



BOARD OF DIRECTORS MEMBERS MEETING - GOLDEN RAIN FOUNDATION
September 22, 2015

Call to Order

President Winkler called the regular monthly meeting of the Golden Rain Foundation (GRF) Board of Directors (BOD) members to order at 10:00 a.m., on Tuesday, September 22, 2015, in Clubhouse Four.

Roll Call

The Corporate Secretary reported that Board members R. Stone, Pratt, Snowden, Wood, Rapp, L. Stone, Damoci, Winkler, Reed, McGuigan, Dodero, Greer, Lukoff, Friedman, and Moore were present. Absent: Board members Bolton and Hood. Executive Director Ankeny and Controller Miller were also present.

Pledge of Allegiance

We were honored today to have Taylor White, President of the Theater Club, to lead us in the Pledge of Allegiance.

Announcements/Service Awards Presentation

The Committee meeting schedule is published in the *Golden Rain News*. All committee meetings are open to Shareholder/Foundation members.

The Finance Supervisor, Barbara Schuler, presented a service plaque and pin to:

Marshall Kerr	Finance Department	15 years of service
---------------	--------------------	---------------------

The Executive Director, Randy Ankeny, presented a service plaque and pin to:

Mark Weaver	Physical Property Department	35 years of service
-------------	------------------------------	---------------------

A request was received to withdraw item c.ii., Dog Park, from today's agenda was made by Board Member Snowden. Ms. Rapp seconded the motion. Ms. Snowden thanked the supporters of the dog park. A town hall meeting regarding the Dog Park, combined with a discussion on the Service Animals, Comfort Animals and Pets will be scheduled.

No objections were made by the Board of Directors; the agenda topic was withdrawn.

President's Comments

The President acknowledged the presence of City Council representative Sandra Massa-Lavitt.

Shareholder/Member Comments

Nine shareholder/members spoke on various topics concerning the operations of the community.

NOTE: Foundation members are permitted to make comments before the business of the Board begins. Requests must be registered in advance of the meeting and comments are limited to four minutes.

CONSENT CALENDAR – APPROVAL OF BOARD COMMITTEE MEETING MINUTES

In accordance with Civil Code 4090, the Foundation has made available a summary of the meetings where a quorum of the Board was present. Quorums of the Board were present at four Committee meetings in August. The Committee minutes for these meetings were approved earlier this month by their respective Committees:

- Minutes of the Physical Property Committee Board Meeting of August 5, 2015
- Minutes of the Recreation Committee Board Meeting of August 10, 2015
- Minutes of the Mutual Administration Committee Board Meeting of August 11, 2015
- Minutes of the Executive Committee Board Meeting of August 14, 2015

The method with which these minutes will be approved is the Consent Calendar, which means any item placed on the Consent Calendar can be approved in one motion.

The Consent Calendar was approved, by general consent of the Board, as distributed.

The Committee Chairs are asked to stop by the Board Office within the next five business days to sign their approved Board Committee minutes. Once they are all signed, they will be posted to the website.

APPROVAL OF BOARD MEETING MINUTES

The minutes of the August 20, 2015 and September 4, 2015 Golden Rain Foundation Board meetings were approved, by general consent of the Board, as presented.

NEW BUSINESS

Finance Committee

2016 Operating Budget and Capital Plan

Budgets for two new cost centers, Architectural Design and Review (ADRC) and Mutual Administration (MAC), were created in May. In July, staff presented the first run draft budgets to their respective Board committees. In August, Board committees performed a second review of their respective cost center budgets.

The Board committees performed their final review and made revisions, as necessary, at their September committee meetings. Upon committees' reviews of their sections of the budget, staff reviewed the budget in its entirety, reducing the draft budget by \$269,500. Prior to the Finance Committee meeting, held on September 15, 2015, staff further reduced the draft budget by \$311,875. At the September 15 meeting, the Finance Committee made an additional reduction of \$5,000.

In summary, extensive care was taken in developing the operating budget and capital planning for 2016. Exhibit A (provided in Board agenda packets) listed committee review status.

