



OPEN MEETING

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

Monday, September 13, 2021 – 1:30 PM

24351 El Toro Road, Board Room & Zoom

MEMBERS PRESENT: Robert Mutchnick – Chair, John Frankel, Ralph Engdahl,
Craig Wayne

MEMBERS ABSENT: Reza Karimi

OTHERS PRESENT: Annie McCary

STAFF PRESENT: Manuel Gomez – Staff Officer, Laurie Chavarria, Baltazar
Mejia, Koh Shida, Ian Barnette, Chris Laugenour, Guy
West

1. Call to Order/Establish a Quorum

Chair Mutchnick called the meeting to order at 1:31 PM and stated that the meeting is being held pursuant to notice duly given and established that a quorum of the Committee was present.

2. Acknowledgement of Media

The media was not present.

3. Approval of the Agenda

The meeting agenda was approved as written.

4. Approval of Meeting Report for July 7, 2021

The meeting report for July 7, 2021 was approved as written.

5. Chair's Remarks

Chair Mutchnick introduced the new Maintenance & Construction Director, Manuel Gomez to the Committee and welcomed him to the Village.

6. Member Comments (Items Not on the Agenda)

- Nancy Brown – commented in person on the damage by worker claim she submitted in May.
- Jay Laessi – commented via email on the removal of architectural details from buildings, during the Prior-to-Paint Program.

Staff Officer Manuel Gomez and Chair Mutchnick responded to all member comments. Staff will follow up with Risk Management regarding Ms. Brown's submitted claim for restitution.

7. Department Head Update

Staff Officer Manuel Gomez introduced two new M&C Department Managers, Facilities Manager Baltazar (Bart) Mejia & Maintenance Operations Manager Koh Shida to the Committee and provided a brief overview of their responsibilities.

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 approved unanimously.

8. Project Log

9. Solar Production Report

For Discussion and Consideration:

10. Mission Statement/Charter for Parking and Golf Cart Subcommittee (Draft & Final Resolution)

Chair Mutchnick read the mission statement of the Parking and Golf Cart Subcommittee, which reviews parking, golf cart and electric vehicle information and forwards recommendations to the M&C Committee for review and action.

A motion was made and unanimously carried to recommend the Board approve proposed Resolution 03-21-XX to establish a Mission Statement and Charter for the Parking and Golf Cart Subcommittee.

11. Fumigation for Manor 5247

Chair Mutchnick summarized the request from the seller/owner of unit 5247 for them to be able to fumigate their single unit building, by whole structure tenting, at their own cost prior to the close of escrow.

Discussion ensued regarding preparation by staff; recording the fumigation in the database; and the savings to the Mutual.

Chair Mutchnick proposed that a resolution be written to allow fumigation at member expense for free-standing single unit buildings with several conditions that he read aloud and had also sent in an email to staff.

Director Frankel suggested that a condition be included that the owner requesting the unscheduled whole structure fumigation also be responsible for costs associated with lodging for any occupants residing in the unit at the time of fumigation.

A motion was made and unanimously carried to recommend the Board authorize the owner of 5247 Duenas to fumigate the building at their expense.

A motion was made and unanimously carried to recommend the Board approve the proposed resolution to revise the Fumigation Policy to allow single-unit buildings that are not scheduled for the current year's fumigation, be allowed to schedule whole structure fumigation/tenting with the Mutual's fumigation contractor, at their own expense.

12. Handrail Installation Request for 3083-C

Staff Officer Manuel Gomez summarized the request for a handrail be installed along the walkway from Unit 3083-C to the carport, at Mutual expense. The Member has a visual impairment and has stated that it is difficult to navigate the walkway to and from the carport area.

The Committee viewed pictures of the site provided by the owner and discussed the conditions of the walkway. Discussion ensued regarding the different elevations/slopes of the walkway; the area of uneven concrete that was ground flat earlier this year; and the restrictions of the Common Area Use Policy.

By consensus, staff was directed to send this request to the Architectural Control and Standards Committee for review to see if the installation of a handrail along the walkway from Unit 3083-C Via Serena South would violate the Common Area Policy.

13. Charge Ready 2 Program & Suggested EV Charging Station Locations (Bart Mejia)

Facilities Manager Baltazar Mejia summarized the applications submitted to SCE and the proposed costs to the Mutual for the Charge Ready 2 Program.

One member from the audience, one virtual member and eleven emailed member comments were heard in support of electric vehicle charging stations. Most comments mentioned that they were in support of charging stations at GRF clubhouses.

Discussion ensued regarding Level III DC fast charging stations versus Level II charging stations; what is the solution for residents in Gate 14 who are not near a clubhouse; and the amount of parking spaces needed for the proposed EV charging stations;

A motion was made and unanimously carried to recommend that the Board cancel 12 of the 14 applications submitted to SCE for the Charge Ready 2 Program. The two locations at 4008 Calle Sonora Oeste and 4019 Calle Sonora Este, inside Gate 14, should remain under review by SCE.

14. Hard Flooring Surfaces in Multi-story Buildings (Chair Mutchnick)

Chair Mutchnick summarized the complaints he has heard from residents who live below units with interior hard-surface flooring.

Manor Alterations Manager, Robbi Doncost reviewed the current Mutual's standard for the FIIC sound rating

The Committee will refer this to the ACSC for review at a future meeting.

15. Placement of Shepherd's Crook for the 2021 Program (Guy West)

Staff Officer Manuel Gomez and Projects Division Manager Guy West summarized the reason why Shepherd's Crook could not be installed on the fence along the Dog Park at this time. Staff suggests that the Shepherd's Crook installation take place in Gate 11 at the corner of Santa Vittoria at Santa Maria.

By consensus the Committee accepted staff's recommendation to change the location of the planned installation of Shepherd's Crook from the City Dog Park to Gate 11.

Items for Future Agendas:

- TBD

Concluding Business:

16. Committee Member Comments

- None

17. Date of Next Meeting – November 1, 2021

18. Adjournment - This meeting was adjourned at 2:55pm.


Robert Mutchnick, Chair