

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

Wednesday, August 11, 2021 – 9:30 A.M.
Virtual On-line Meeting

MEMBERS PRESENT: Egon Garthoffner - Chair, Gan Mukhopadhyay, Debbie Dotson, John Frankel, Ralph Engdahl, Carl Randazzo, Advisors Bill Walsh and Steve Leonard

MEMBERS ABSENT: Brian Gilmore, John Carter

OTHERS PRESENT: Bunny Carpenter, Dick Rader, Sue Stephens Juanita Skillman

STAFF PRESENT: Guy West – Staff Officer, Bart Mejia, Ian Barnette, Brian Gruner, Tom McCray, Laurie Chavarria

1. Call to Order

Chair Garthoffner called the meeting to order at 9:32 a.m.

2. Acknowledgement of Media

Chair Garthoffner noted no members of the media were present.

3. Approval of the Agenda

Staff Officer Guy West added a discussion on the SCE Charge Ready 2 program to the agenda Item 9a.

The agenda was approved as amended.

4. Approval of Meeting Report for June 16, 2021

Advisor Leonard noted that changes to the attendee list and a meeting date were needed on the first page of the meeting report for June 16th. Staff made the corrections during the meeting.

The meeting report for June 16, 2021 was approved as amended.

5. Chair's Remarks

Chair Garthoffner had no remarks.

6. Member Comments (Items Not on the Agenda)

There were no member comments.

7. Department Head Update

Mr. West introduced Facilities Manager, Baltazar (Bart) Mejia and gave a brief synopsis of his background and the work he will be overseeing for the Village. Mr. Mejia also gave an update on the solar light at the Employee Parking Light.

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 pulled for Discussion.

8. Project Log

Chair Garthoffner reviewed each item of the Project Log with the Committee.

Mr. West responded to all questions and comments.

Reports:

9. EV Growth in LWV and EV Charging Stations (Director Dotson)

Director Dotson reviewed a PowerPoint presentation she prepared regarding the installation of electric vehicle charging stations, and answered questions from the Committee.

Discussion ensued regarding a report that provides the number of times a manor has new owners or new lessees; the benefit of sensibly deciding on how many charging stations are needed and where they should be placed; need cost benefit analysis before a decision could be made due to the 10-year operations and maintenance (O&M) requirement for each installed charging station; annual review of electric vehicle registrations is needed to keep track of growth; data related to the type and number of electric vehicles may not be accurate due to data input errors; electrical infrastructure in United will not support multiple electric vehicle charging in the carports; and the idea of placing EV charging stations at Clubhouse 7 only.

9(a). SCE Charge Ready 2 Program – Submitted Applications and Proposed Locations

Staff Officer Guy West was going to review the nine applications, and proposed EV charging station locations that were submitted to SCE for grants through the Charge Ready 2 program, however the Committee did not want to review the presentation at this time. Staff was asked to wait to see what SCE comes back with.

Discussion ensued regarding the utilization of the existing EV charging stations at the Community Center; and a cost analysis for immediate and long-range expenditures for EV charging stations.

By consensus, staff was directed to schedule a meeting with the SCE Representative to discuss the program, and to help understand the probable costs involved. Additionally, staff was asked to provide an estimated cost analysis for review at a future meeting.

10. First Floor Break Room in Resident Services

Staff Officer Guy West provided the Committee with information related to the expenditures incurred to date.

11. UV Lighting for PAC and Broadband HVAC Facilities

Staff Officer Guy West provided an update on the cost to add a UV lighting system to the Performing Arts Center (\$22k) and Broadband Building (\$18k).

Discussion ensued regarding if the addition of the UV light equipment will cause any damage to the HVAC system; UV light systems placed in the supply plenums; the Broadband HVAC replacement will be like for like; effectiveness of ion generation and UV light systems; HEPA filters clean the air but may corrode the HVAC system over time; the mini-splits for the office at the PAC will have a filtration system; and that ion generation systems may not fully protect residents and staff from the COVID-19 virus.

12. Senate Bill 326 Inspections

This item was discussed during the Department Head Update.

13. Driving Range Update

Recreation Director Brian Gruner provided an update on an irrigation design proposal that was received from Fairway for \$6,000.

The tasks that need to be completed to move this project forward are the following three items –

1. Determine what grading is needed to ensure the site drains properly.
2. Determine the proper irrigation system for the terrain.

3. Contact a Landscape Company for costs on conditioning and installation of the turf.

By consensus, staff was asked to set up another field meeting with landscape and grading contractors to discuss next steps.

14. Window Coverings for both Dining Rooms at the Performing Arts Center (PAC)

Recreation Director Brian Gruner discussed the need for new window coverings in both dining rooms at the PAC, and provided a quote for the work. A further review of this topic and a recommendation will be discussed in closed session.

Chair Garthoffner asked Mr. Gruner to discuss the challenges that staff is facing with the existing sound system.

Additionally, Mr. Gruner provided an update on stage lighting and executing an agreement for an analysis and recommendation. A proposal was received from Nautilus out of San Diego in the amount of \$4,300.

Discussion ensued regarding the need to upgrade all outdated systems to effectively utilize the Performing Arts Center; Advisor Leonard has volunteered to review proposals for sound systems to help ensure the Performing Arts Center receives what is needed most.

Items for Future Agendas:

- Employee Parking Lot Lighting
- Building E Assessment
- Epoxy Line Remediation at the Golf Starter Building
- Electric Gate at Garden Center II

Concluding Business:

15. Committee Member Comments

- Advisor Walsh welcomed Mr. Mejia to VMS.
- Chair Garthoffner commented that a Clubhouse Renovation Ad-hoc Committee meeting will be scheduled soon.
- Director Mukhopadhyay commented on the Clubhouse 1 project.

16. Date of Next Meeting: October 13, 2021.

17. Recess: The meeting was recessed at 12:30pm.



Egon Garthoffner, Chair