



PHYSICAL PROPERTY COMMITTEE MINUTES
October 2, 2017

The regular meeting of the Physical Property Committee was called to order at 1:00 p.m. by Chair Rapp and was held on Monday, October 2, 2017, in the Administration Conference Room, followed by the Pledge of Allegiance.

ROLL CALL

Present:	Ms. K. Rapp, Chair	Mrs. C. Damoci
	Mr. B. Lukoff, Vice-Chair	Ms. S. Fekjar
	Mr. B. Crossley	Mr. R. Stone
		Ms. L. Stone, Ex-Officio

Absent: Mr. P. Pratt

Also Present: Ms. P. Snowden, GRF Representative, Mutual Two
Mrs. J. Reed, GRF Representative, Mutual Four
Ms. S. Hopewell, GRF Representative, Mutual Six
Mr. P. Moore, GRF Representative, Mutual Seventeen
Ms. S. Massa-Lavitt, Mayor of Seal Beach
Mr. R. Ankeny, Executive Director
Mr. M. Weaver, Facilities Director
Mr. R. Gonzalez, Facilities Manager
Mr. D. Rudge, Project Coordinator / Building Inspector
Ms. K. Lukina, Recording Secretary
Fourteen Shareholders/Foundation Members

CHAIR'S ANNOUNCEMENTS

Chair Rapp welcomed Committee members, and recognized the attendees – GRF President Linda Stone, Executive Director Randy Ankeny, Facilities Director Mark Weaver, Facilities Manager Ruben Gonzalez, Project Coordinator David Rudge, Mayor of Seal Beach Sandra Massa-Lavitt, and Recording Secretary Katya Lukina.

There being no objections, Chair Rapp declared the reading of the Quorum Notification be dispensed with by unanimous consent.

The Chair stated that in accordance with California Civil Code Section 4090, please be advised that a quorum of the GRF Board of Directors is present at today's posted meeting.

The business of the Physical Property Committee will be conducted in accordance with the agenda. As a quorum of the Board is present, this meeting will be conducted as a committee meeting and a Board meeting. The agenda actions of the committee will be limited only to the members of the committee and will only constitute such actions in accordance with stated committee policy and/or provide recommendations to the GRF Board of Directors at its regular Board meeting on the 4th Tuesday of the month. GRF Board members who are not committee members will be allowed to comment when recognized by the Chair and only during the proscribed Foundation member comment period, not to exceed three minutes, as set forth in Policy 5610, Participation by Foundation Members. The minutes of today's Board meeting will be presented to the Board for approval following the approval of the committee meeting minutes in November, 2017.

RULES OF ORDER

Chair Rapp asked everyone to turn off or silent their cell phones, wait for their turn to speak, and be courteous to one another.

CHAIR'S REPORT

Chair Rapp had no report to present at the time of the meeting.

APPROVAL OF MINUTES

The regularly scheduled Committee meeting minutes of September 7, 2017, were approved, as presented.

SHAREHOLDER/ MEMBER COMMENTS

Three shareholders/members spoke on the items pertaining to the Committee's area of purview.

CORRESPONDENCE

Adding a Loading Zone on the East Side of Alderwood Ln. & Golden Rain Rd., Joe and Margurite Pizzuto

Following a brief discussion, it was the consensus of the Committee to put a yellow loading zone on the East side of Alderwood St. and Golden Rain Rd., and send a letter to Mr. and Mrs. Pizzuto notifying them of the Committee's decision.

Removal of "No Parking" Signs and Red Curbs in Mutual Seventeen, Mutual Seventeen BOD

Following a discussion, it was the consensus of the Committee to send a letter of apology to Mutual Seventeen Board of Directors, and ask for their permission to replace removed "No Parking" signs.

Removal of the red curb in Mutual Seventeen

It was the consensus of the Committee to place hold on red curb removal in Mutual Seventeen, review an easement between the GRF and the Mutual, and further discuss this issue at the next scheduled Committee meeting.

