



**OPEN MEETING**

**REPORT OF REGULAR MEETING OF THE THIRD LAGUNA HILLS MUTUAL  
MAINTENANCE AND CONSTRUCTION COMMITTEE**

**Monday, January 6, 2020 – 1:30 PM**

**Laguna Woods Village Community Center Board Room  
24351 El Toro Road**

**MEMBERS PRESENT:** Cush Bhada – Chair, Steve Parsons, John Frankel, Jon Pearlstone, Craig Wayne

**MEMBERS ABSENT:** None

**STAFF PRESENT:** Ernesto Munoz – Staff Officer, Laurie Chavarria

**1. Call to Order/Establish a Quorum**

Chair Bhada called the meeting to order at 1:35 PM and stated that the meeting is being held pursuant to notice duly given and established that a quorum of the Committee was present.

**2. Acknowledgement of Media**

The media was not present.

**3. Approval of the Agenda**

Chair Bhada postponed the discussion of Item #13 until the next meeting on March 2, 2020. The agenda was approved as amended.

**4. Approval of Meeting Report for November 4, 2019**

The meeting report from November 4, 2019 was approved as written.

**5. Chair's Remarks**

Chair Bhada remarked on the Street Light LED Conversion project; and the percentage of the 2019 programs that are complete.

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

- Ed McGill (2390-2C) commented that he was happy about the major improvements in GV Buildings; and the water that leaks from the 1<sup>st</sup> floor breezeway into the garage.
- Randy Scott (5372-1G) commented on the need for a permanent ramp at the main entrance of 3244; and possible VA funding for ramps.
- Patricia Lewis (2393-3C/2390-2C) commented on the puddles of water that are in the garage of building 2390.

Staff Officer Ernesto Munoz and various Committee members replied to the Member Comments.

## **7. Department Head Update**

Staff Officer Ernesto Munoz had no 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.*

By consensus, all items on the Consent Calendar were approved.

## **8. Maintenance Expenditures and Variance Explanations**

### **9. Project Log**

### **Reports:**

## **10. Review of TEC's Energy Priority Work Plan and Deliverables**

Staff Officer Ernesto Munoz summarized the report and introduced a representative from The Energy Coalition.

The TEC representative presented the deliverables from Task 1 of the energy priority work plan. No further direction was provided to the energy consultant.

Discussion ensued regarding expected future loads; electrical infrastructure upgrades to handle the current load; independent EV charging stations; and parking garage circuits.

By consensus, staff was directed to bring back a report with an analysis for what it would take to provide independent EV charging stations throughout the Mutual, in order to reduce the current load on the existing infrastructure.

## **11. Building & Carport Lighting Timers**

Staff Officer Ernesto Munoz summarized the report and answered questions from the Committee.

Discussion ensued regarding the useful life of the equipment.

## **12. Dryer Timer Reset Costs**

Staff Officer Ernesto Munoz summarized the report and answered questions from the Committee.

Discussion ensued regarding projected revenue; number of expected loads; the amount of subsidized laundry costs; and time of use programming for dryers.

By consensus staff was directed to bring back a report for discussion when there has been a full year of revenue collected.

## **13. Painting of Building 2129**

This item was postponed until March 2, 2020.

### **Items for Future Agendas:**

- Programs Report (March, July, November)
- Painting of Building 2129 (March)
- Dryer Timer Reset Costs (May)
- EV Charging in GV Garages

### **Concluding Business:**

#### **Committee Member Comments**

- There were no Committee Member Comments

#### **Date of Next Meeting – March 2, 2020**

**Adjournment** – The meeting was adjourned at 3:04 PM.



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Cush Bhada, Chair