



OPEN MEETING

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

**Monday, July 1, 2024 at 1:30 p.m.
24351 El Toro Road, Laguna Woods, CA 92637
Board Room and Virtual with Zoom**

REPORT

MEMBERS PRESENT: Reza Karimi – Chair (in for Brad Rinehart), Jim Cook, SK Park, Moon Yun

MEMBERS ABSENT: Brad Rinehart

STAFF PRESENT: Manuel Gomez – Maintenance & Construction Director, Ian Barnette – Maintenance & Construction Assistant Director, Guy West – Projects Division Manager, Laurie Chavarria – Senior Management Analyst, Sandra Spencer – Administrative Assistant

1. Call Meeting to Order

Director Karimi called the meeting to order at 1:30 p.m.

2. Approval of the Agenda

Hearing no objection, the agenda was approved as written.

3. Approval of the Meeting Report from May 6, 2024

Hearing no objection, the meeting report was unanimously approved.

4. Remarks of the Chair

None.

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

None.

6. Response to Member Comments

None.

7. Department Head Update

- Building 3500 Ramp/Parking Striping Update

Mr. Gomez informed the committee that upon further investigation by staff and conversations with the member who requested a ramp at Building 3500, the member is satisfied with the existing configuration and has requested that no new additional parking pavement markings be installed.

- M&C 2025 Budget Update

Mr. Gomez provided an update on items recommended for inclusion in Third Mutual's 2025 budget. At this time, the installation of rain gutter screens at selected buildings and for consultant services to develop a renewable energy plan have been included. Funds for hand railings at Garden Villa buildings, accelerated elevator refurbishments in Garden Villa buildings, and the hiring of a quality control inspector for plumbing/electrical/roofing have not yet been approved. Funding levels for epoxy lining of copper pipes and waste lines may possibly be reduced.

- Gate 11 Seepage Update

Mr. Gomez indicated that staff is reviewing the proposal from the geotechnical consultant and will be revising the scope of work to address nuisance seepage at the south end of Brazo. Staff has confirmed that the drainage issues in phase one of the French drain installations are working as intended. The revised proposal to address a different area will be brought back to the committee at the next meeting for review.

- 8. 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.*

- a. Project Log

Director Park pulled the project log for discussion. Staff answered questions from the committee.

The consent calendar was unanimously approved.

Chair Karimi suggested reversing items 9a and 9b to accommodate the member in attendance to discuss Building 3101 Walkway Realignment.

9. Items for Discussion and Consideration

a. Building 3101 Walkway Realignment

Mr. Gomez provided an overview of the request to realign the sidewalk at Building 3101 by the member at 3101-D. Staff answered questions from the committee and the member provided a statement. A motion was made to recommend the board approve the request. The motioned passed unanimously.

b. Pilot Battery Storage System for EV Charging in 3-Story Buildings (Chair)

Mr. Gomez introduced the item which was suggested by Chair Rinehart. Considering Chair Rinehart was not in attendance, the item was tabled for a future committee meeting.

c. 2024 Asphalt Program Update

Mr. Gomez updated the committee on further investigations performed by staff as well as a professional pavement consultant to verify that the scheduled locations should be repaved. Both staff and the consultant concluded that a 2 inch-grind and overlay is recommended. The contract will be discussed in closed session following the open meeting.

d. Wasteline Epoxy Lining

Mr. Barnette narrated a short video showing before, during, and after images of a waste line that was lined with epoxy and answered questions from the committee. Mr. Barnette also confirmed that a dedicated staff member reviews all videos for accuracy prior to processing vendor invoices. A list of the lined 3-story buildings was provided as well as an RFP for a new contract for the committee's review and information. The RFP will be posted the week of July 8, 2024.

10. Future Agenda Items: *All matters listed under Future Agenda Items are items for a future committee meeting. No action will be taken by the committee on these agenda items at this meeting.*

a. Incentive to Upgrade Pipes and/or Dedicated Water Shut-Off Valves in Walls During Remodeling

11. Committee Member Comments

None.

12. Date of Next Meeting: Monday, September 9, 2024 at 9:30 a.m.

13. Recess: The meeting was recessed at 3:18 p.m.



Reza Karimi, Acting Chair