



**OPEN MEETING**

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

**Monday, May 2, 2022 at 1:30 PM  
24351 El Toro Road, Laguna Woods, California  
Board Room and Virtual with Zoom**

**MEMBERS PRESENT:** Ralph Engdahl - Chair, James Cook, John Frankel, Robert Mutchnick, Craig Wayne

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** **Third:** Cush Bhada, Mark Laws, Ira Lewis  
Dave Bienek – Advisor

**STAFF PRESENT:** Manuel Gomez – Maintenance & Construction Director,  
Bart Mejia – Maintenance & Construction Assistant  
Director, Ian Barnette – Maintenance & Construction  
Assistant Director, Guy West – Projects Division Manager,  
Koh Shida - Maintenance Operations Manager, Scot Wolf -  
Project Manager, Erik Schneekluth - Project Manager,  
Laurie Chavarria – Sr. Management Analyst, Sandra  
Spencer – Administrative Assistant

**1. Call to Order**

Chair Engdahl called the meeting to order at 1:30 p.m.

**2. Acknowledgement of Media**

Chair Engdahl noted that the meeting was broadcasting on Granicus and being recorded.

**3. Approval of Agenda**

Director Mutchnick requested the title of Agenda Item 10 be changed to “Recommendation from Parking and Golf Cart Subcommittee for a Pilot Program for Electrical Engineering Services in CDS 317 (verbal update).”

Hearing no objection, the agenda was approved as amended.

#### **4. Approval of Meeting Report from March 7, 2022**

Mr. Gomez noted a correction of the address mentioned in Agenda Item 6 of the March 7, 2022 meeting report. The correct address is 2401 Via Mariposa.

Hearing no objections, the meeting report was approved as amended by unanimous consent.

#### **5. Chair's Remarks**

Chair Engdahl had no remarks.

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

- A member commented on the existing laundry facilities for three-story buildings and requested a meeting with staff to discuss potential future options for individual units.
- A member commented that he could not locate the March 2022 meeting report on the website; regarding the water pressure in building 3024; and regarding the termite inspection schedule.
- A member commented that he noted several street light poles were down in the Third area.

Mr. Gomez responded to all member comments. Staff was directed to bring back a report on the feasibility of individual washer/dryer units.

#### **7. Department Head Update**

Mr. Gomez updated the committee on SB326 relating to balcony inspections. Proposals are due this week and results will be provided to the committee at the next meeting.

M&C received and approved a request for the addition of a pedestrian walkway light at 3131 Via Serena at a cost of approximately \$2,000. Funding was provided by the board adopted \$25,000 exterior lighting budget for 2022 for lighting upgrades throughout the community.

#### **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.*

Hearing no objections, the Consent Calendar was approved by unanimous consent.

#### **8. Project Log**

#### **9. Solar Production Report**

**For Discussion and Consideration:**

**10. Recommendation from Parking and Golf Cart Subcommittee for a Pilot Program for Electrical Engineering Services in CDS 317 (verbal update)**

Mr. Mejia provided an update and answered questions from the committee. Discussion ensued regarding the approval by the subcommittee of the RFP; the origin of the request to upgrade the system to 200-amps to charge up to 10 EVs at any one time utilizing an energy management system; the addition of a 240-volt system to accommodate charging of electric automobiles; and the possibility that other areas of the mutual would request similar upgrades.

Mr. Mejia suggested further discussion of this item in the closed session of this meeting.

**11. Lighting Levels on Via Del Faro at Ave. Sosiega (verbal update)**

Mr. Gomez provided background on the original light pole and options for a replacement light pole. Mr. Mejia presented results from recent light measurements at this and similarly configured streets. After further discussion, the committee determined no light replacement is necessary.

**12. Roofing Material Comparison (presentation)**

Mr. Gomez provided background of the roofing material options offered by the consultant in 2008 and based on those recommendations, the PVC Cool Roof option was selected. A PowerPoint presentation showed before and after photos of roofs with PVC and detailed the life-cycle cost comparison.

Committee Advisor, Dave Bienek, shared his 30-year background in the roofing business and suggested spay foam as an alternative roofing material. Mr. Bienek provided samples and articles to support his recommendation of Spray Polyurethane Foam (SPF).

Staff was directed to further research current roofing material options, including SPF, to present at a future committee meeting.

**Items for Future Agendas:**

- Policy to address reimbursements for MI events when residents pay for work due to delay in response from VMS
- Cost estimate for motion sensor lights to replace photocell controllers in common areas for three-story buildings
- Report on the feasibility of additional solar installations
- Presentation on allowing washer/dryer units in GV 3-story buildings
- Follow up on roofing material options

**Concluding Business:**

**13. Committee Member Comments**

- Chair Engdahl and Director Wayne commented that it was a good meeting.
- Directors Frankel and Mutchnick thanked Dave Bienek for his input on the roofing topic and expressed interest in his participation as an advisor on the committee.
- Director Cook suggested that the cost estimate for motion sensors lights be added to the 2023 budget.
- Advisor Bienek thanked the committee for allowing his participation.

**14. Date of Next Meeting:** July 7, 2022

**15. Recess** - At this time, the meeting recessed for a short break and reconvened to Closed Session to discuss contractual matters.

The meeting was recessed at 2:38 p.m.

**Summary of Previous Closed Session Meeting**

*During the March 7, 2022, Regular Closed Meeting, the committee:*

*Approved the Agenda*

*Discussed and Considered Contractual Matters*

**16. Adjournment**

The meeting was adjourned at 3:34 p.m.

  
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Ralph Engdahl, Chair

Ralph Engdahl, Chair  
Manuel Gomez, Staff Officer  
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