Sandblasting the Corner of Northwood Rd. and Shawnee Ln., Pete Whelan

Following review of the shareholder's concern on unnecessary sandblasting and repainting of the red curb, the Executive Director stated that the previous red curb repainting job done by the City of Seal Beach did not last, and needed to be re-done.

It was the consensus of the Committee to send a letter to Mr. Whelan stating the reason for sandblasting and repainting the red curb at the corner of Northwood Rd. and Shawnee Ln.

UNFINISHED BUSINESSElectrical at the RV Lot

Following a brief discussion, Mr. Lukoff MOTIONED, seconded by Mrs. Damoci –

TO award a contract to Schlick Services to install 400 amps service to connect all existing electrical components for a cost of \$26,085, adding \$2,000 in contingencies for permits and any unforeseen needs, for a total cost not to exceed \$28,085 and send it to the Finance Committee for funding review and the Board for final approval.

The motion was carried unanimously by Committee members present.

Paving Project/Phase II

The Committee discussed proposed costs on paving project, phase II, as presented by the Facilities Director, and concurred to change the funding amount from \$600,000 to \$475,000, leaving \$125,000 for landscaping.

Following a further discussion, Mrs. Damoci MOTIONED, seconded by Mr. Stone –

TO recommend to the Board of Directors re-pave South St. Andrews of paving project phase II, contingent upon the Finance Committee's allocation of additional funding as required.

The motion was carried unanimously by Committee members present.

St. Andrews gate Improvements

Mrs. Damoci MOTIONED, seconded by Mr. Stone –

TO award a contract to MJ Jurado to install new path of travel in front of parked cars, keep the planting area in the existing condition, add a curb and a gutter, new parking stalls, ADA ramp per design, seal coat and stripping as drafted by Urban Crossroads on June 16th, in the amount not to exceed \$38,960 and send it to the Finance Committee for Reserve funding approval, and the Board of Directors.

The motion was carried unanimously by Committee members present.

Following a further discussion, it was the consensus of the Committee to obtain, and put a bus stop sign to the left of the crosswalk, upon the Mutual One permission. As an alternative, the Committee discussed moving the bus bench to the left of the crosswalk.

Clubhouse Revitalization Project. Addition of a Wheelchair Ramp on the East Side of Clubhouse Six

The Facilities Director spoke of the presented scope of work, and stated that MJ Jurado would convert current steps into a wheelchair ramp on the East side of Clubhouse Six for submitted cost.

Following a brief discussion, Mrs. Damoci MOTIONED, seconded by Mr. Lukoff –

TO award a contract to MJ Jurado to construct a wheelchair ramp and the stairs on the East side of Clubhouse Six, including a hand rail, in the amount not to exceed \$16,780.

The motion was carried unanimously by Committee members present.

Accommodations for Visually Impaired Residents

The Facilities Director stated that the signage for Amphitheater restrooms has been ordered, and expected to arrive within the next two weeks. The Committee also discussed thermoplastic crosswalk markings to make it easier for visually impaired residents identify the crosswalk around the Medical Center and Clubhouse Five.

Following a discussion, Mr. Lukoff MOTIONED, seconded by Mrs. Damoci –

TO table the accommodations for visually impaired residents for 30 days, and review it at the next scheduled Committee meeting.

The motion was carried unanimously by Committee members present.

NEW BUSINESS

Verizon Block Wall

Following a discussion, it was the consensus of the Committee to discontinue the discussion on Verizon block wall.

Multi-use Area. Clubhouse Two

Following a discussion, Ms. Fekjar MOTIONED, seconded by Mrs. Damoci –

TO award a contract to MJ Jurado to demo existing concrete & shade area, excluding landscaping, in the amount not to exceed \$48,000 and send it to the Board for final approval.

The motion was carried unanimously by Committee members present.

Street Flags

Following a brief discussion, Mrs. Damoci MOTIONED, seconded by Ms. Fekjar –

TO put up 20 brackets in the amount not to exceed \$1,000 budgeted by the operations.

The motion was carried unanimously by Committee members present.

POLICIES

There were no policies to review at the time of the meeting.