At the special Finance Committee meeting on September 7, 2015 and at the regular Finance Committee meeting on September 15, 2015, the Finance Committee reviewed the 2016 budget for every cost center that makes up the Golden Rain Foundation budget. The Committee made adjustments as necessary and recommended Board approval of the revised budget. Printed copies of the 2016 operating budget and Exhibit C for the 2016 Capital Plan were provided to the Board members.

Ms. Stone MOVED, seconded by Ms. Rapp-

TO approve the 2016 Golden Rain Foundation Operating budget of \$11,430,436 or \$144.15 per apartment, per month, an increase of \$4.32 per apartment, per month, over the 2015 operating budget and to approve the 2016 Capital Plan of \$142,735.

One Board member spoke on the motion.

The motion was carried unanimously by the Board members present.

Approve August 2015 Financials

Ms. Stone MOVED, seconded by Mr. Stone and carried unanimously by the Board members present-

TO accept the August 2015 Financials for audit.

Physical Property Committee

Approve Purchase of Workstations for News Building

At the September 3, 2015 regular scheduled meeting of the Physical Properties Committee (PPC), the Committee reviewed a request to reconfigure the GRF News offices based upon the ability to free available space within Trust property and to establish a cohesive work environment for the staff of the News. The recommendation was to configure the first floor of the News building similar to the format utilized in the Service Maintenance office using modular cubicles. This

reconfiguration and modernization of the office would allow all staff members to be located on the first floor and make available the second floor for alternative usage. This reconfiguration and modernization of the office would include replacement of carpet on the first floor and stairs, in an amount not to exceed \$13,115, and the purchase of six modular work stations and one reception work station, in an amount not to exceed \$20,000. The PPC unanimously agreed to forward this request to the Finance Committee for possible funding.

At a special meeting of the Finance Committee on September 9, 2015, the Committee approved to recommend the Board to purchase six modular cubicle work stations and one reception work station (Exhibit A, provided in Board agenda packets), in an amount of \$20,000, from 2015 Capital Funds.

Mr. Lukoff MOVED, seconded by Ms. Snowden and carried unanimously by the Board members present-

TO purchase six modular cubicle work stations and one reception work station for the first floor of the News building, in an amount not to exceed \$20,000 from 2015 Capital Funds and to authorize the President to sign all needed contracts.

Approve Acceleration of Replacement of Carpeting on First Floor and Stairs of News Building

At a special meeting of the Finance Committee on September 9, 2015, the Committee approved to recommend the Board to replace existing carpeting on the first floor and the stairs of the News Building, in an amount not to exceed \$13,115 (Exhibit A provided in Board agenda packets).

Mr. Lukoff MOVED, seconded by Ms. Greer and carried unanimously by the Board members present-

TO accelerate Reserve expenditures carpeting on the first floor and stairs of the News Building, in an amount not to exceed \$13,115 and to authorize the President to sign all needed contracts.

Recreation Committee

Holiday Decorations for the 2015 Holiday Season

The Recreation Committee reviewed replacement options of the existing Holiday Decorations which have been in continuous use for the past ten years and have outlived their useful life. At the request of the Recreation Committee, the holiday decorations were sent to the A.D.R.C. Sub-Committee for review and to provide additional options.

After review of the available options for purchasing or renting, it was the recommendation of the Recreation Committee at their meeting on September 14, 2015 to proceed with the one year rental option from Southern California Lighting, in an amount not to exceed \$15,000, and to forward a proposal to the Finance Committee to secure funding in the amount of \$15,000 for the rental of holiday decorations.

At its September 15, 2015 meeting, the Finance Committee approved non-budgeted Operational funding, from Cost Center 40, Recreation, for the rental for the 2015 Holiday period, not to exceed \$15,000, for one year only, pending a contractual agreement (Exhibit A provided in Board agenda packets).

Ms. Rapp MOVED, seconded by Mrs. Reed—

TO approve the contract with Southern California Lighting for the rental of holiday decorations for the 2015 Holiday period, for an amount not to exceed \$15,000, with funds from Cost Center 40, Recreation, and authorize the President to sign the contract only after review of all contract Terms and Conditions to the satisfaction of the Recreation Chair and Finance Chair.

One Board member spoke on the motion.

Mr. Pratt MOVED —

TO amend the motion by increasing funds for the Holiday decorations to include carry through costs.

