



OPEN MEETING

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

**Wednesday, October 27, 2021 - 9:30 a.m.
Virtual On-line Meeting**

MEMBERS PRESENT: Pat English – Chair, Diane Casey, Reza Bastani

MEMBERS ABSENT: Advisor Ken Deppe

ADVISORS PRESENT: None

OTHERS PRESENT: Anthony Liberatore, Juanita Skillman, Dick Rader,
Maggie Blackwell

STAFF PRESENT: Manuel Gomez – Staff Officer, Laurie Chavarria, Guy
West, Baltazar Mejia

1. Call to Order

Chair English called the meeting to order at 9:31 a.m.

2. Acknowledgement of Media

Chair English noted that this meeting was broadcasting on Granicus and is being recorded.

3. Approval of the Agenda

The agenda was approved as written.

4. Approval of the Meeting Report – August 25, 2021

The meeting report for August 25, 2021 was approved as written.

5. Chairman's Remarks

Chair English remarked that she was happy to be part of the Committee and looks forward to getting organized. She thanked everyone for attending the meeting.

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

- Toni Mendell – commented on the possibility of charging residents for causing a plumbing stoppage from flushing wipes down the toilet.

Staff Officer Manuel Gomez and various directors responded to the comment. Chair English suggested that another article be placed in the Village Breeze.

7. Department Head Update

Staff Officer Manuel Gomez introduced himself, the Sr. Management Analyst Laurie Chavarria and the Facilities Manager Baltazar (Bart) Mejia and mentioned that Mr. Mejia will review a correction to the solar production report on the consent calendar.

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 in one motion.

8. Solar Production Report

Facilities Manager Bart Mejia stated briefly that the production numbers for the solar photovoltaic system are correct, however, the header is incorrectly labeled but that it does not affect the data provided.

9. Project Log

Items for Discussion and Consideration:

10. Additional Electric Usage Reimbursement Request

Staff Officer Manuel Gomez summarized the report and answered questions from the Committee.

Additional discussion ensued regarding the number of days it took to dry down after the moisture intrusion event at this unit; the current Mutual policy for reimbursements; and if the Mutual policy for the electrical usage reimbursement can be revised to accommodate the increased electric rates.

A motion was made and unanimously approved to deny the request for additional reimbursement per the Mutual's current policy.

By consensus, staff was directed to send Resolution 01-18-33 - Electrical Usage Reimbursement Policy, to the Governing Docs Committee for review and to possibly

increase the flat rate reimbursement amount to better reflect the increased rates charged by SCE.

Items for Future Agendas:

- Review of Preferred Appliance Vendor (Dan Hoxie)
- Review Use of Virtual Meetings for the M&C Committee
- Solutions for Clogged Gutters/Downspouts (General Services)

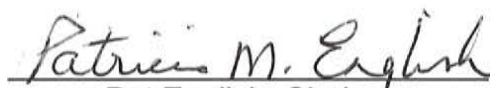
Concluding Business:

11. Committee Member Comments

- Director Casey thanked Chair English for her leadership and commented on the need for Zoom meetings.
- Director Bastani commented on the need for hybrid meetings.
- Chair English thanked everyone for their participation and stated she will work to improve as Chair at each future M&C Committee meeting.

12. Date of Next Meeting: December 22, 2021

13. Adjournment: The meeting was adjourned at 10:11 a.m.


Pat English, Chair