



OPEN MEETING

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

Monday, March 2, 2020 – 1:30 PM

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

MEMBERS PRESENT: Steve Parsons – Co-Chair, John Frankel, Jon Pearlstone,
Craig Wayne, Robert Mutchnick

MEMBERS ABSENT: Cush Bhada

STAFF PRESENT: Velny Soren – Staff Officer, Laurie Chavarria, Ian
Barnette, Chris Naylor

1. Call to Order/Establish a Quorum

Co-Chair Parsons called the meeting to order at 1:30 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

The agenda was approved as written.

4. Approval of Meeting Report for January 6, 2020

The meeting report from January 6, 2020 was approved as written. Director Mutchnick abstained from the vote.

5. Chair's Remarks

Co-Chair Parsons had no remarks.

6. Member Comments (Items Not on the Agenda)

- Robert Stace (2381-3H) commented on the unbalanced loads in the Maytag washing machines; and the mold around the soap dishes of the washing machines on 1st & 2nd floors of Building 2381.

Staff Officer Velny Soren, the Maintenance Services Manager, and various Committee members replied to the Member Comment.

Staff was directed to have the Janitorial division clean the mold out of the soap dishes in all washing machines at Building 2381. M&C staff will review the washing machine repair records for Building 2381 and determine if the washing machines on the first and second floors qualify for replacement. An update on both issues will be provided at the next meeting.

7. Department Head Update

Staff Officer Velny Soren had no update to provide.

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.

All items on the Consent Calendar were pulled for discussion.

8. Maintenance Expenditures and Variance Explanations

9. Project Log

10. Programs Report

By consensus staff was directed to add heading titles to the variance explanations report in order to indicate which columns reflect the year to date and monthly variances.

In addition, staff was directed to only provide the Program's Report to the Committee twice a year.

Reports:

11. Painting of Building 2129

Staff Officer Velny Soren summarized the report and answered questions from the Committee.

Discussion ensued regarding stains on the stucco; the effectiveness of power washing; the

number of buildings painted on the 2015/2016 Exterior Paint Trim Cycle; and setting a precedent for off-cycle power washing and painting.

A motion was made that directed staff to come back with costs for painting the buildings previously completed during the trim cycle, within the next two fiscal years as well as a new paint schedule showing the ramifications of such a decision. By a vote of 3/1/0 (Director Frankel opposed), the motion carried.

12. Building 3244 Ramp Request

Staff Officer Velny Soren summarized the report and answered questions from the Committee.

Discussion ensued regarding setting a precedent for entryway modifications at all Garden Villa entry ways; the length of the walkway at building 3244; the entryway to the GV Rec Rooms; previously approved GV entryway modifications; and a temporary ramp at building 2403.

Staff was directed to inspect the remaining 51 GV buildings and determine how many may qualify for entry way modifications; what the associated costs will be and to bring back a report to a future meeting with a recommendation on how this work could be funded.

The Committee was informed that the project would take several months to complete. However, Staff Officer Velny Soren stated that she would provide this direction to the General Services Director who oversees the paving division.

Items for Future Agendas:

- Dryer Timer Reset Costs (May)
- Proposed EV Charging Station Locations (May)
- Programs Report (March, September)
- Ramp Request at B3244

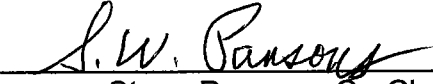
Concluding Business:

Committee Member Comments

- There were no Committee Member Comments

Date of Next Meeting – May 4, 2020

Adjournment – The meeting was adjourned at 3:22 PM.



Steve Parsons, Co-Chair