



**OPEN MEETING**

**REPORT OF THE REGULAR OPEN MEETING OF THE  
UNITED LAGUNA WOODS MUTUAL  
MAINTENANCE AND CONSTRUCTION COMMITTEE\***

**Wednesday, June 22, 2022 - 9:30 a.m.  
24351 El Toro Road, Laguna Woods, CA 92637  
Board Room and Virtual with Zoom**

**MEMBERS PRESENT:** Pat English - Chair, Maggie Blackwell (in for Reza Bastani), Diane Casey (in for Pearl Lee)

**MEMBERS ABSENT:** Reza Bastani, Pearl Lee

**OTHERS PRESENT:** **GRF:** Elsie Addington, Juanita Skillman  
**United:** Neda Ardani  
Richard Rader

**ADVISORS PRESENT:** None

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

**1. Call to Order**

Director Blackwell called the meeting to order at 9:30 a.m.

**2. Acknowledgement of Media**

Director Blackwell noted that no members of the media were present.

**3. Approval of Agenda**

The agenda was amended to include the discussion of Senate Bill 326 for the visual inspections of exterior elevated elements as Item 11. The meeting agenda was approved as amended.

#### **4. Approval of Meeting Report for April 27, 2022**

The minutes of the April 27, 2022, Regular Open Meeting will be approved at the next committee meeting.

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

Chair English arrived and assumed the Chair position and remarked that she was happy to be at the meeting and thanked the board members for being ready to stand in as needed.

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

- A member commented on the condition of the gravel under the stairs in Building 118 and requested the gravel be replaced with bricks.
- A member commented on the prior to paint program and asked for an update.

Mr. Gomez noted the comments and will follow up with the members directly.

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

Mr. Gomez suggested staff was available to answer questions regarding the consent calendar, if requested.

Mr. Gomez informed the committee that attics at 810-N and 810-Q have insulation contaminated by rodent activity which will be replaced by an outside vendor at a cost of \$5,150. Staff recommends the committee approve proceeding with the work which would be paid from the operating budget.

Staff was directed to proceed as recommended.

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.*

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

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

Mr. Gomez provided a brief overview for the benefit of those standing in for others on the committee.

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

Items for Discussion and Consideration:

**10. Solar Installation Return on Investment Summary - Verbal Report, Bart Mejia**

Mr. Mejia provided a hand-out showing the return on investment and gave a verbal report and answered questions from the committee. Discussion ensued regarding the number of accounts in the program; the electricity the mutual doesn't have to pay for and the initial investment components (installation, replacement of water heaters, and upgrade of electrical panels.) Based on research and estimates, it is projected that it will take 14 years to recover the initial \$3.8 million investment. Some equipment will need to be replaced at Year 20 at a cost of \$250,000 and at Year 30, solar panels and other technology will need to be replaced as appropriate.

Staff was directed to provide a copy of the hand-out distributed to the committee at the meeting to those members participating in the meeting virtually.

**11. Senate Bill 326 for the Visual Inspections of Exterior Elevated Elements**

Mr. West provided an update via a PowerPoint presentation and answered questions from the committee. Proposals have been received and a contract award will be recommended at the closed session of this committee immediately following this meeting.

Items for Future Agendas: *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.*

- Review Solar Panel Policy

Concluding Business:

**12. Committee Member Comments**

Director Casey commented on water being wasted while waiting for it to get hot. Mr. Gomez offered to bring back a report to a future meeting with description of issue and options for members.

Richard Rader suggested promoting the use of cold water detergents and shortening drying times.

**13. Date of Next Meeting: August 24, 2022**

**14. Recess**

The meeting was recessed at 10:27 a.m.

  

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Maggie Blackwell, Director

Pat English, Chair  
Manuel Gomez, Staff Officer  
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