

Plaza Plumbing Workshop June 24, 2013

Homeowner Communication

This document is intended to inform Plaza homeowners of the recent plumbing workshop conducted by the Plaza Board of Directors and its management. The meeting was noticed as an executive session and held off-site at the La Jolla Alta Master Council Board Room on June 24, 2013, and meeting was scheduled from 1:00 PM to 4:00 PM and started and ended on time. The meeting was facilitated by Gary Roth Plaza Board President and Linda Anderson Plaza on-site manager.

The Plaza plumbing workshop was conceived after the new Plaza on-site manager heightened the awareness of the amount of time that was being spent on plumbing issues at the Plaza to the Plaza Board. Once the Board understood how much time was being consumed by the manager, staff, and maintenance personnel, the Board felt it was prudent to quickly gather a group of experts and others closely associated with the Plaza plumbing issues to get input and develop a plan.

The primary purpose of the meeting was to discuss the current plumbing issues at The Plaza, listen to the invited experts as to possible courses of investigation and action they would recommend to be implemented. At the conclusion of the meeting, the Plaza's Board goal was to have a unanimous recommendation from the experts that a forensic review and inspection of the Plaza's plumbing should be completed by a well-qualified and respected plumbing engineering company. The result would be that upon completion, the Plaza Board understand the condition of the plumbing of each building and develop a plan with the plumbing engineering company to remediate current issues, be proactive with preventative maintenance, and to re-pipe where and when necessary.

Plaza Plumbing Workshop Attendees

| <u>Name</u> | <u>Company</u> |
|--------------------|-------------------------------|
| Gary Roth | Plaza Board President |
| Bob Hanson | Plaza Board Treasurer |
| Steven Franco | Plaza Board Vice-President |
| Mary Nicksic | Plaza Board Secretary |
| Ted Hilton | Plaza Board Director-at-Large |
| Bill Budd | Epsten, Grinnell & Howell |
| Craig Jones | Dependable Plumbing |
| Robert Cooper | ASAP Plumbing |
| Stefen Gustafson | Nautilus Construction, Inc. |
| Roger Benham | Leak Control Services |
| Kevin Hastings | Ivey Engineering |

Plaza Plumbing Workshop Attendees (Continued)

| <u>Name</u> | <u>Company</u> |
|--------------------|--------------------------------|
| Rush Porter | Ivey Engineering |
| Scott Friesen | Ivey Engineering |
| Carlos Flores | Newport Support Services, Inc. |
| John Schenck | Schenck Building Company |
| Dave Phelps | Past Plaza On-Site Manager |
| Grace Kruz | Landmark Inc. Management |
| Linda Anderson | Plaza On-site Manager |

Plaza Plumbing Workshop Agenda Items

Included goals and objectives for the workshop meeting, historical data, demographic data, discussion of the types and configurations of plumbing in the 5 buildings, types of issues including common line, slab leaks, main line clogs, water shut off and on pressure leaks, homeowner-to-homeowner floods and leaks, homeowner correspondence and video review, homeowners' plumbing contractors connecting to common lines without any notification (washer/dryers), homeowners responsibilities, HOA responsibilities, etc.

Meeting Outcome

Ivey Engineering, Inc. has been retained to complete a Phase 1 Investigation of the Plaza plumbing. Phase 1 services include the following:

- Plumbing and invoice review-previous 18 months to look at trends determine hot spots
- Site inspection of all 5 buildings-scope through vents to determine condition of pipes
- Provide the Plaza Board with an engineering analysis and data findings
- Provide written recommendations for next steps

The process is underway and will be updated when findings are complete.