



OPEN MEETING

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

**Friday, November 20, 2020 - 1:00 PM
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. Solar Production Report

Oral Discussion:

8. Project Log
 - review the work that has re-started since the first week in August
 - review the work that is anticipated to be completed this year
 - gutter replacement program
9. Update on 829-C Plumbing Repair
10. Implementation Plan for 15-year Paint Program

Items for Future Agendas:

- Strategic locations of electric vehicle charging stations in the Village
- Copper pipe supply line leak report (February, June & December)
- Develop a responsibility matrix for residential unit components
- Drainage Improvements to prevent foundation issues

Concluding Business:

11. Committee Member Comments
12. Date of Next Meeting – December 23, 2020
13. Adjournment

United Solar Production Report

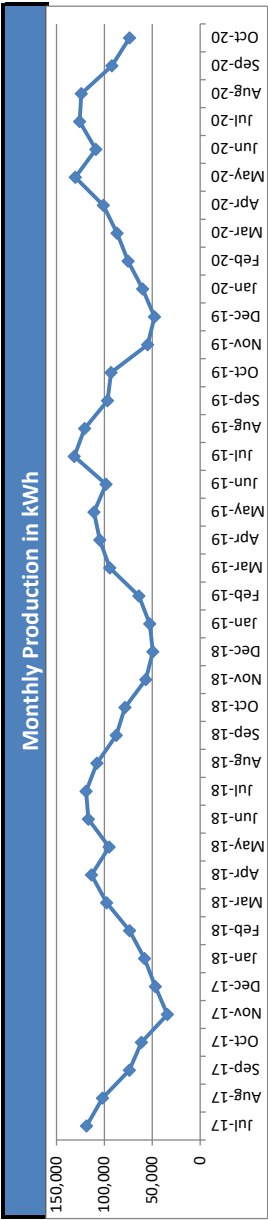
2017 Production													
United Mutual Project													
	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Total
23							12,912	11,266	8,066	6,655	3,790	5,055	47,744
24							12,437	10,889	7,971	6,679	3,793	5,054	46,823
50							16,209	14,200	10,276	8,626	4,593	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	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 =						119,001	107,759	87,661	78,445	56,733	49,428	1,053,439	

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			110,583
24	6,478	8,368	9,862	11,487	14,755	12,683	14,966	14,210	10,628	8,497			111,934
50	8,205	10,486	11,948	13,977	17,887	15,131	14,721	16,761	12,682	9,995			131,793
52	6,832	8,631	10,114	11,149	15,238	12,888	15,431	14,887	10,906	8,482			114,558
88	8,070	10,150	11,582	13,453	17,084	13,164	15,635	15,927	11,784	9,560			126,409
90	8,143	10,012	11,224	13,289	17,075	14,303	16,978	16,433	12,220	9,877			129,554
91	7,517	9,209	10,587	12,496	16,157	13,630	15,906	15,074	11,206	9,053			120,835
92	8,041	9,849	11,695	13,892	17,844	14,905	17,546	16,754	12,251	9,819			132,596
Total Production of kWh =													
	60,023	75,179	86,778	101,076	130,465	108,975	125,776	124,109	92,151	73,730			978,262

Lifetime Production in kWh	
3,537,970	
2020 Repair Costs	
\$0	
Recent Panel Cleanings	
4/27/2019, 9/20/2019, 7/16/2020	



United Mutual Project Log (November 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 will begin this month. 598-G and F: Patio Wall repair. Construction will begin this month. CDS-13 Retaining Wall Replacement: Construction began on November 2. 806-B- Joist repair: A Structural Observation report is expected this month. B2184- Column repairs. Structural repair plans are under review by staff.	December 2020	Budget: \$134,880 Exp: \$7,199 Balance: \$129,237
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: 142 Number of manors completed to date: 1,129 Number of manors left to complete: 1,631 Work will resume in units where the Shareholder has authorized the contractor to enter.	December 2020 Annual	Budget: \$425,000 Exp: \$155,131 Balance: \$269,869 Cumulative Expenditures 2016 through 2019: \$1,398,012
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: 1 Approved requests for 2020: 3 Completed installations for 2020: 3 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. Buildings 914, 915, 916, 918, 932 and 936 have been determined to have drainage issues and have qualified for gutter installation. Installation is currently taking place at building 932, to be followed by building 936.	December 2020 Annual	Budget: \$98,289 Exp: \$29,297 Balance: \$68,992

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. Staff is currently working in CDS 63 which includes 24 buildings, 16 carports, and 4 laundry rooms. CDS 61 and 62 have been completed.	December 2020 Annual	Budget: \$1,876,061 Exp: \$818,156 Balance: \$1,057,905
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. 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. CDS 61, 62, 63, 64 and 65 have been completed.	December 2020 Annual	Budget: \$1,003,518 Exp: \$481,059 Balance: \$522,459
7	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.	The CDS's that are scheduled for the 2020 Balcony & Breezeway Resurfacing Program are: 1, 2, 3, 4, 17, 18, 28, 29, 38, 45, 46 and 50. Staff is currently working in CDS 46 and expect to complete work in this CDS by mid-November, to be followed by CDS 50. CDS 46 and 50 are the remaining buildings that are scheduled for completion.	December 2020 Annual	Budget: \$62,816 Exp \$53,859 Balance: \$8,957
8	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: \$130,464 Balance: \$7,588
9	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	To date a total of 2,966 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 will be used to fabricate and install a minimum of 300 linear feet of fence. The contractor is currently fabricating the Shepherd's Crook Fencing. The equestrian trail on Moulton Parkway will be included in the work to be completed this year.	December 2020	Budget: \$165,000 Exp: \$0 Funding Reduction: (\$125,000) Balance: \$40,000 Cumulative Expenditures 2012 through 2019: \$281,205

10	904 Bldg. 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.	Total number of buildings in United Mutual for October: 8 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.	December 2020	Budget: \$2,300,000 Exp: \$737,767 Balance: \$1,562,233 Cumulative Expenditures 2008 through 2019: \$8,036,901
11	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. There were 21 buildings and 4 carports that were scheduled to be fumigated this year.	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. The last fumigation of the year will take place on November 17-18.	December 2020 Annual	Budget: \$225,980 Exp: \$39,470 Balance: \$186,510
	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: \$141,053 Balance: \$58,947
	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 Invoices pending.	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: -\$5,780
	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: \$0 Balance: \$185,724
	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 Invoices pending.	September 2020	Budget: \$60,904 Exp: \$37,921 Balance: \$22,983
	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: \$736,347 Balance: \$56,405