



OPEN MEETING

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

**Wednesday, August 9, 2023 – 9:30 a.m.
24351 El Toro Road, Laguna Woods, CA 92637
Board Room and Virtual with Zoom**

REPORT

- MEMBERS PRESENT:** Reza Karimi - Chair, Gan Mukhopadhyay – Co-Chair, Andy Ginocchio (for Jim Cook/Third), Ralph Engdahl, Lenny Ross, Sue Stephens
- MEMBERS ABSENT:** Jim Cook
- OTHERS PRESENT:** **GRF:** Egon Garthoffner, Bunny Carpenter, Yvonne Horton, Juanita Skillman
THIRD: S.K. Park
UNITED: Alison Bok
Advisors: Carl Randazzo, Ajit Gidwani, Bill Walsh
- STAFF PRESENT:** Guy West – Staff Officer & Projects Division Manager, Manuel Gomez – Maintenance & Construction Director, Bart Mejia – Maintenance & Construction Assistant Director, Ian Barnette – Maintenance & Construction Assistant Director, Heather Ziemba – Projects Administrative Coordinator, Sandra Spencer – Administrative Assistant

1. Call to Order

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

2. Acknowledgement of Media

Chair Karimi noted that no media was present.

3. Approval of the Agenda

Hearing no objection, the agenda was approved as written.

4. Approval of Meeting Report from April 12, 2023

Hearing no objection, the meeting minutes were approved by unanimous consent.

5. Chair's Remarks

Chair Karimi noted that the infrastructure in the community is aging and emphasized the necessity of preventative maintenance in order to keep the buildings and facilities in good working order.

6. Member Comments

- A member commented on the seepage project in Gate 11 as well as the aging paint on red curbs throughout the community.

7. Department Head Update

Mr. West updated the committee on the Clubhouse 1 Archery Room beam issue. A load calculation study will be performed by an engineering consultant. Mr. Gomez noted that there have been safety concerns discussed in previous meetings. The committee directed staff to move forward with the study.

Mr. West updated the committee on the Performing Arts Center. An electrical engineer will be hired to create an electrical diagram for the facility in order to find the source of recent electrical issues.

Mr. West updated the committee on the golf driving range turf growth. Discussion ensued regarding the extended timeline of this project and possible solutions to the concerns about the project's progress.

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. ChargePoint Summary

10. Clubhouse Preventative Maintenance Inspection Report

The consent calendar was approved unanimously.

Director Ross left the meeting at 10:27 a.m.

Items for Discussion and Consideration:

11. Paving Project Update

Mr. West provided an update via PowerPoint to show photos of the work completed.

12. Equestrian Center Stable Door Paint Update

Mr. West provided an update via PowerPoint to show photos of the work completed.

13. Equestrian Gate Update

Mr. West gave a verbal update on this project, which is scheduled to start September 5.

14. Shepherd's Crook Project Update

Mr. West gave a verbal update and provided a map of the current area of work.

15. Vehicle Maintenance Facility Generator Replacement

Mr. West opened discussion on the RFP that was provided for this project. Discussion ensued regarding what fuel the generator will use, storage for the fuel, wattage options for a generator, and where exactly the generator will provide power. The committee directed staff to move forward with advertising the RFP for bids.

Future Agenda Items: *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.*

- EMS Status Update
- MelRok Energy Management System
- Separate Metering for Community Center Vehicle Charging Stations

Concluding Business:

16. Committee Member Comments

- Director Mukhopadhyay requested staff provide an update on the driving range turf project at the next meeting.
- Director Stephens commented on future agenda items.

17. Date of Next Meeting: Wednesday, October 11, 2023 at 9:30 a.m.

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Maintenance & Construction Committee
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18. **Recess** – The meeting was recessed at 11:12 a.m.



Reza Karimi, Chair

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Gan Mukhopadhyay, Co-Chair
Guy West, Staff Officer
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