



OPEN MEETING

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

Monday, July 1, 2019 – 1:00 PM

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

MEMBERS PRESENT: Rosemarie di Lorenzo (for Cush Bhada) – Acting Chair, Bunny Carpenter, Steve Parsons, Roy Bruninghaus (for John Frankel), Jon Pearlstone, and Advisor: Steve Leonard

MEMBERS ABSENT: Cush Bhada, John Frankel

STAFF PRESENT: Ernesto Munoz – Staff Officer, Laurie Chavarria

1. Call to Order/Establish a Quorum

Acting Chair di Lorenzo called the meeting to order at 1:02 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. A representative from Marketing & Communications was present.

3. Approval of the Agenda

Items 8, 9 and 10 were pulled from Consent for discussion; Mailroom Floors was added as item 10b; Garden Villa Breezeway Recessed Areas was added as 10c; Non-emergency Chargeable Maintenance Services was added as 10d; and a request for a supplemental appropriation for the CDS sign installation project was added to the agenda as Item 12.

The agenda was approved as amended.

4. Approval of Meeting Report for May 6, 2019

The meeting report from May 6, 2019 was approved as written.

5. Chair's Remarks

Acting Chair di Lorenzo remarked that Director Bhada is out of town and she will be Acting Chair while he is away. In addition, she spoke about the upcoming budget meetings and her service next year as an advisor to this Committee.

6. Member Comments (Items Not on the Agenda)

- Craig Wayne (4024-B) commented on the slab cracks on his back patio.
- Stuart Hack (2393-3D) commented on directories in LH-21 buildings, mailroom flooring and his concerns about lower HOA dues equaling lower maintenance standards. Acting Chair di Lorenzo addressed Mr. Hack's concerns and provided him with the correct information.
- Merle Entner (3072-A) commented on removal of dryers in L308 and heat selection options.

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

By consensus staff will follow up with each member and resolve all concerns, where possible.

7. Department Head Update

Staff Officer Ernesto Munoz provided an update on the upcoming second street light LED fixture conversion project. The presentation by Siemens will take place on July 18, 2019 at 9:00am in the Board room. Staff will coordinate with Marketing to advertise this open meeting and with Information Technology so the meeting can be recorded.

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.

Items 8, 9 and 10 were pulled from the Consent Calendar for discussion.

Items for Discussion:

8. Programs Report

Director Parsons commented on the information provided in the Programs Report.

9. Maintenance Expenditures and Variance Explanations

Replacement Fund:

- Director Parsons commented on Gutters; Mailboxes; Wall Replacements; and the Exterior Paint Program.
- Director Pearlstone commented on Mailboxes.

Operating Fund:

- Director Pearlstone commented on the annual budget number for Concrete Repair/Replacement; and increases for OT & Temp Help.
- Acting Chair di Lorenzo commented on the overall operating budget; plumbing services; carpentry; and appliance repair.

Staff Officer Ernesto Munoz replied to the Committee member comments.

10a. Project Log

Director Carpenter asked about the CDS sign installation project.

Director Parsons asked about Building Structures budget.

Acting Chair di Lorenzo commented on plumbing work happening outside of Building 4015.

10b. Mailroom Floors

Acting Chair di Lorenzo asked about the condition of mailroom floor and if there is a plan to replace the ceramic tile flooring.

Discussion ensued regarding mailroom and elevator tile flooring inspections; and alternate flooring materials.

By consensus, staff was directed to inspect all mailroom and elevator floors. Staff will bring a report to the September M&C and provide options for the Committee to consider on any recommended flooring replacements.

10c. GV Breezeway Recessed Areas

Acting Chair di Lorenzo commented on the budget for GV Breezeway Recessed Area.

10d. Non-Emergency Chargeable Services

Acting Chair di Lorenzo commented on the status of the chargeable services.

Discussion ensued regarding use of chargeable services; staffing resources; possible services to be removed; revised estimated costs; and carport condensation panels.

Staff will bring a report to the September M&C for the Committee to review which will include any recommended changes for 2020.

Reports:

11. Revisions to the Exterior Paint Color Palette

Maintenance Operations Manager Velny Soren summarized the report and answered questions from the Committee.

Discussion ensued regarding color placement; contrasting door color options; cool toned colors such as greens as a body color; paint color renderings; wrought iron paint colors; and paint color options for 3-story buildings.

The current Exterior Paint Color Palette includes ten color groups for single-story and two-story buildings, and three color groups for three-story buildings.

At the May 6, 2019 Maintenance and Construction Committee meeting, staff was directed to work with a design consultant to produce a new Exterior Paint Color Palette for single-, two-story, and three-story buildings.

Single and two-story residential buildings are currently trending with timeless body colors such as off-whites and light beiges that incorporate a darker trim. Alternatively, these trending paint colors are often reversed with darker body colors and lighter accent and trim colors. These paint color schemes work well with shades of blues, greens, and russets incorporated as options for entry doors or accent colors. Ten new paint color palette options have been proposed by the Mutual's design consultant for single and two-story buildings.

The warm-toned color options feature natural and inviting shades, designed to evoke feelings of warmth and maximize a resort-like curb appeal popular throughout the Southern California region. The cool-toned color options feature combinations that bring forth a stately and classic appearance, with cool neutrals pairing well with the natural architectural and landscape designs already featured throughout the Village.

To maintain the operational and logistical efficiencies of the current program, staff recommends implementing the Revised Exterior Paint Color Palette in the first cul-de-sac to be painted on the Mutual's 2020 Exterior Paint Program scope and all future executions of the Mutual's Exterior Paint Program.

A motion was made and unanimously approved to recommend the Board approve a revision to the Exterior Paint Color Palette, to be implemented during the 2020 Paint Program Cycle. Additionally, staff was directed to change the door color for Option 7 from Dark Granite to a contrasting red color.

12. Supplemental Appropriation for Cul-de-sac Sign Installation

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

There are approximately 250 existing cul-de-sac signs in Third Mutual. The planned scope of work in the current year is funded from the 2019 Reserves Plan – Building Numbers in the amount of \$33,970 to fabricate and install 122 new cul-de-sac signs.

At the May 29, 2019, Special Meeting of the Third Mutual M&C Committee, staff was directed to bring a report back to the July M&C Committee meeting recommending a supplemental appropriation for the cost to complete all cul-de-sac sign installations in 2019.

A motion was made and unanimously carried to recommend the Board approve a supplemental appropriation in the amount of \$23,000, from the Replacement Reserves Fund to fabricate and install an additional 77 new cul-de-sac signs in 2019 which will complete the implementation of the new cul-de-sac address signage project.

Items for Future Agendas:

- Carport Condensation Panels as a Chargeable Service (September 2019)
- Mailroom Flooring (September 2019)
- Bulky Item Pick Up Solutions (September 2019)

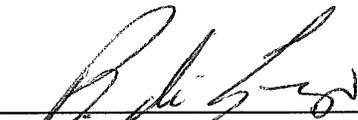
Concluding Business:

Committee Member Comments

- Director Carpenter commented on the additional information provided in the project log.
- Director Parsons commented on the proposed 2020 exterior paint colors.

Date of Next Meeting – September 9, 2019

Adjournment – The meeting was adjourned at 2:41 PM.



Rosemarie di Lorenzo, Acting Chair



Bunny Carpenter, Co-Chair