



**OPEN MEETING**

**REPORT OF THE REGULAR MEETING OF THE  
THIRD LAGUNA HILLS MUTUAL  
MAINTENANCE AND CONSTRUCTION COMMITTEE\***

**Monday, January 9, 2023 at 1:30 p.m.  
24351 El Toro Road, Laguna Woods, CA 92637  
Board Room and Virtual with Zoom**

**REPORT**

**MEMBERS PRESENT:** Ralph Engdahl - Chair, Jim Cook, Cris Prince, Moon Yun

**MEMBERS ABSENT:** Cush Bhada, Mark Laws

**OTHERS PRESENT:** Dave Bienek, Advisor

**STAFF PRESENT:** Manuel Gomez, Maintenance & Construction Director, Bart Mejia – Maintenance & Construction Assistant Director, Ian Barnette – Maintenance & Construction Assistant Director, Laurie Chavarria – Sr. Management Analyst, Sandra Spencer – Administrative Assistant

**1. Call Meeting to Order**

Chair Engdahl called the meeting to order at 1:30 p.m. and established that a quorum was present.

**2. Approval of the Agenda**

The agenda was amended to add a discussion of Shepherd's Crook Installation as item 9e. Hearing no objection, the agenda was approved as amended.

**3. Approval of the Meeting Report from November 7, 2022**

Hearing no objection, the meeting report was approved by unanimous consent.

**4. Remarks of the Chair**

None.

**5. Member Comments – (*Items Not on the Agenda*)**

None.

**6. Response to Member Comments**

None.

#### **7. Department Head Update**

Mr. Gomez introduced Mr. Mejia who provided an update on the Gate 11 French Drain RFP to address excessive water seepage. The design plans are currently in city plan check; staff anticipates it will solicit contractor bids in the spring; and the preliminary construction cost estimate is \$300,000.

Chair Engdahl thanked staff for the update.

**8. 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.*

- a. Project Log
- b. Solar Production Report

Hearing no changes or objections, the motion to approve the Consent Calendar was passed by unanimous consent.

#### **9. Items For Discussion and Consideration**

##### **a. Red Curb Request from 2283 Via Mariposa**

Mr. Mejia presented the item and answered questions from the committee. Discussion ensued regarding the parameters for approving the addition of red curbs. A motion was made to deny the request and was approved by unanimous consent.

##### **b. Red Curb Request from 5351-N Algarrobo**

Mr. Mejia presented the item and answered questions from the committee and the manor owner who made the request. Discussion ensued regarding the parameters for approving the addition of red curbs. A motion was made to deny the request and was approved by unanimous consent.

##### **c. Mailbox Request from CDS 344**

Mr. Gomez presented the request to replace in-wall mailbox clusters at 5 buildings with stand-alone pedestal style mailboxes. Discussion ensued among the committee and residents of CDS who submitted the request. Mr. Gomez and Mr. Barnette addressed concerns including mail theft; large boxes do not fit in the mailbox; and mail being damaged by rain. Staff reported that the replacement mailboxes are larger than the existing mailboxes, are secured with a lock; and are USPS compliant.

A motion was made and seconded to approve staff's recommendation to replace the in-wall mailbox cluster with a new in-wall, post office compliant, mailbox cluster with the option for manor owners to pay the difference should the 6-manor building owners desire an upgraded pedestal style mailbox. The motion passed by unanimous consent. The members were offered the opportunity to appeal the decision to the Third Laguna Hills Mutual Board of Directors.

**d. Report on the Feasibility of Additional Solar Installations – Verbal Report**

Mr. Mejia updated the committee on the existing solar installations on 12 of the 3-story buildings within the mutual which have generated approximately 1.1 million KWh per year since 2017. The original investment was \$2.6 million and will take 12 years to fully recover.

The estimated cost of a similar additional solar panel installation on a 3-story building is approximately \$300,000 and would take double the amount of time to recover due the expiration of NEM 2.0 subsidies in April 2023. Current installations will not be affected by the new regulations associated with implementation of NEM 3.0 which begins in April 2023, which lowers the export rates to the grid and encourages the adoption of grid storage/batteries.

Discussion ensued regarding the benefits of an additional solar installation considering the initial investment; waiting for technology improvements; and potential future material cost increases.

Chair Engdahl thanked Mr. Mejia for his report and asked staff to continue to look for new information and opportunities.

**e. Shepherd's Crook Project Update**

Mr. Gomez requested clarification on a prior decision to install the minimum number of linear feet of Shepherd's Crook to keep the CUP active knowing that GRF would be increasing their installation in 2023. United M&C has also voted to increase their installation to complete a section of fencing along El Toro Road thereby meeting the CUP minimum requirement. This recommendation is being presented to the United Finance Committee and then the United Board for approval. Mr. Gomez pointed out that there is a 470-foot section of barbed wire remaining near Gate 11 of which 320 feet has been budgeted for replacement in 2023.

A motion was made and seconded to recommend the board cancel the scheduled installations and complete zero feet in 2023. The vote was carried by a vote of 3-1 (Chair Engdahl opposed).

**10. Items for Future Agendas:** *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.*

Chair Engdahl reviewed the items and made the following comments:

Policy to address reimbursements for MI events when residents pay for work due to delay in response from VMS.

Chair Engdahl recommended this item be addressed by the Resident Policy and Compliance Committee.

Future electric vehicle charging options

Chair Engdahl commented that the mutual is not pursuing any major changes to the EV charging options at this time but is open to future options for carports. Director Cook commented that while the application process to install garage chargers has been streamlined, there is a shortage of electricians to perform the installations.

Shepherd's Crook alternatives for 2024

Chair Engdahl commented that this item has been covered for 2023. Director Cook added that an anticipated report from Security on the number of intrusions would be beneficial to help determine the necessity of additional installations.

**11. Committee Member Comments**

None.

**12. Date of Next Meeting:** Monday, March 6, 2023 at 1:30 p.m.

**13. Adjournment**

The meeting was adjourned at 3:00 p.m.

  
Ralph Engdahl, Chair

Ralph Engdahl, Chair  
Manuel Gomez, Staff Officer  
Telephone: 949-268-2380