



OPEN MEETING

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

Monday, March 7, 2022 at 1:30 pm

24351 El Toro Road – Board Room & Virtual with Zoom

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

MEMBERS ABSENT: None

OTHERS PRESENT: Judith Troutman – Advisor, Mark Laws

STAFF PRESENT: Manuel Gomez – Maintenance & Construction Director,
Bart Mejia – Maintenance & Construction Assistant
Director, Ian Barnette – Maintenance & Construction
Assistant Director, Guy West – Projects Manager, Koh
Shida – Maintenance Operations 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. There were no media present and the meeting was not being televised.

3. Approval of the Agenda

The agenda was approved as written.

4. Approval of Meeting Report from January 3, 2022.

The meeting report from January 3, 2022 was approved as written.

5. Chair's Remarks

Chair Engdahl had no remarks.

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

A member requested a ramp and a push button door entrance be installed at 2401 Via Mariposa. The committee directed staff to inform the member of the mutual policy to allow these types of modifications at the expense of the requesting mutual owner. A further evaluation of physical constraints at the location would be needed prior to replying to the manor owner.

7. Department Head Update

None

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.

The Consent Calendar was approved unanimously.

8. Project Log

9. Solar Production Report

10. SCE Charge Ready Application Update and Recommendation to Approve the Next Steps

Mr. Mejia presented an update on the charging port applications via PowerPoint and answered questions from the committee. The remaining options included: 1) support SCE's recommendations, 2) withdraw all applications and resubmit new applications under the "customer" installed Make Ready Program, or 3) withdraw all applications and continue to search for new programs to assist with the installation of new EV charging stations. Further discussion ensued regarding the evolution of technology; return on investment; and the scarcity of regular parking spaces.

A motion was made and unanimously approved to reject Options 1 & 2 and accept Option 3.

11. Present RFP for Addressing Seepage at Brazo and at Calzado

Mr. Mejia provided an update on the status of the RFP and answered questions from the committee. A contract for construction documents and contractor bid packages for addressing the seepage will be discussed in the closed session following this open meeting.

12. Present RFP for Compliance with SB326

Mr. West presented an overview of Senate Bill 326 (SB326) via PowerPoint and answered questions from the committee. The presentation included the reason for the Bill; types of structures that need to be inspected; the frequency of those inspections; what type of professional is qualified to make those inspections; the responsibility of the inspector to report findings; and how long the inspection reports need to be kept after the inspections take place. Staff invites input on the draft RFP which seeks proposals from consultants to perform the required inspections. The RFP will be advertised later this month.

Results of the RFP will be presented at a future committee meeting.

13. Potential Installation of Pressure Regulator Valves at All Mains

Mr. Barnette discussed the presence of pressure regulator valves in various buildings in Third Mutual. As buildings are determined to have high water pressure, valves are installed. Should all the buildings be retrofitted with pressure regulator valves, the cost would be approximately \$3 million and would have to be installed by an outside vendor due to staffing limitations. Discussion ensued regarding frequency of water damage caused by leaks; costs associated with each leak; and potential causes of water leaks.

A motion was made and unanimously approved to request staff to refine the costs to install pressure regulator valves on all buildings for presentation as part of the 2023 budget process.

14. Quote for Light Pole Replacement on Via Del Faro at Ave. Sosiega

Mr. Barnette updated the committee on the status of a replacement light pole. The LED pilot pole that was in that location failed and was removed. A quote for \$37,000 was presented for a like-for-like light pole.

A motion was made and unanimously approved to request staff to arrange for a photometric study to determine the need for an additional street light. If a light is needed for safety reasons, staff is requested to provide a quote for a solar-powered light similar to the model recently priced for installation in the maintenance employee parking lot and to bring that quote to a future committee meeting.

15. Estimates for a Three-Year Termite Inspection Schedule

Mr. Shida summarized the report and answered questions from the committee. Additional discussion followed regarding the costs; the current termite repair budget; the scope of the inspections; and the scope covered by the Prior-To-Paint Program.

Staff was directed to present the proposal for a three-year termite inspection cycle as part of the 2023 budget process.

Items for Future Agendas:

- Cost Estimate for Motion Sensor Lights to Replace Photocell Controllers in Common Areas for Three-Story Buildings
- Policy to address reimbursements for MI events when residents pay for work due to delay in response from VMS (consider review by Resident Policy and Compliance Committee)
- Report on the feasibility of additional solar installations
- Consider offering the option of repiping when drywall has been removed after a moisture intrusion event

Concluding Business:

16. Committee Member Comments

None

17. Date of Next Meeting – May 2, 2022

18. Recess

The meeting was recessed at 3:10 p.m.


Ralph Engdahl, Chair

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Manuel Gomez, Staff Officer
Telephone: (949) 268-2380