The motion could not be considered due to lack of a second of the amendment of the motion.

Ms. Rapp MOVED, seconded by Mr. Lukoff —

TO amend the motion, lowering the insurance amount required of the vendor to \$1,000,000.

Two Board members and the Executive Director spoke on the motion.

The motion to amend the main motion carried with three no votes (Friedman, McGuigan and Snowden).

Thirteen Board Members and the Executive Director spoke on the amended main motion:

TO approve the contract with Southern California Lighting for the rental of holiday decorations for the 2015 Holiday period, for an amount not to exceed \$15,000, with funds from Cost Center 40, Recreation, and to lower the insurance required of the vendor to \$1,000,000, and to authorize the President to sign the contract only after review of all contract Terms and Conditions to the satisfaction of the Recreation Chair and Finance Chair.

The motion was carried with three no votes (McGuigan, Snowden and R. Stone).

Dog Park

The request by Board Member Snowden to remove this item from the agenda was honored by the Board of Directors.

Security, Bus and Traffic Committee

Approve Agreement with Towing Company

On September 9, 2015, the Security, Bus, and Traffic Committee reviewed and passed a motion to recommend to the Board a towing agreement with Mr. C's Towing for towing services on Trust Property and streets approved.

Section 22658 of the California Vehicle Code provides the guidelines for towing by private property owners and associations of common interest developments. It also requires that private property owners establish a written authorization agreement with a towing company for the removal (towing) of vehicles from the property and post the correct signage.

On August 27, 2015, staff was notified of the closure of ExperTowInc., which had been providing towing services to the Foundation since 2009. In an effort to find a replacement company, staff contacted the local law enforcement agencies to obtain information on reputable towing companies and found the following local options:

Mr. C's Towing in Los Alamitos: Used by Seal Beach PD & Los Alamitos PD

Towing Fee: \$185 Storage Fee: \$55 Gate Fee: \$92.50 Labor: N/A

Rossmoor Towing in Los Alamitos: Used by Seal Beach PD & Los Alamitos PD

Towing Fee: \$165 Storage Fee: \$45 Dolly Fee: \$35 Labor: \$75 Hour

Staff recommended Mr. C's Towing due to their experience, proximity to the community, and larger size with a second facility in the City of South Gate. A larger company ensures that we have a timely response afforded by the number of tow trucks available in their fleet.

Mr. McGuigan MOVED, seconded by Mrs. Wood and carried unanimously by the Board members present-

TO authorize a towing agreement, with Mr. C's Towing, for towing services on Trust property and streets.

One Board Member and the Security Chief spoke on the motion.

Board Actions

Ratification of Communications Committee Chair for the Remainder of the Term

The passing of GRF Board member Larry Blake left the Communications Committee without a Chair. The President called for the ratification of GRF Board Member Mary Ruth Greer, Mutual 11, to serve as Communications Committee Chair for the remainder of the term.

Ms. Rapp MOVED, seconded by Mrs. Damoci and carried unanimously by the Board members present-

TO ratify GRF Board Member Mary Ruth Greer as Chair of the Communications Committee for the remainder of the 2015-2016 term.

Assignment of Composition of a Board of Directors Censure Policy and a Directors Code of Conduct to the Executive Committee

The President called for a motion to assign composition of a Board of Directors Censure Policy and a Directors Code of Conduct to the Executive Committee.

Ms. Snowden MOVED, seconded by Mrs. Reed –

TO assign composition of a Board of Directors Censure Policy and a Directors Code of Conduct to the Executive Committee.

Two Board Members spoke on the motion.

The motion carried with two no votes (Lukoff and McGuigan).

CONTROLLER'S REPORT

The Controller's report was delivered during the business of the Financial Committee.

EXECUTIVE DIRECTOR'S REPORT

The Executive Director reported on various topics related to the operations of the community.

BOARD MEMBER COMMENTS


Fourteen Board members spoke on various topics related to the operations of the community.

PRESIDENT'S COMMENTS

The President spoke on the Celebration of Life event for Board Member Larry Blake and the operations of the community.

ADJOURNMENT

The meeting was adjourned at 12:01 p.m.



Joy Reed, Corporate Secretary
GRF Board of Directors
dfb