



OPEN MEETING

**THE GOLDEN RAIN FOUNDATION
REPORT OF CLUBHOUSE RENOVATION AD HOC COMMITTEE**

**Monday, December 29, 2021 – 1:00 P.M.
Hybrid – In Person & Virtual Meeting**

MEMBERS PRESENT: Egon Garthoffner, Gan Mukhopadhyay, Pat English, Ralph Engdahl, John Frankel, Diane Casey, Debbie Dotson, Cathy Garris, Sue Stephens

OTHERS PRESENT: Bill Walsh, Steve Leonard, Juanita Skillman, James Hopkins, Carl Randazzo, Reza Karimi, Elsie Addington, Juanita Skillman, Bunny Carpenter

MEMBERS ABSENT: Cush Bhada, Alternate

STAFF PRESENT: Guy West - Projects Division Manager, Manuel Gomez - Maintenance & Construction Director, Baltazar Mejia – Maintenance and Construction Assistant Director, Brian Gruner – Recreation and Special Events Director, Laurie Chavarria –Sr. Management Analyst, Sandra Spencer – Administrative Assistant

1. Call to Order

Chair Garthoffner called the meeting to order at 1:00 p.m.

2. Acknowledgement of Media

There was no media present. It was noted that the meeting was being recorded.

3. Approval of the Agenda

The agenda was approved as written.

4. Approval of Meeting Report for November 29, 2021

The meeting report for November 29, 2021 was approved as written.

5. Chair's Remarks

Chair Garthoffner mentioned lack of attendance in Board Room but noted plenty of members on Zoom; expressed his hope for a succinct meeting and desire to end the meeting with a presentation on earthquake risk in Laguna Woods.

6. Member Comments (Items Not on the Agenda)

There were no member comments.

7. Department Head Update

Mr. West discussed sewer line exploration at Clubhouse 1. There is no damage or problems but there is some buildup.

Staff was requested to get a quote to have that sewer line remediated with epoxy lining.

ITEMS FOR DISCUSSION

8. CH1 Main Lounge

Staff answered questions and reminded committee about the items which were reviewed during the tour of the clubhouse. The budget of \$1,250,000 is for beautification; no structural changes will be made. Chair Garthoffner reminded the committee that the goal is to upgrade and modify but that not all opinions can be entertained. Clubhouse 2 is the building being used as the example. Mr. West mentioned that each room needs a list of items to be addressed and once the list is complete, staff can get specific quotes.

Mr. West facilitated the discussion regarding hiring a designer to assist the committee with design details. The committee eventually concluded that a task force led by Debbie Dotson will be organized with the goal of selecting a number of design consultants to present their credentials to the full ad hoc committee so they can select a consultant from that group to guide the committee. Members interested in serving on the task force should contact Director Dotson directly as she plans to schedule a virtual meeting within a week.

Director English is in possession of architectural plans for the clubhouse and offered to provide them to the committee and staff.

Staff was asked to vet potential design consultants and gather fee schedules.

Staff was asked to solicit quotes to have all exterior building windows measured to facilitate various vendors being able to use those measurements to provide rough estimates for future window replacement. Staff confirmed that any new windows would be energy efficient.

9. CH1 Archery Facility HVAC

A resident commented that it was too hot in the facility during the summer. Staff stated that the windows are inefficient and would need to be replaced before anything is done with the HVAC; there are swamp coolers in place; the facility may be converted to a multi-use building in the future.

10. CH1 Dining Room Noise Mitigation Options

Mr. Gruner addressed the procedure for handling noise complaints and explained that if there is a complaint at a clubhouse or common area, on-site staff will attempt to work out a solution between the parties involved. If noise becomes excessive, Security would be called to assist. With regard to the clubhouse, there are very few episodes that require intervention and therefore, soundproofing is not recommended.

11. Earthquake Risk Presentation (Chair)

Chair Garthoffner gave a power point presentation regarding earthquake risk factors in Laguna Woods. Discussion ensued regarding liquefaction; lack of damage within the village during prior earthquakes; the decision to not retrofit Clubhouse 1; and earthquake insurance. Director Stephens mentioned that the Towers has a \$250 million earthquake policy and will send the committee the contract showing the cost of the policy.

ITEMS FOR FUTURE AGENDAS:

- CH1 Restroom Rehab
- CH2 Sound Attenuation in Two Meeting Rooms
- CH3 (PAC) Restroom Modernization (Tile, Light Fixtures)
- CH3 (PAC) Sound System, Overhead Lights

CONCLUDING BUSINESS

12. Committee Member Comments

- Director English said it was a good meeting and felt progress was made.
- Chair Garthoffner reiterated the importance of moving forward on this project and suggested the History Center may have digitized plans that would be useful.

13. Date of the Next Meeting: TBD

14. Adjournment

The meeting was adjourned at 3:14 p.m.



Egon Garthoffner, Chair

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Guy West, Staff Officer
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