



**OPEN MEETING**

**REPORT OF REGULAR MEETING OF THE GOLDEN RAIN FOUNDATION  
MAINTENANCE AND CONSTRUCTION COMMITTEE**

**Wednesday, February 13, 2019 – 9:30 A.M.  
Laguna Woods Village Community Center, Board Room  
24351 El Toro Road**

**MEMBERS PRESENT:** Jim Matson - Chair, Don Tibbetts, Richard Palmer, John Frankel, Cush Bhada (in for Bunny Carpenter), Gary Morrison, Carl Randazzo, Ryna Rothberg

**ADVISORS PRESENT:** John Luebbe

**MEMBERS ABSENT:** Bunny Carpenter

**OTHERS PRESENT:** Juanita Skillman, Pat English, Diane Phelps, Annette Sabol Soule, Andre Torng, Beth Perak

**STAFF PRESENT:** Ernesto Munoz – Staff Officer, Laurie Chavarria

**1. Call to Order**

Chair Matson called the meeting to order at 9:36 a.m.

**2. Acknowledgement of Media**

Chair Matson noted no members of the media were present.

**3. Approval of the Agenda**

Chair Matson added the Tennis Building Improvements as Item #11 to the agenda. The agenda was approved as amended.

**4. Approval of Meeting Report for December 12, 2018**

The word storage was replaced with “pad” in the second member comment under agenda Item #6. The meeting report for December 12, 2018 was approved as amended

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

Chair Matson had no remarks.

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

- Shaun Tumpane (3077-A) – Commented on the 19 Restaurant and Lounge.
- Andre Torng (389-Q) – Commented on utility box covers on Rhonda Granada and the Shepherd's Crook project.
- Pat English (2022-D) – Commented on the 19 Restaurant and Lounge.

Various Committee Members and Staff Officer Ernesto Munoz responded to the comments.

Staff was directed to remove the Kitchen Expansion of the 19 Restaurant and Lounge from the Future Agenda Items.

## **7. Department Head Update**

Staff Officer Ernesto Munoz had no update.

### **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 Project Log was pulled from the Consent Calendar for discussion.

## **8. Project Log**

Various Committee Members commented on the projects for gates 2, 8 and 10, Pickleball & Paddle Tennis, Pool Chemical Storage Replacement, and the Community Center Renovation for the 1<sup>st</sup> and 3<sup>rd</sup> floors.

Director Palmer requested to see construction drawings for the Pool Chemical Storage replacement project.

### **Reports:**

## **9. EV Charging Station Grant for Community Center**

Staff Officer Ernesto Munoz summarized the report and answered questions from the Committee.

Discussion ensued regarding the loss of parking spaces, Town Centre HOA approval, parking needs for Security Department vehicles, the future of electric vehicles, possible project costs, Finance Committee approval for supplemental funding, a maintenance contract for charging bollards, and other GRF locations for EV charging.

A motion was made and unanimously approved to direct staff to bring a recommendation to the April GRF Board meeting to award a contract for installation of four ChargePoint EV charging bollards at the Community Center, to be partially funded from the Southern California Incentive Project grant.

By consensus, staff was directed to provide the GRF Finance Committee with a not to exceed dollar amount for the supplemental funding that will be needed for this project.

#### **10. Walkway Lighting Bollards at Clubhouses 1, 2, 3, 4 & 5**

Staff Officer Ernesto Munoz summarized the report and answered questions from the Committee.

Discussion ensued regarding kelvin ratings, light dispersion, photometrics, and damage from lawn mowers.

A motion was made and unanimously approved to direct staff to prepare a project scope and estimate for the replacement of the existing walkway lighting fixtures with LED bollard style lighting fixtures at five GRF Clubhouses, and provide a 2020 budget proposal for Board consideration to replace the outdated fixtures.

#### **11. Tennis Center Improvements (oral discussion)**

Chair Matson distributed a drawing and summarized a request from the Tennis Club President for a 10' room extension and a 10' patio cover off the north side of the building.

Discussion ensued regarding what work this 2019 capital improvement project was intended to provide, additional renovations requested by the Tennis Club President, requesting additional funding through the 2020 budget process, moving load bearing walls, adding foundations, upgrading electrical, construction costs per square foot, city permit requirements, and adding a heated outdoor space instead of a room extension.

By consensus, staff was directed to meet with the Tennis Club President about the proposed renovations, and to bring a scope of work and pricing back to the Committee for a 20'x27' patio cover extension as an alternative to the 10' room extension and 10' patio cover. Staff will also provide an alternate cost to demo and rebuild the Tennis Center building. Costs will include all renovations and furniture.

**Items for Future Agendas:**

- Expansion of the Kitchen at the 19 Restaurant & Lounge
- EV Charging Stations at GRF Facilities

**Concluding Business:**

**Committee Member Comments**

There were no committee member comments.

**Date of Next Meeting: April 10, 2019**

**Adjournment:**

The meeting was recessed at 11:09 am.

  
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Jim Matson, Chair