exp: $126,298 Balance: $11,754

8	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 2025.	On June 10th the M&C Committee directed staff to move forward with this project for buildings where the Shareholders have agreed to the remediation work. Total number of buildings in United Mutual completed for November: 6. Invoices are pending. Buildings estimated for completion in December: 9	December 2020	Budget: $2,300,000 Exp: $737,767 Balance: $1,562,233 Cumulative Expenditures 2008 through 2019: $8,036,901
9	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. On July 14th the United Board directed staff to move forward with this program for buildings where the Shareholders have agreed to vacate for whole structure tenting. 14 of the 21 buildings and 4 carports that were scheduled to be fumigated this year were successfully completed.	December 2020 Annual	Budget: $225,980 Exp: $46,115 Balance: $179,865

	910 Bldg. Maint	**Balcony & Breezeway Resurfacing**	This mid-cycle program provides for the waterproof topcoat sealing of balcony and breezeway deck surfaces every 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.	**COMPLETED**	December 2020 Annual	Budget: $62,816 Exp $53,859 Balance: $8,957
	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.	**CANCELLED** On March 10th the Board unanimously voted to defund the Foundations Program for the 2020 fiscal year in the amount of $43,686.	CANCELLED	Budget: $43,836 Exp: $0 Balance: $43,686

	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. The 2020 Program includes the lining of buildings 237, 580, 658, 2003 and 2096.	**CANCELLED** A total of 24 buildings have been epoxy lined to date since 2008. The following five buildings were scheduled to be epoxy lined in 2020: 237, 580, 658, 2003 and 2096. The epoxy lining in four buildings, 237, 580, 2003 and 2096 has been completed. This project has been postponed for the remainder of the year.	CANCELLED	Budget: $200,000 Exp: $169,666 Balance: $30,334
	920 Projects	**Cul-de-sac Signage**	This program is intended to upgrade building and cul- de-sac (CDS) signage to improve their visibility. The M&C Committee is focused on replacement of the existing CDS signs with a larger, more visible sign, and upon completion of the cul-de-sacs, staff will continue to replace building address signs. Staff is using larger, traffic-rated, high reflectivity materials to improve their visibility at night.	**COMPLETED**	December 2020	Budget: $50,000 Exp: $0 Balance: $50,000
	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**	August 2020	Budget: $150,000 Exp: $157,780 Balance: -$7,780
	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. The 2020 program will consist of 59,900 square feet of paving replacement.	**COMPLETED** **Invoices Pending.**	October 2020	Budget: $185,724 Exp: $34,190 Balance: $151,534
	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. The 2020 Program will consist of 14 cul-de-sacs	**COMPLETED**	September 2020	Budget: $60,904 Exp: $37,821 Balance: $23,083

	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.	**COMPLETED** **Invoices pending.**	October 2020	Budget: $792,752 Exp: $760,016 Balance: $32,736
	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. Estimated Project Completion: Year 2031	**COMPLETED** Invoices Pending To date a total of 3,266 linear feet out of 21,000 linear feet of Shepherd's Crook has been installed. On March 10th the Board approved a funding reduction of $125,000. The remaining budget amount of $40,000 was used to fabricate and install 300 linear feet in 2020.	December 2020	Budget: $165,000 Exp: $0 Funding Reduction: ($125,000) Exp: $0 Balance: $40,000 Cumulative Expenditures 2012 through 2019: $281,205