STAFF REPORTS

Facilities Director

The Facilities Director spoke of his reports as presented, and provided the Committee with the updates on ongoing projects.

Facilities Manager

The Facilities Manager spoke of his report as presented.

Project Coordinator

The Project Coordinator provided the Committee with the updates on roofing and re-piping projects throughout the Mutuels.

Executive Director

The Executive Director commented on the items pertaining to the Committee's area of purview throughout the meeting, and was advised by the Committee to present a storyboard on Clubhouse renovations.

PRESIDENT'S COMMENTS

The President commented on the items pertaining to the Committee's area of purview throughout the meeting.

SHAREHOLDERS/ MEMBERS COMMENTS

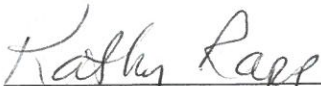
One shareholder/member spoke on the stumps removal along the Westminster Wall, and speed limits issue.

COMMITTEE MEMBER COMMENTS

Five Committee members spoke on the items pertaining to the Committee's area of purview.

ADJOURNMENT

Chair Rapp adjourned the meeting at 2:39 p.m.



Kathy Rapp, Committee Chair
Golden Rain Foundation

RECAP OF MOTIONS AND ACTIONS TAKEN AT THE PHYSICAL PROPERTY COMMITTEE MEETING

MOTIONS

- There being no objections, Chair Rapp declared the reading of the Quorum Notification to be dispensed with by unanimous consent;
- Minutes from the September 7, 2017 meeting were approved, as amended;
- **TO** award a contract to Schlick Services to install 400 amps service to connect all existing electrical components for a cost of \$26,085, adding \$2,000 in contingencies for permits and any unforeseen needs, for a total cost not to exceed \$28,085 and send it to the Finance Committee for funding review and the Board for final approval;
- **TO** recommend to the Board of Directors re-pave South St. Andrews of paving project phase II, contingent upon the Finance Committee's allocation of additional funding as required;
- **TO** award a contract to MJ Jurado to install new path of travel in front of parked cars, keep the planting area in the existing condition, add a curb and a gutter, new parking stalls, ADA ramp per design, seal coat and stripping as drafted by Urban Crossroads on June 16th, in the amount not to exceed \$38,960 and send it to the Finance Committee for Reserve funding approval, and the Board of Directors;
- **TO** award a contract to MJ Jurado to construct a wheelchair ramp and the stairs on the East side of Clubhouse Six, including a hand rail, in the amount not to exceed \$16,780;
- **TO** table the accommodations for visually impaired residents for 30 days, and review it at the next scheduled Committee meeting;
- **TO** award a contract to MJ Jurado to demo existing concrete & shade area, excluding landscaping, in the amount not to exceed \$48,000 and send it to the Board for final approval;
- **TO** put up 20 brackets in the amount not to exceed \$1,000 budgeted by the operations;
- Meeting adjourned at 2:39 p.m.

ACTIONS

- It was the consensus of the Committee to put a yellow loading zone on the East side of Alderwood St. and Golden Rain Rd., and send a letter to Mr. and Mrs. Pizzuto notifying them of the Committee's decision;
- It was the consensus of the Committee to send a letter of apology to Mutual Seventeen Board of Directors, and ask for their permission to replace removed "No Parking" signs;
- It was the consensus of the Committee to place hold on red curb removal in Mutual Seventeen, review an easement between the GRF and the Mutual, and further discuss this issue at the next scheduled Committee meeting;
- It was the consensus of the Committee to send a letter to Mr. Whelan stating the reason for sandblasting and repainting the red curb at the corner of Northwood Rd. and Shawnee Ln.;
- It was the consensus of the Committee to change the funding amount for Paving project/Phase II from \$600,000 to \$475,000, leaving \$125,000 for landscaping;
- It was the consensus of the Committee to obtain, and put a bus stop sign to the left of the crosswalk, upon the Mutual One permission. As an alternative, the Committee discussed moving the bus bench to the left of the crosswalk;
- It was the consensus of the Committee to discontinue the discussion on Verizon block wall.