

FWCM Capital Projects Committee

The Mutual 1 Capital Projects Committee was chartered by the M1 board of directors in December 2022 as a standing advisory committee and has met monthly since then.

The purpose of the Mutual Capital Projects Committee is to assess the capital projects needs of the Mutual, recommend prioritization of projects to the Mutual Board, develop options for Board consideration and recommend Mutual planning process for capital projects. The committee will recommend capital projects which impact both the Mutual Operations and Reserve budgets.

Accordingly, the Capital Projects Committee conducts activities to support the Mutual Board's planning and implementation of projects. The activities include:

1. Assess need for capital projects.
2. Prioritize capital projects over the next 10 years.
3. Develop options for project scope and project alternatives.
4. Propose recommended capital projects.
5. Report status of Committee and Sub-Committee work to Mutual Board
6. Provide capital project recommendations to key stakeholders.
7. Coordinate above responsibilities with Mutual Operations Division

We are the oldest of the Rossmoor Mutuels -- the buildings and infrastructure are showing their age. There are issues in many areas that the Mutual spends a lot of money to maintain, including the water supply lines, in-wall plumbing, sewage lines. There are other areas that impact on the safety and welfare of our residents. The Committee's task is to evaluate our infrastructure and make recommendations on how best to address problems and prepare for the future needs of the Mutual.

So far, the Committee has been tasked with analyzing Mutual's electrical infrastructure needs and requirements for the future, including improvements required to meet fossil fuel reductions, aging electrical systems, and increasing EV charging needs. The Committee has developed plans to work with professional electrical consultants as well as MCE to help us reach our goals.

Based upon extensive problems that occurred over the past winter, the Committee has been focused on evaluating the storm drain and flooding control systems within Mutual. In coordination with MOD and the Landscape Department, the Committee is preparing recommendations for improvements in system maintenance and preparation procedures and upgrades to the storm drainage system.

The Capital Projects Committee usually meets on the 2nd Tuesday of each month, except when needed to fit Committee members' calendars. Guests are welcome to observe our meetings, to familiarize themselves with what we do on behalf of M1, and to provide input and concerns to the committee.

Anyone interested in serving on the Committee should contact Young Chung at yychung07039@gmail.com.